



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information

Project and Budget Update

Update of School Facility Capital Construction Project Requests

October 27, 2025

Members of the Select Committee on School Facilities:

Per notification from the Legislative Service Office (LSO), the Select Committee on School Facilities has requested information regarding the status of current school facility capital construction project requests. The School Facilities Division (SFD) of the Wyoming State Construction Department (SCD) provides the following updated information regarding each of the five K-12 school facility capital construction project requests; Jackson Hole High School, Moorcroft Junior High/High School, East High School, Hobbs Elementary School, and Rendezvous Elementary School. Additionally, information has been included considering on-going most cost-effective remedy studies and potential for project requests next year.

TET01, Jackson Hole High School

In 2024, the Legislature appropriated funds for construction of a remedy for Teton County School District #1 (TCSD1) Jackson Hole High School (JHHS). Reference: 2024 HEA 00050, Section 313. The amount appropriated was \$21,800,000. A requirement of this funding appropriation was for the School Facilities Commission (SFC) to expend the funds to ensure adequate, efficient and the most cost-effective school buildings and facilities.

The School Facilities Division (SFD) engaged MGT to conduct a comprehensive study of JHHS in TCSD1 to determine the most cost-effective remedy (MCER) for addressing the facility's ability to deliver the required educational services based on concerns raised by TCSD1 and their Board of Trustees (BOT).

The TCSD1 BOT and the SFC approved the "Comprehensive Remedy – Student Dining/Point of Sale and CTE Classrooms" as the most-cost effective remedy.

The 2024 appropriation included funds for construction only and the budget request is for design funds.

CRO01, Moorcroft Junior High / High School

The SFD engaged FEA to conduct a comprehensive study of Moorcroft High School (HS) in Crook County School District No. 1 to determine the MCER for addressing facility condition needs. Moorcroft High School had a 2023 FCI score of 0.304, exceeding the condition threshold of 0.30 in accordance with SFC Rules (Chapter 8, Section 5).



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Remedies considered ranged from correcting deficiencies through Major Maintenance (MM) to building replacement. The study concluded that targeted system repairs and/or component replacements represented the most cost-effective solution. District boundaries, enrollments, and projections were also reviewed to ensure that the building would meet future needs. Finally, replacement cost estimates for deficient systems and components were adjusted for inflation and used to support this budget request.

The budget request is for design and construction funds.

LAR01, East High School

The SFD engaged FEA to conduct a study of Laramie County School District No. 1's East High School (EHS) to determine the Most Cost-Effective Remedy (MCER) for addressing capacity needs. According to the 2024 annual report, EHS's enrollment stood at 112.72%, with projected enrollment of 106.81% after eight years—warranting a MCER study in accordance with School Facilities Commission (SFC) Rules (Chapter 8, Section 5).

Several remedies were considered, including redistricting (boundary adjustments), facility additions, and building replacement. The study determined that adding classrooms and reconfiguring common-use areas (cafeteria, industrial lab spaces, kitchen, etc.) was the remedy offering the greatest benefits at the lowest cost. District boundaries, current enrollments, and projections were used to determine the appropriate size of the addition.

Estimated construction costs were used to develop a budget for a design funding request. Funding for the actual addition/renovation will not be requested until design development provides an accurate cost estimate.

LAR01, Hobbs Elementary School

The SFD engaged FEA to conduct a comprehensive study of seven Laramie County School District No. 1 elementary schools to determine the MCER for addressing capacity and condition needs. Hobbs Elementary School (ES) had a Facility Condition Index (FCI) score of 0.464, exceeding the condition threshold of 0.30 in accordance with SFC Rules (Chapter 8, Section 5).

Remedies considered ranged from correcting deficiencies through MM to full building replacement. The study concluded that replacement of Hobbs ES—when implemented as part of the district's phased remediation plan—was the remedy providing the most advantages at the least cost. District boundaries, current enrollments, and projections were evaluated district-wide to establish the correct building size. Replacement cost values from the most recent facility condition assessment were adjusted for inflation and used to support this budget request.



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

The budget request is for design, construction and demolition. Asbestos abatement costs are not included in the demolition cost, and will be requested after the design team has performed the investigation and determined the extent of the asbestos to be remediated and the estimated costs.

FRE25, Rendezvous Elementary School

In June of 2024, Fremont County School District 25 (FRE25) requested consideration from the School Facilities Commission on a most cost-effective remedy study to downsize from 4 Elementary Schools (ES) to 3 ES's and meet the requirements to deliver the required educational services. The MCER study considered adequacy of the existing facilities, district boundaries, current enrollments, and projections to determine the MCER and establish the correct building size.

The finalized 2025 MCER study supports and supplements the 2019 space utilization MCER by informing the decision on the most cost-effective manner to meet the 2019 study recommendation of downsizing from 5 ES's (now 4) to 3 ES's. The district has been implementing the 2019 MCER study in a systematic and phased approach, and this downsizing to 3 ES's is the next step in the process.

In the 2017/2018-time frame, FRE25 had 200,000+ excess square feet (SF) and a number of older facilities, straining their major maintenance (MM) funding. They were frequently high on the component request list as their facility needs exceeded their MM fund availability. A MCER study was initiated to evaluate space utilization and consider potential remedies to eliminate surplus square footage and reduce long-term maintenance costs. The MCER study was completed in 2019 and the district, with funding support from the State, has been implementing the MCER recommendations to "right-size" the district's fleet of facilities in a phased approach.

- 2019 – Begin process to relocate programs from the Tonkin Athletic Center (TAC) to other facilities
- 2020 Budget Session – Appropriation of \$273,941 for assorted design, \$1,557,668 for assorted construction (TAC Remedy) to relocate programs in preparation for the demolition of the TAC and reduce SF by 64,976
- 2022 Budget Session – Appropriation of \$3,997,583 for the demolition of the TAC to reduce SF by 64,976
- 2023 – 2024 – Demolition of the TAC
- 2024 -
 - Reconfiguration request/approval in preparation of down-sizing the ES fleet
 - Disposal of Ashgrove ES (1953) to down-size from 5 ES's to 4 ES's
- 2024 MCER request and identified Capacity need
 - FRE25 requested a study to determine most cost-effective remedy to downsize the fleet from 4ES's to 3ES's
 - Willow Creek – Constructed 2016 (57,902 SF)
 - Aspen Park – Constructed 2009 (57,059 SF)





Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

- Jackson – Constructed 1960 (32,794 SF)
- Rendezvous – Constructed 1959 as a junior high school (80,386 SF)
- 2024 Annual Report identified the Frontier Academy with a capacity of 155.46% projected to 130.25% (8-yr)
- The SFD engaged Stasis Design to conduct a study of FRE25's ES downsizing and the Frontier Academy capacity need to determine the Most Cost-Effective Remedy to address both situations.
- 2025 MCER Remedy – Most cost-effective remedy is to construct a new, appropriately sized (37,929 SF) K-5 ES to replace the existing Rendezvous ES. The MCER study considered adequacy of the existing facilities, district boundaries, current enrollments, and projections to establish the correct building size.
 - The Frontier Academy portion of the MCER was slowed and separated from the ES MCER based on the potential availability of the Federal Job Corp facility and partnership with Central Wyoming College. Federal funding was reinstated for this year so the MCER will be completed with the potential remedies being Relocation to Jackson ES, Relocation to Rendezvous ES, or an addition to their current facility.

The 2026 Budget Request is for design and construction funds. The demolition funding request has been put on hold pending the outcome of the Frontier Academy capacity MCER.

Potential future budget requests (2027 session and beyond)

2027 Session

- CAM01 – Asbestos abatement for Campbell County HS – amount unknown
- LAR01 – Asbestos abatement for Hobbs ES – amount unknown
- LAR01 – Construction funds for East HS – estimated \$36-\$38 million
- FRE25 – Frontier Academy – amount unknown
- FRE25 – Demolition and Abatement for Rendezvous ES- estimated \$1.8–\$2.0 million
- Pending MCER studies

Future based on completed MCER

- LAR01 (2028) – Saddle Ridge II - estimated cost \$40 million
- LAR01 – Meadowlark ES Addition (2029) – estimated cost \$25 million
- LAR01 – Cole ES (2030) – estimated cost \$40 - \$45 million

Pending

- ALB01 Laramie MS – Differential settlement
- Transportation Facilities – Condition or lack of
 - Prototypes



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information

Project and Budget Updates

Project Reversions

October 27, 2025

Members of the Select Committee on School Facilities:

Each year at the conclusion of the facility planning process, the SCD reverts remaining funds from completed K-12 projects. This year \$25,993,338.45 was reverted on October 22 from completed projects (See Exhibit A).

In addition, reversions were made for two capital construction projects that were appropriated more design and construction funding than required to implement the most cost-effective remedy (MCER) as determined by the MCER study.

Agenda Item 2 – State Construction Department Follow Up Information
Project and Budget Updates
Project Reversions - Exhibit A

CP #	District	CP Description	Funding Source	Reversion Amount
	3231 BIG HORN 2	LOVELL MS - HVAC REPLACEMENT	2023 063 027 1411 063	(\$147,094.70)
	3084 CONVERSE 1	DOUGLAS HS HVAC	2023 063 027 1211 063	(\$2,269.00)
	3232 CONVERSE 1	DOUGLAS PRIMARY ES - HVAC REPLACEMENT	2023 063 027 1411 063	(\$53,742.00)
	3374 CROOK 1	SUNDANCE TRANSPORTATION FACILITY (WAITING FOR MCER STUDY)	2025 009 027 1207 063	(\$491,601.00)
	3374 CROOK 1	SUNDANCE TRANSPORTATION FACILITY (WAITING FOR MCER STUDY)	2025 009 027 1208 063	(\$6,607,695.00)
	3233 FREMONT 2	DUBOIS ES/MS/HS K-12 BOILER REPLACEMENT	2023 063 027 1411 063	(\$246,634.12)
	3227 FREMONT 25	FRONTIER ACADEMY (TAC) TONKIN ACTIVITY CENTER DEMOLITION	2023 063 027 1407 063	(\$2,500,786.49)
	3085 FREMONT 25	RIVERTON HS WRESTLING ROOM ADDITION TAC REMEDY	2021 063 027 1208 063	(\$12,777.81)
	3085 FREMONT 25	RIVERTON HS WRESTLING ROOM ADDITION TAC REMEDY	2021 063 027 1207 063	(\$6,402.76)
	3086 FREMONT 25	CAREER CENTER RENOVATION TAC REMEDY	2021 063 027 1207 063	(\$182.54)
	3087 FREMONT 25	ALT/SPECIAL SERVICES RENOVATION TAC REMEDY	2021 063 027 1207 063	(\$960.08)
	3097 LARAMIE 1	COYOTE RIDGE 5-6 ES (CARLSON & POWDERHOUSE)	2023 063 027 1208 063	(\$725,653.40)
	3097 LARAMIE 1	COYOTE RIDGE 5-6 ES (CARLSON & POWDERHOUSE)	2021 063 027 1207 063	(\$117,573.93)
	3097 LARAMIE 1	COYOTE RIDGE 5-6 ES (CARLSON & POWDERHOUSE)	2021 063 027 1208 063	(\$45,690.99)
	3097 LARAMIE 1	COYOTE RIDGE 5-6 ES (CARLSON & POWDERHOUSE)	2023 063 027 1208 063	(\$1,341,957.25)
	3074 LINCOLN 1	NEW ALTERNATIVE SCHOOL (FRONTIER)	2023 063 027 1208 063	(\$195,220.12)
	3074 LINCOLN 1	NEW ALTERNATIVE SCHOOL (FRONTIER)	2021 063 027 1207 063	(\$181,667.06)
	3075 LINCOLN 2	AFTON ES ADDITION AND REMODEL	2023 063 027 1208 063	(\$503,925.34)
	3075 LINCOLN 2	AFTON ES ADDITION AND REMODEL	2021 063 027 1207 063	(\$206,946.01)
	3076 LINCOLN 2	OSMOND ES ADDITION AND REMODEL	2023 063 027 1208 063	(\$264,208.40)
	3076 LINCOLN 2	OSMOND ES ADDITION AND REMODEL	2021 063 027 1207 063	(\$117,543.32)
	3076 LINCOLN 2	OSMOND ES ADDITION AND REMODEL	2023 063 027 1208 063	(\$162,168.00)
	3373 LINCOLN 2	TRANSPORTATION FACILITY (WAITING FOR MCER STUDY, COULD BE ADDITION TO EXISTING OR NEW FACILITY)	2025 009 027 1207 063	(\$461,035.00)
	3373 LINCOLN 2	TRANSPORTATION FACILITY (WAITING FOR MCER STUDY, COULD BE ADDITION TO EXISTING OR NEW FACILITY)	2025 009 027 1208 063	(\$7,916,703.00)
	3234 NATRONA 1	MIDWEST ES/MS/HS - ROOF REPLACEMENT	2023 063 027 1411 063	(\$195,634.70)
	3250 SFC_FINANCE	2022 STATEWIDE CONDITION ASSESSMENT; BUREAU VERITAS TECHNICAL ASSESSMENTS LLC	2023 063 027 1601 063	(\$0.44)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1001 063	(\$100.00)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1001 063	(\$100.84)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1001 063	(\$120.81)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1001 063	(\$898.24)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1001 063	(\$9,560.00)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1101 063	(\$10.13)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1101 063	(\$80.84)
OPERATIONS	SFD	DEPARTMENT OPERATIONS	2023 063 027 1101 063	(\$200.00)
	3000 SHERIDAN 2	MAINTENANCE FACILITY SAFETY UPGRADES & REPAIRS	2017 063 027 0412 063	(\$9,222.77)
	2844 SHERIDAN 2	JOHN SCHIFFER ALTERNATIVE SCHOOL	2019 063 027 1207 063	(\$546,025.91)
	2844 SHERIDAN 2	JOHN SCHIFFER ALTERNATIVE SCHOOL	2019 063 027 1208 063	(\$155,816.02)
	2845 SHERIDAN 3	ARVADA-CLEARMONT BUILDING #3 FIRE SPRINKLER SYSTEM	2019 063 027 1405 063	(\$10,735.00)
	2847 SHERIDAN 3	ARVADA-CLEARMONT JHS/HS ATHLETIC FIELD	2019 063 027 1406 063	(\$8,630.50)
	1193 SWEETWATER 1	NEW SATELLITE HS	2019 063 027 1208 063	(\$2,393,426.57)
	1193 SWEETWATER 1	NEW SATELLITE HS	2015 063 027 0210 063	(\$177,428.64)
	3082 UINTA 1	EVANSTON HS DOMESTIC WATER SYSTEM	2021 063 027 1411 063	(\$2,000.52)
	3229 WESTON 7	UPTON ES/MS BOILER HEATING HOT WATER SYSTEM REPLACEMENT	2023 063 027 1411 063	(\$172,909.20)
Total				(\$25,993,338.45)



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2– State Construction Department Follow up Information *Project and Budget Updates* *Budget Revisions*

October 27, 2025

Member of the Select Committee on School Facilities:

Background:

The School Facilities Commission (SFC) is required by statute to annually submit a recommended budget to the Governor, through the State Budget Department, and to the Select Committee on School Facilities. Per Wyoming Statute § 21-15-119(a), the SFC's budget request must include the estimated costs and proposed funding amounts for specific projects, which projects shall be identified as planning and design phase projects or construction phase projects.

The State Construction Department (SCD), School Facilities Division (SFD), has developed the SFC's upcoming proposed 2027-2028 Biennial Budget Request based on established processes utilizing the updated 2023 Facility Condition Assessment, the 2024 Facility Plans, SFC Rules and Regulations and applicable statutes.

Status:

Following is the amended SFC's recommended 2027-2028 Biennial Budget Request. These amendments are based on recently completed most cost-effective remedy studies and adjustments to standard budgets as received from the State Budget Department. Changes are depicted with strikethrough and yellow highlight to ease the identification of changed cost values.

The requests are organized in two sections in School Facilities Division (SFD) priority order. Operation requests are grouped and shown first, followed by requests related to school buildings and facilities. Funding is requested upon signature for projects identified with an asterisk (*) to accommodate construction activities and project sequencing.

Operations: Standard operations budgets are developed by the State Budget Department. However, the SCD requests the following items as exceptions to the standard budget.



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

SFD Priority 2: Finance and Analytics Manager position and funding to support the agency's Chief Financial Officer/Chief Technology Officer (CFO/CTO) in managing between \$100–\$500 million in public funds for capital construction, major maintenance, and routine maintenance across 48 school districts and 14 state agencies and community colleges. This position will oversee budget reconciliation, financial reporting, and fund tracking for over 149 capital projects, 89 security projects and 5,700 facility maintenance efforts, while maintaining and enhancing Operate (formerly AiM). ~~-\$276,944~~ **\$277,384** including salary, estimated benefits, and equipment.

SFD Priority 3: Senior Policy & Planning Advisor position and funding to provide technical and policy support to agency leadership, enabling efficient execution of complex planning and legislative tasks. The position will collaborate closely with the School Facilities Commission, Select Committee on School Facilities, State Building Commission, legislative committees, and the Governor's Office. The position will also assist planning staff with developing biennial project budget requests and ensuring that projects follow best practices. ~~\$373,459~~ **\$373,900** including salary, estimated benefits, equipment and travel.

SFD Priority 8: Travel. ~~With the ongoing and projected MCER studies, stakeholder meetings for updating of agency adequacy standards and design guidelines, and facility manager group meetings there will be additional travel expenses, both for the staff and the Commission. It is anticipated the SFC will meet monthly in order to provide timely recommendations and keep projects moving forward. This will increase the Commission meetings from 7 to 12. The requested funds will provide for 5 staff members (Director, Administrator, Construction Supervisor, and 2 administrative staff) and all 7 Commissioners the ability to attend the additional 5 meetings. Additionally, this request will allow the project manager and one planner to attend all on-site meetings for the additional MCER studies while the budgeted amount allows department leadership (Director, Administrator of School Facilities and Construction Manager) to attend half of these meetings. The SCD is requesting funds for leadership to attend 3 stakeholder meetings for one year, along with Project Managers and leadership to attend 8 facility manager's meetings. \$78,921.~~ **\$0.00**



Wyoming State Construction Department

Governor Mark Gordon

Delbert A. McOmie, P.E., Director

SFD Priority 13: Computers & software. SCD will request replacement and upgrades adhering to Enterprise Technology Services (ETS) guidelines. Estimated cost of **\$29,361**

SFD Priority 1: Major Maintenance: The funding request for Major Maintenance (MM) is derived from the formula required per W.S. 21-15-109. The standard budgeted amount is \$176,112,379 **\$214,212,379** and the exception request is ~~\$59,265,172~~ **\$23,652,744** over the current standard budget to accommodate the recently changed multiplier of the Current Replacement Value (CRV) in the formula from 2.0% to 2.5%, and other adjustments affecting the MM formula. This makes the total request for major maintenance ~~\$235,377,551.~~ **\$237,865,123. *\$1,122,399.36 of this amount is requested effective immediately for the FY 2026 MM funding shortfall.**

*SFD Priority 4: Component Level Major Maintenance Projects = \$31,661,322

4-1	BIG03	Greybull HS	Roof	\$ 828,878
4-2	JOH01	Buffalo HS	Roof	\$ 3,137,677
4-3	SHE02	Sheridan JHS	Roof	\$ 2,593,497
4-4	LAR02	Administration	Parking Lot, C & G	\$ 114,196
4-5	FRE14	Wyoming Indian MS	HVAC System/Controls	\$ 1,456,696
4-6	HOT01	Ralph Whitters ES	RTU's/HVAC	\$ 948,168
4-7	CON02	Glenrock J/SHS	HVAC System	\$ 1,756,228
4-8	BIG01	Rocky Mountain ES	Parking Lot	\$ 173,963
4-9	CRO01	Hulett K-12	Boilers (Coal Fired)	\$ 610,461
4-10	CAR01	Rawlins MS	Boiler - HVAC System	\$ 1,880,657
4-11	SUB01	Pinedale HS	HVAC & Boilers	\$ 1,878,241
4-12	WES07	Upton HS	Boilers	\$ 833,192
4-13	WAS01	Worland MS	Heat Pumps	\$ 1,799,497
4-14	LIN01	Canyon ES	Roof	\$ 3,296,500
4-15	WES01	Newcastle HS	HVAC	\$ 4,703,382
4-16	BIG02	HS gym/Aqua. Cen.	Parking Lot	\$ 1,988,099
4-17	CAR02	Hanna-Elk Mtn HS	Parking Lot	\$ 808,866
4-18	FRE06	Wind River MS	Roof (pitched)	\$ 244,378
4-19	PAR16	Meeteetse K-12	Retaining Wall (Track)	\$ 2,608,746

Note: The \$31,661,322 component budget request includes the above 19 projects. The SCD requests leeway to address the following 3 projects, 20 – 22, if funds are remaining after the first 19 projects are completed.

4-20	BIG03	Greybull ES	Mechanical controls	\$ 531,164
4-21	JOH01	Kaycee K-12	Roof	\$ 1,428,703



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

4-22

FRE14

Wyoming Indian MS Roof

\$ 1,287,903

SFD Priority 5: Charter School Leases: There are currently eight charter schools statewide, five of which are located in leased facilities. Per W.S. 21-3-110(a)(x)(A) the department is required to provide payments to charter schools in leased facilities for the leases. The budget request for charter school leases is **\$6,332,928**.

SFD Priority	DISTRICT	DESCRIPTION	Amount
5-1	ALB01	Montessori Charter School	\$347,799
5-2	LAR01	Poder Academy	\$830,585
5-3	LAR01	Poder Academy Secondary School (PASS)	\$916,645
5-4	NAT01	Wyoming Classical	\$1,823,257
5-5	LAR01	Cheyenne Classical	\$1,253,600
5-6	LIN02	Alpine Charter School	\$416,150
5-7	PLA01	Prairie View Community School	\$744,892

SFD Priority 6: Modular Leases: Pursuant to W.S. 21-15-118(b), SCD must provide payments for temporary space for any scheduled building remedy by means of portable building creating capacity or by other means available to the department. For the 2027-28 biennial budget request, the facility planning process identified three modular leases state-wide all located within LAR01 totaling **\$52,125**.

SFD Priority	DISTRICT	DESCRIPTION	Amount
6-1	LAR01	SADDLE RIDGE # 1	\$17,375
6-2	LAR01	SADDLE RIDGE # 2	\$17,375



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

6-3

LAR01

SUNRISE

\$17,375

SFD Priority 7: Charter School Contingency Fund: This account would operate similarly to the existing Land Opportunity Fund, with funds appropriated for discretionary use by the SFC to fulfill statutory obligations for Charter School Lease payments. It is requested that the funds not revert at the end of the biennium, and a request to replenish the account would be submitted after the authorized use of the funds. The SFC request is for **\$1,792,976**.

SFD Priority 8: School Safety and Security: In the 2014, WYO. SESS. LAWS, CH. 82, SEC. 1(E)(IX) and in 2019, WYO SESS. LAWS, CH. 80, SEC. 313(p)(iv) and (q) the legislature appropriated \$9,000,000 and \$4,950,000 respectively for school safety and security. Due to the importance of school security this supplemental budget contains a security request to continue the protection of the students and staff. These funds are mostly expended and there is a need for further funding for implementation of Security Vestibules, Vehicle Barricades, implementation of new systems and upgrades to existing systems. The SFC is requesting funds totaling **\$10,000,000**.

8-1 Secure Vestibules and Vehicle Barricades (Application requests) = \$2,000,000

8-2 Distribution to each district based on Average Daily Membership (ADM) as reported in the Spring of 2026 = \$8,000,000

SFD Priority 9: Design Phase Project requests = ~~\$13,342,182~~ **\$15,739,855 (*\$2,809,810 effective immediately)**

*9-1	TET01 – Jackson Hole High School	\$ 2,809,810
9-2	CRO01 – Moorcroft Junior High/High School	\$ 1,710,957
9-3	LAR01 – East High School	\$ 4,346,602
9-4	LAR01 – Hobbs Elementary School	\$ 3,675,736
9-5	FRE25 – Rendezvous Elementary School	\$ 3,608,887 \$3,196,750



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

SFD Priority 10: Construction Phase Project requests = ~~\$ 83,674,639~~ **\$77,359,731**

10-1	CRO01 – Moorcroft Junior High/High School	\$ 12,632,827
10-2	LAR01 – Arp Off-site Infrastructure	\$ 1,494,000
10-3	LAR01 – Hobbs ES	\$ 33,298,901
10-4	FRE25 – Rendezvous Elementary School	\$ 36,248,911 \$29,934,003

SFD Priority 11: Demolition Project Requests = ~~\$4,228,390~~ **\$2,620,670** (***\$1,286,510 effective immediately**)

*11-1	LAR01 – Arp ES Abatement & Demolition	\$ 1,286,510
11-2	ALB01 – Valley View ES Abatement & Demolition	\$ 500,000
11-3	LAR01 – Hobbs ES Demolition Only	\$ 834,160
11-4	FRE25 – Rendezvous ES Abatement & Demolition	\$ 1,607,720 \$0.00

SFD Priority 12: Unanticipated Funds (6%) = ~~\$8,574,392~~ **\$8,242,895**

Design Phase Projects - ~~\$800,531~~ **\$944,391**

Safety and Security - \$600,000

Construction Phase Projects - ~~\$6,920,158~~ **\$6,541,264**

Demolition Projects - ~~\$253,703~~ **\$157,240**

Engineering & Technical: Standard operations budgets are developed by the State Budget Department and is **\$1,922,753** for the 27-28 Biennium. The SFC is not requesting funds in excess of the standard budget amount.

The SCD's budget considerations for the 2027 - 2028 Biennial Budget Considerations propose funding projects that were either identified through the budgeting process or further short-term and long-term goals geared toward a capital construction and asset preservation strategy. The School Facilities Commission 2027 - 2028 Biennial Budget Request tentatively totals ~~\$395,795,190.~~ **\$402,020,230.**



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

State Construction Department 2027-2028 Biennial School Foundation Requests

Category	Standard Budget - Developed by the State Budget Department	Exception Request	Total
Operations	\$ 7,749,207	\$ 680,645	\$ 8,429,852
Engineering & Technical	\$ 1,922,753	\$ -	\$ 1,922,753
*Major Maintenance	\$ 214,212,379	\$ 23,652,744	\$ 237,865,123
Modular leases	\$ -	\$ 52,125	\$ 52,125
Charter School - Leases	\$ -	\$ 6,332,928	\$ 6,332,928
Charter School - Contingency Fund	\$ -	\$ 1,792,976	\$ 1,792,976
School Safety & Security	\$ -	\$ 10,000,000	\$ 10,000,000
*Design Funds	\$ -	\$ 15,739,855	\$ 15,739,855
Construction	\$ -	\$ 77,359,731	\$ 77,359,731
*Component Projects	\$ -	\$ 31,661,322	\$ 31,661,322
*Demolition	\$ -	\$ 2,620,670	\$ 2,620,670
Unanticipated	\$ -	\$ 8,242,895	\$ 8,242,895
Grand Total	\$ 223,884,339	\$ 178,135,891	\$ 402,020,230

*The following funds are requested to be available upon signature to accommodate construction activities and project sequencing.

-Major Maintenance - \$1,122,399.36 – FY 26 shortfall

-Design Funds (TET01) – The request for \$2,809,810 in design is predicated on the immediate availability (end of session 2026) of funds and is the most cost effective to the state. If funding is delayed until the start of the fiscal year in July 2026, inflation will increase costs by an additional \$767,908 (Design-\$2,891,649 and Construction-\$686,069)

-Component Projects - \$31,661,322

-Demolition (LAR01) - \$ 1,286,510 Arp ES abatement and demolition



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information *Safety and Security Needs*

October 27, 2025

Members of the Select Committee on School Facilities:

The School Facilities Commission (SFC) approved 2027-2028 Biennial Budget Request, was presented to the Select Committee on School Facilities in August 20, 2025. The budget request included a total of \$10,000,000 for School Safety and Security (S & S) projects as follows:

- \$2,000,000 for Secure Vestibules and Vehicle Barricades (Application Requests), and
- \$8,000,000 to be distributed across all districts based on Average Daily Membership (ADM) as reported in the Spring of 2026.

At the August 2025 meeting, the Select Committee on School Facilities, requested justification and supporting project specific documentation to secure legislative approval for the School Safety and Security budget request.

On August 27, 2025, the Department sent out a request along with a Google Form requesting all districts to provide specific data to support the funding request with a deadline of September 15, 2025. On September 10 and again on September 22, the Department sent reminder emails. The request asked each district to list if they had any locations which needed secure vestibule and vehicle barricades. In addition, the survey asked each district to list their highest and second highest priority school safety and security needs.

Forty-one districts responded to the request for information as follows:

- Secure Vestibules – 51 each (See Exhibit A)
- Vehicle Barricades at one or more locations – 25 districts need an estimated 178 vehicle barricade installations. (See Exhibit A)
- #1 Highest Priority S & S Projects Estimated Costs - \$20,164,054 (See Exhibit B)
- #2 Highest Priority S & S Projects Estimated Costs - \$16,254,396 (See Exhibit B)
 - Total of #1 & #2 S & S Priority needs - \$36,418,450

The SCD presented this information to the SFC on September 25, 2025. The Commission retained their \$10,000,000 budget request and recommended that the detailed data be shared with the Select Committee on School Facilities.



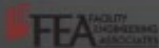
Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Following is the list of the top 20 prioritized security elements as developed during the 2015 Statewide Security Assessment. The majority of the district's current requests align with the noted security elements.

Category	Security Element	Priority
Locking Systems / Hardware	D7101 Classroom Door Locks	2
	D7102 Classroom Door Inside Locks	19
	D7103 Exterior Door Locks	1
	D7105 Door Keying Systems	8
Access Control	D7201 Point of Entry	4
	D7202 Secured Vestibule	6
	D7203 Main Entry Control Systems	11
	D7204 Visitor Management Systems	5
Communication Systems	D7301 Two-way Communications	3
	D7302 Mass Notification Systems	7
Site and Perimeter	D7401 Site Landscaping	13
	D7402 Site Vehicle Barricades	16
	D7408 Security Signage	20
	D7410 Site Lighting	12
Video Surveillance	D7501 Main entry	9
	D7502 Key Exterior Areas	15
	D7503 Key Interior Areas	14
	D7505 Video Surveillance Recording	10
Egress and Refuge	D7701 Classroom Door Construction	17
	D7702 Lockdown of Special Areas	18



**Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs**

Exhibit A

District Name	Secure Vestibules		Vehicle Barriers	
	Number	Location	Yes/No	Locations
Albany County School District 1	6	Linford Elementary, Indian Paintbrush Elementary, Spring Creek Elementary, Laramie Middle School, Whiting High School, Rock River K-12	Yes	Elementary, Spring Creek Elementary, Laramie Middle School, Whiting High School, Rock River K-12
Big Horn County School District 1	1	Rocky Mountain Elementary School	Yes	Rocky Mountain Elementary, Burlington Schools
Big Horn County School District 2	0	N/A	No	N/A
Big Horn County School District 3	Pending	Pending	Pending	Pending
Big Horn County School District 4	Pending	Pending	Pending	Pending

**Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs**

Exhibit A

	Secure Vestibules		Vehicle Barriers	
Campbell County School District 1	19	Buffalo Ridge Elementary, Conestoga Elementary, Cottonwood Elementary, Four-J Elementary, Hillcrest Elementary, Lakeview Elementary, Meadowlark Elementary, Paintbrush Elementary, Prairie Wind Elementary, Pronghorn Elementary, Rawhide Elementary, Recluse Elementary, Rozet Elementary, Sunflower Elementary, Wagonwheel Elementary, Twin Spruce Junior High, Thunder Basin High School, Westwood High School, Wright Jr/Sr High School	Yes	District Wide
Carbon County School District 1	1	Victory High School	No	None needed
Carbon County School District 2	0	none	Yes	Encampment, Saratoga Middle High School, Saratoga Elementary, Hanna High School, Hanna Elementary, Medicine Bow Elementary, Elk Mountain Elementary
Converse County School District 1	1	Douglas High School	Yes	Douglas Upper Elementary, Douglas Intermediate, Douglas High School, Douglas Middle School, Central Administration
Converse County School District 2	0	N/A	Yes	Grant Elementary School, Glenrock Intermediate School, and Glenrock Jr/Sr High School
Crook County School District 1	0	NA	Yes	Moorcroft High Secondary, Moorcroft Elementary, Sundance Secondary, Sundance Elementary, Hulett K-12
Fremont County School District 1	2	Lander Valley High School & Baldwin Creek Elementary	Yes	All active school locations in Lander

**Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs**

Exhibit A

	Secure Vestibules		Vehicle Barriers	
Fremont County School District 2	1	FCSD2 K12 - CTE Building	Yes	K12 Activities Entrance & Administration Building
Fremont County School District 6	6	Crowheart Elementary & Crowheart Elementary Gym/Cafeteria, Wind River Elem, WR MSHS, Central Office, Wind River Learning Academy	Yes	WR MSHS, WR Elementary, on multiple entry ways
Fremont County School District 14	Pending	Pending	Pending	Pending
Fremont County School District 21	Pending	Pending	Pending	Pending
Fremont County School District 24	0	N/A	Yes	Around elementary playground fence and main front entrances
Fremont County School District 25	0	NA	No	NA
Fremont County School District 38	0	N/A	Yes	Elementary, Middle School and Charter High School
Goshen County School District 1	0	N/A	No	N/A
Hot Springs County School District 1	0	N/A	Yes	Ralph Witters Elementary, Thermopolis Middle School, Hot Springs County High School
Johnson County School District 1	0	N/A	Yes	Buffalo High School, Kaycee, Cloud Peak, Meadowlark
Laramie County School District Number 1	0	N/A	No	N/A
Laramie County School District Number 2	Pending	Pending	Pending	Pending
Lincoln County School District 1	0	N/A	No	N/A

**Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs**

Exhibit A

	Secure Vestibules		Vehicle Barriers	
Lincoln County School District 2	Pending	Pending	Pending	Pending
Natrona County School District 1	Yes	Schools are complete, District Auxiliary Buildings	Yes	Main entrances have bollards, secondary entrances needed
Niobrara County School District 1	1	Niobrara County JH/HS	Yes	Lusk Elementary and NCJH/HS
Park County School District 1	0	0	No	0
Park County School District 6	Pending	Pending	Pending	Pending
Park County School District 16	0	NA	No	NA
Platte County School District 1	1	Glendo	Yes	west, glendo
Platte County School District 2	0	NA	No	N/A
Sheridan County School District 1	0	N/A	No	N/A
Sheridan County School District 2	0	N/A	No	N/A
Sheridan County School District 3	1	Clearmont K-12 School	Yes	Clearmont K-12 School
Sublette County School District 1	1	Pinedale High School	Yes	Pinedale High school, Pinedale Middle School, Administration Building, Pinedale Elementary
Sublette County School District 9	Pending	Pending	Pending	Pending
Sweetwater County School District 1	2	Northpark Elementary & Transportation	Yes	Northpark, Desert View, Stagecoach, Pilot Butte, Sage, Washington, Westridge, Walnut, Eastside, Lowell, Farson, Wamsutter

**Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs**

Exhibit A

	Secure Vestibules		Vehicle Barriers	
Sweetwater County School District 2	Pending	Pending	Pending	Pending
Teton County School District 1	1	Jackson Hole High School	No	None
Uinta County School District 1	2	Evanston High School, Davis Middle School	Yes	Evanston High School
Uinta County School District 4	0	none	No	None
Uinta County School District 6	2	Lyman HS, Lyman Intermediate	Yes	Lyman Highschool, Lyman Intermediate, Urie Elementary
Washakie County School District 1	1	White Hawk Academy	Yes	White Hawk Academy
Washakie County School District 2	0	None	No	None
Weston County School District 1	2	NHS NES	Yes	elementary, middle, high school, and administration
Weston County School District 7	0	none	Yes	Upton Elem/MS
Total Number	51	Total Yes	25	

Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs
Exhibit B

Security Need #1				Security Need #2			
District Name	Security Code & Location	Description	Cost	Security Code & Location	Description	Cost	Additional Comments and/or projects
Albany County School District 1	D7505/7506 Video Surveillance recording and active monitoring	Replacement of software for camera system along with camera replacement.	\$ 500,000.00	D7210 Bullet resistant Glass for offices and classrooms	Put film for bullet resistance or able to block out site.	\$ 300,000.00	Remote visitor access (Raptor) in every vestibule before entry into school
Big Horn County School District 1	D7400 Site Perimeter	Students have to leave the main building and walk to the physical education building leaving them exposed. We need to have an enclosed walkway.	\$ 500,000.00	D7100 Exterior and interior lock upgrades	We need to upgrading exterior and interior locks and access controls.	\$ 400,000.00	
Big Horn County School District 2	D7502 Camera additions	at most facilities we can improve camera coverage	\$ 20,000.00	D7703 Window Laminate	need window laminate in entrances to prevent glass shattering	\$ 30,000.00	D7301 Upgrade radio system between buildings
Big Horn County School District 3	Pending	Pending	Pending	Pending	Pending	Pending	
Big Horn County School District 4	Pending	Pending	Pending	Pending	Pending	Pending	
Campbell County School District 1	District Wide-D7107 & D7200	District Re-Key/District Access Control	\$ 3,000,000.00	District Wide-D7202 & D7404	Secure Vestibules/Secure Perimeters	\$ 1,800,000.00	We are currently calling out a district-wide rekey initiative, as the existing key patent has expired. In addition, the access control program currently in use by the district is being phased out and taken out of service. It's important to note that square footage estimates for vestibule construction will vary from building to building due to differences in original construction and layout. As part of our ongoing efforts to enhance campus safety, we are also assessing perimeter access fencing for all district buildings. As part of CCSD's overarching goal to establish comprehensive rings of security, we are reassessing several components of our security infrastructure. Given the significant changes in security threats and technology over the past decade, is there an updated Security System Assessment Reference Guide currently in development? A revised guide would help align our efforts with today's evolving security landscape.
Carbon County School District 1	D7200 Our current badge system can be duplicated with a badge purchased off Amazon. This is District wide.	Would like to use Verkada door access systems.	\$ 350,000.00	N/A	N/A	N/A	The vestibule at Victory High School is really just a need for a store front window wall with a badge access door. This would be to prevent students from Victory High School roaming in to Carbon County School District #1 Central Office.
Carbon County School District 2	D7500 Video Camera Systems	Video Camera Systems for 5 out of 7 school campuses. A number of times we needed cameras and they are not available.	\$ 281,000.00	D7201 Point of Entry Access Control	Electronic Keypad, scanners, software for point of entries in 7 of 7 school buildings	\$ 125,000.00	
Converse County School District 1	D7202 Security Vestibule-Douglas High School	We need a security vestibule for our student entrance that we can safely monitor the use of that door and restrict access. It would also allow us another means of egress for our SPED kids in case the other exit is blocked.	\$ 900,000.00	D7402 Bollards-multiple buildings	Install bollards in front of main access doors	\$ 40,000.00	Our biggest concern is Douglas High School and ensuring the safety of those students and staff. We want to find a good solution that will allow our SPED kids have a second egress in case the first one is blocked in an emergency as well as create a security vestibule to help monitor the traffic out the student entrance doors.
Converse County School District 2	D7500 Video Surveillance	We have video surveillance throughout the district, but need to add cameras in high incident areas and change to better cameras in areas that cover a vast distance. Currently, we do not have adequate coverage for our parking lots, playgrounds, and other district facilities.	\$ 300,000.00	D7100 Locking System Hardware/Access Controls	We have access controls on most of our exterior doors throughout the district, but need to completely finish that. We also want to replace all interior doors with locking mechanisms that are compliant with our fobs for the exterior doors. We can then tighten access to our facilities and eliminate the need for hard keys and that ongoing maintenance.	\$ 500,000.00	
Crook County School District 1	D7402 Vehicle barricades	Bollards or vehicle barricades at all 5 schools	\$ 50,000.00	None	NA	NA	The District has made a big push to increase the security of all buildings. Vehicle Barricades are an item we have not addressed
Fremont County School District 1	D7302 mass notification system	Repair or replacement of building intercom systems	\$ 500,000.00	D7606 Battery Backup systems	Install backup generators at all locations for critical systems during a power outage	\$ 1,000,000.00	

Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs
Exhibit B

Security Need #1				Security Need #2			
Fremont County School District 2	D7202 Secured Vestibule	This project would create a secure vestibule for the CTE building, which is not connected to the K12 school. The current entry space is so small (under 9 ft x 5 ft) that it would only fit about 3-4 students. The CTE space, not being directly connected to the K-12 building, poses serious safety risks to our students and staff who must go outside between passing periods. The CTE building also lacks a restroom, so students often go outside without supervision between the two buildings.	\$ 75,000.00	D7402 Site Vehicle Barricades	K12 Activities Entrance & Administration Building Bollards	\$ 10,000.00	
Fremont County School District 6	D7200 Access Control components in WR Elementary, WR MSHS, and Central Office vestibules	Cameras and intercoms in three existing vestibules,	\$ 10,000.00	D7200 Access Control at WR Learning Academy, Crowheart Elementary, Crowheart Cafeteria/Gym building	These three buildings have no vestibules what so ever.	\$ 50,000.00	In addition, none of our main entries have bollards of any sort.
Fremont County School District 14	Pending	Pending	Pending	Pending	Pending	Pending	
Fremont County School District 21	Pending	Pending	Pending	Pending	Pending	Pending	
Fremont County School District 24	D7402 barricades	Cable barrier around elementary playground and bollards at front entrances	\$ 50,000.00	D7502	more cameras needed on outside of building	\$ 15,000.00	None
Fremont County School District 25	D7302 Mass notification	Update mass notification system due to age and condition through out the district	\$ 750,000.00	D7502 Video surveillance key interior areas	Replacement of aging and unsupported video surveillance system	\$ 175,000.00	D7101 Classroom door locks
Fremont County School District 38	D7302 Mass Communication System (intercom)	Our current system is patched together in three different schools and has issues with communication between buildings on campus.	\$ 350,000.00	D7100 Interior and Exterior Door Locks	Our lock system is over15 years old. Software and firmware cannot be updated because it runs on an old pre Windows 10 operating system.	\$ 995,000.00	
Goshen County School District 1	D7300 Communication - District wide	Install of paging and bell system to integrate with doors and camera systems. - District wide	\$ 913,591.92	N/A	N/A	\$ -	Project has been priced school by school and available upon request
Hot Springs County School District 1	D7500 - Video Surveillance; All buildings	Outdated security camera equipment, expiring licenses, incompatible systems between buildings, and blind spots requiring additional equipment	\$ 250,000.00	D7100 - Locking Systems/Hardware; All buildings	Due to high costs, many interior doors do not have electronic access control keycard entry. Many exterior doors with electronic access control keycard entry require updated equipment to function properly. This would also require electrical work by a licensed electrician, which a district our size does not have on staff, further increasing the cost barriers. These issues exist district wide.	\$ 600,000.00	Thank you for your work on this!!
Johnson County School District 1	D7102 Interior door locks	All door need to have thumb latch locking from the inside district wide.	\$ 500,000.00	D7500 District wide security camera system	One platform camera system for interior hallway/common spaces & exterior coverage.	\$ 400,000.00	We believe the State need to do an updated security assessment and incorporate new laws and guidelines. Please reach out if you have further questions.

Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs
Exhibit B

Security Need #1				Security Need #2			
Laramie County School District 1	D7302 Mass Notification	Our current public address systems are either all analog or a hybrid of analog and digital systems. They are becoming increasingly unreliable, and many are aging out. Parts and technical support is very difficult or non-existent. Replacement of 27 sites (Afflerbach, Alta Vista, Anderson, Arp, Baggs, Buffalo Ridge, Coyote Ridge, Davis, Dildine, Freedom, Gilchrist, Goins, Henderson, Meadowlark, Pioneer Park, Prairie Wind, Rossman, Sunrise & Saddle Ridge Elementary Schools; Carey, Johnson & McCormick Junior High Schools; Central, East, South & Triumph High Schools; and Educational Annex) with an average of \$150,000.00 per site. Move to a cloud based full Internet Protocol System.	\$ 4,050,000.00	D7201 Access Controls	Our current access control system is aging out. The system in some schools is no longer supported. Replacement of 37 sites (Afflerbach, Alta Vista, Anderson, Arp, Baggs, Buffalo Ridge, Clawson, Cole, Coyote Ridge, Davis, Dildine, Freedom, Gilchrist, Goins, Henderson, Jessup, Meadowlark, Pioneer Park, Prairie Wind, Rossman, Sunrise, Saddle Ridge & Willadsen Elementary Schools; Carey, Johnson & McCormick Junior High Schools; Central, East, South & Triumph High Schools; Administration Building Complex, Eastridge Facility, Educational Annex, Facilities Management, Nutrition Services, Okie Blanchard Stadium, Transportation Complex,) at an average of \$40,000.00 per site.	\$ 1,480,000.00	
Laramie County School District Number 2	Pending	Pending	Pending	Pending	Pending	Pending	
Lincoln County School District 1	D7200 Main Entry Control System	We need an intercom system to allow our school staff to know who is trying to access the building and have the ability to let the person in when appropriate	\$ 8,250.00	D7500 Security Cameras	We need additional security cameras inside as well as outside of our schools. This will increase our awareness of the events happening in our schools.	\$ 30,000.00	
Lincoln County School District 2	Pending	Pending	Pending	Pending	Pending	Pending	
Natrona County School District 1	D7300 Communications Systems	Bi-Direction Amplification (BDA)	\$ 2,000,000.00	D7201 Access Control	Visitor management hardware/software including upgrading door access controls	\$ 3,000,000.00	
Niobrara County School District 1	7200 (7202, 7203, & 7210) Secured Vestibule @ NCJH/HS	Entrance is void of bullet-proof glass, visitor check-in, unmonitored or lockable vestibule and no bollards.	\$ 500,000.00	7500 Video Surveillance	Campuses and buildings are void of external and internal video surveillance. Overall security of the campuses lack door/window monitoring devices and video surveillance.	\$ 1,000,000.00	Bollards, other vehicle barricades are needed at all campus sites. 7109 Exterior Door Perimeter Lockdown also scored high within our assessment.
Park County School District 1	D7206	Our access control system is out dated. Badge readers, badges and the system all need to be upgraded	\$ 500,000.00	D7502	Our buildings are equipped with cabling for more cameras, we just need to purchase them and continuing licenses.	\$ 500,000.00	
Park County School District 6	Pending	Pending	Pending	Pending	Pending	Pending	
Park County School District 16	D7302 - Mass Notification Systems - Meeteetse School	D7302 - Mass Notification Systems - We meet criteria #1 but do not have a security alarm system in place, our panic button is non-functional, and we would like external alert systems in case of a lock down or fire to inform people not to enter the building.	\$ 40,000.00	D7104 - Meeteetse School	In our cafeteria area, the windows have a thin metal panel under them. these panels can easily be kicked in. We have asked for a contractor and a window company to provide us with possible costs to remedy this safety concern. We do not have finalized quotes. The rough estimate that was provided is listed below. This would be replace all of the windows to fill the entire area. We also are looking at masonry to block those bottom panel areas with a secure material.	\$ 50,000.00	
Platte 1 School District	D7210 bullet resistant glass in vestibules	all our schools need safety glass installed	\$ 80,000.00	D7207 west school, view of vestibule not clear line of sight	move office, or extend out with counter	\$ 75,000.00	We have a lot of projects we could use security money towards, to help secure our schools
Platte County School District 2	Increased security cameras-main entry points within our vestibules in both offices.	We currently have adequate vestibules in both office entries, however we would like to pursue cameras in those areas for tighter safety and security needs.	\$ 20,000.00	D7201 Updates to exterior door locking/security- card readers.	Some of our exterior doors are now outdated (15 Years Old)- and need replaced to include updated card readers for entry.	\$ 70,000.00	We also would like to pursue two additional cameras for our football/concession stand area- estimated cost \$25,000.00

Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs
Exhibit B

Security Need #1				Security Need #2			
Sheridan County School District 1	D7302 Mass Notification	Updated mass notification systems in all school buildings	\$ 700,000.00	D7500	All schools camera system infill and upgrades	\$ 250,000.00	None
Sheridan County School District 2	D7300 Communication Systems Sheridan Junior High School	Modernization of analog speaker system to IP/networked speaker system	\$ 75,712.00	D7300 Communication Systems - Highland Park Elementary	Modernization of analog speaker system to IP/networked speaker system	\$ 64,896.00	ALICE training continues to demonstrate that aged technologies are not sufficient for communication with staff and students during emergency situations. Antiquated analog systems do not tie into the network based paging and bell systems. When all-calls are made, notifications go through phones that are insufficient for clear communication and deficient in volume for classrooms and larger spaces.
Sheridan County School District 3	D7404 Site Perimeter Fencing	Fencing between highway and ag shop - to prevent access during the school day to unauthorized visitors	\$ 80,000.00	D7204 Visitor Management Systems	System to screen visitors upon entry to the school, sex registry, background, etc.	\$ 7,500.00	This is what we need at this time.
Sublette County School District 1	D7503, D7502	Cameras need to be added and upgraded at Skyline Academy, Pinedale High, Pinedale Middle, and Pinedale Elementary Schools, along with software improvements	\$ 185,000.00	D7210	Resistant glass needs to be added at Pinedale Middle Cafeteria, Pinedale High Entrance, and Pinedale Elementary Main Entrance and Cafeteria.	\$ 130,000.00	Need to improve our access control system and add controlled access to additional doors at Pinedale High School.
Sublette County School District 9	Pending	Pending	Pending	Pending	Pending	Pending	
Sweetwater County School District 1	D7202 Vestibule at Northpark	I plan to move the main office to 3 of the southside rooms and convert these rooms to office and the nurses' space. Then renovate the office space to a kindergarten room. Parent and visitors will enter through the new office reception area. Currently, because we have parent and buses dropping off and picking up at the same location, anyone can enter the building and walk past the main office, which sits deeper within the building.	\$ 1,450,000.00	Traffic Zone Designation D7407	Request to redo the existing bus drop off. Currently there is only one lane in front of the school, with the building on one side and built in jersey barriers on the other side. There is no way for buses to pass. A disabled bus, in this lane could, potentially, trap everyone within this area.	\$ 1,982,000.00	The District, through MM 10% and our security Cap Con dollars, has taken care of most of our security needs. I have confirmed with IT and they are good. while we do not have bollards at any of our buildings, I believe Northpark, which the District has shut down for 2 years is ready to go.
Sweetwater County School District 2	D7100 District Wide (already in High School)	Emergency Fobs and Locks	\$ 100,000.00	D7100 Truman Elementary	Double Door Locks	\$ 5,000.00	Transportation & Maintenance New Gates
Teton County School District 1	D7500 Video Surveillance	More Cameras	\$ 50,000.00	D7200 Access Controls	More control of door access	\$ 100,000.00	Thank you
Uinta County School District 1	D7202	Access Control Security vestibule	\$ 225,000.00	D7500	update camera's and software	\$ 500,000.00	
Uinta County School District 4	D7200 Access Control / D7203 Main Entry Control Systems	We need to update the existing access control software in both of our school buildings. The existing Vanderbilt software is outdated and does not allow for possible expansion or improvement. The system does not allow for contractors to come in and service it. We need to replace this existing software system with something that allows us to expand as technology allows for more capability and features.	\$ 200,000.00	D7200 Access Control / D7211 Interior Doors / Gates	Our high school serves as a hub for the community. Numerous activities occur in that building for all ages. We also have Rec Board in that facility most evenings. Almost the entire building s accessible once someone is inside and it is difficult to limit access. We would like to explore some full height security barriers that allow custodial and maintenance to limit public access to specific parts of the building that are difficult to monitor.	\$ 25,000.00	Thank you. I am happy to be available to discuss these possible projects. bc
Uinta County School District 6	D7100 Lyman Highschool, Lyman Intermediate, Urie Elementary	Update the exterior and interior door lock system and management software	\$ 300,000.00	D7302 Lyman High School	Mass Notification System - Internal	\$ 250,000.00	
Washakie County School District 1	D7500 Updated Cameras	Need replacement of many cameras district wide.	TBD	D7300 Mass Communication Systems - Missed Areas	In a few of our schools there are areas where they are not able to receive critical alarm notifications in the event of emergency and lock downs.	\$ 32,000.00	Possible Updates for Raptor Visitor Management Systems, \$20,000 - thereabouts.
Washakie County School District 2	D7307 Exterior Windows Need Numbered	We need numbers on each of our outdoor, first floor windows for law enforcement.	\$ 500.00	D7210 Bullet Resistant film on the lower windows.	I have utilized security money to do the large windows in the cafeteria but need to finish the windows on the lower floors around the school.	\$ 13,000.00	

Agenda Item 2 – State Construction Department Follow Up Information
Safety and Security Needs
Exhibit B

Security Need #1				Security Need #2			
Weston County School District 1	D7300 emergency communication	yearly two way radio channel, as well as maintenance of our radios/ new radios	\$ 50,000.00	N/A	N/A	N/A	
Weston County School District 7	D7100 HS - interior key card locks for all doors	Key security is difficult. Changing to a key card locking system for the interior doors at the HS would allow for better door/access security and would allow us to have one system district wide.	\$ 250,000.00	D740 District wide	Our town has no lighted crosswalks. We need lighted crosswalks on Hwy 116 and HWY 16 so students can safely cross those major highways. We need a minimum of 2 lighted crosswalks for students to access the Elem/MS	\$ 250,000.00	thank you
Total			\$20,164,053.92		Total	\$ 16,254,396.00	



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information *Capacity Methodology*

October 27, 2025

Members of the Select Committee on School Facilities:

At the August 20, 2025 Select Committee on School Facilities meeting the State Construction Department was asked to provide the history regarding the difference between the School Facility Commission (SFC) student capacity methodology and the block grant funding teacher to student ratio.

History of student capacity calculations for K-12 school facilities

- 2011 - the Legislature created §21-13-307(a)(iv), which required each district to provide evidence of an average student-teacher ratio of 16:1 in grades K-3, or request a waiver, in order to participate in the School Foundation Program.
- June 2012 - the SFC hired a third-party consultant to explore various methods for determining building capacity. After considering the study, the SFC adopted the use of the instructional area method for calculating K-12 building capacity. In light of favorable economic conditions, and with an interest in aligning the capacity methodology with the educational policy expressed by §21-13-307(a)(iv), the SFC elected to restrict the capacity of each instructional space for K-3 to 16 students.
 - The Instructional-Area Methodology identifies instructional areas on a room-by-room basis (i.e. classrooms and labs) and divides those spaces by a square-foot-per-student factor based on the type of instructional space. The previous method was the classroom count methodology based on 19:1 ratio for elementary and 21:1 for middle and high school.
- September 2012 - the Select Committee on School Facilities contemplated aligning the maximum student loads encompassed in the capacity methodology to those staffing ratios found in the Wyoming School Funding Model, namely 16:1 ratio funded for elementary grades and 21:1 ratio funded in secondary schools versus the SFC approved restricted capacities of 16:1 for grades K-3 and 25:1 for grades 4-12. There are some maximum student load differences dependent on room usage. (i.e. 10:1 for Self-contained Special Education, 24:1 for science laboratories).
- October 2012 - The Wyoming School Facility Department (SFD) tasked Dr. Rich Seder to evaluate the impact on the statewide capacity considering the lower classroom student count as requested. The report was finalized on October 21, 2012 and a copy is attached.



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

The study determined that the change in the estimated statewide functional capacity based on the more restrictive maximum student classroom load was a reduction of nearly 10,000 students. While not significant in the statewide aggregate with roughly 89,000 students in the 2011-12 school year, the short-term and long-term impacts on individual districts would have likely caused new or exacerbated over capacity-related concerns.

- The issuance of this report did not result in any changes to the Commissions capacity methodology.
- 2017 - the Legislature repealed §21-13-307(a)(iv) in House Enrolled Act 125, School Finance-Omnibus Education Funding. The 16 to 1 student teacher ratio was repealed and restricted capacity eliminated.
- 2018 – SFC Rules and Regulations Update. During testimony received in conjunction with the public hearing for the proposed SFC Rules and Regulations update, it was clear the importance and educational benefits of the lower 16:1 student teacher ratio in the K-3 grade level. Based on this public feedback, the SFC elected to retain the 16:1 ratio in the K-3 grade levels, despite the 2017 change in state statute.
- 2018 to Present – School building capacity continues to be determined using the Instructional-Area Methodology and the 16:1 student-to-teacher ratio for grades K-3 and 25:1 student-to-teacher ratio for grades 4-12. There are some differences to the student to teacher ratio dependent on room usage as mentioned previously.

Impact of Using Wyoming Funding Model Staffing Ratios on Calculating School Capacity

Report to the Wyoming School Facilities Department

October 21, 2012



Richard C. Seder, Ph.D.
~ Emergent Policy & Systems, Inc. ~
policyconsultant@gmail.com
916-838-1810

Introduction

The Wyoming School Facilities Commission (SFC) voted on July 19, 2012 to approve the instructional-area methodology to calculate school capacity.¹ The instructional-area methodology uses a measure of the square footage of each instructional space in a building and divides by a square foot per student factor depending on the type of instructional space. The SFC was well-positioned to adopt this methodology given the detail of space measurement information collected by the Wyoming School Facilities Department through its building assessment efforts in summer 2012.

Among the guidelines adopted by the SFC was a set of square footage per student factors by which to compute classroom capacity. Appendix A of the capacity report provided square footage per student factors for each type of instructional space for elementary schools, middle schools, and high schools.

Another set of recommendations adopted by the SFC were adjusted maximum classroom capacities (maximum student loads) in recognition that some classrooms and laboratory spaces are very large in terms of measured square footage and that having a large number of students served in those spaces may decrease the quality of education that can be provided. For most classroom spaces, maximum student loads were set to 25 students. Maximum student loads for science classrooms and laboratories was set to 24 students per National Science Teachers Association (NSTA) guidelines and maximum student loads for self-contained special education classrooms were set to 10 students. Finally, the Wyoming Legislature, in its 2011 session, set statutory parameters (W.S. §21-13-307(a)(iv) for Wyoming school districts to maintain an average student-teacher ratio of not greater than 16-to-1 for all classes in Kindergarten through 3rd grade. Therefore, the SFD will compute a *restricted* maximum student load of 16 students for classrooms identified to be serving these grades and an *unrestricted* maximum student load of 25 students for these classrooms.

Finally, the SFC adopted utilization factors to calculate the functional capacity of a school taking into account a typical class schedule. The utilization rates adopted by the SFC were:

- Elementary schools = 100 percent
- Middle schools = 90 percent
- High schools = sliding scale with a maximum of 87.5 percent for 800 student gross capacity or more and a minimum of 75 percent for 300 student gross capacity or fewer.

The SFC-adopted capacity methodology was presented to the Wyoming Legislature's Select Committee on School Facilities on September 11, 2012. Several questions about both maximum class sizes and utilization rates arose from Select Committee members. Notably, Select Committee members contemplated aligning the maximum student loads encompassed in the

¹ Seder, Richard C. "Review and Evaluation of the Method to Calculate School Building Capacity, A Report to the Wyoming School Facilities Department." Emergent Policy & Systems, Inc. June 2012; "A Methodology to Compute School Building Capacity As Part of a Capacity Analysis Process" presentation to the Wyoming School Facilities Commission July 18, 2012.

capacity methodology to those staffing ratios found in the Wyoming School Funding Model, namely the 16-to-1 ratios funded in elementary schools (for all elementary grades) and 21-to-1 ratios funded in secondary schools. Additionally, Select Committee members voted to change the SFC-adopted utilization rates from July 2012 to utilization rates previously used by the SFC to calculate school capacity: elementary schools at 95 percent; middle and high schools on a sliding scale with a maximum of 85 percent.

This report analyzes the statewide impacts of aligning the maximum class sizes—the maximum number of students to be served in a classroom regardless of the measured size of that classroom—to those student-to-teacher ratios funded in the Wyoming Funding Model and of returning to previously used utilization rates on school building capacity.

Statewide Impact of Adopting Wyoming Funding Model Staffing Ratios

Preliminary space measurement data was extracted from the School Facility Department's facility database on October 19, 2012. This space measurement data continues to go through quality control measures with Wyoming's school districts. Emergent Policy & Systems identified some data points that might require revisiting and provided these data points to the School Facility Department under separate cover. As an example data needing to be revisited as part of quality assurance efforts, some instructional spaces were not generating capacity in the database.

An example of these spaces is the identification of “auxiliary gyms” across the state and that exist in the School Facilities Department facility database. As of October 19, 2012, there were 48 auxiliary gym spaces in secondary schools totaling 283,076 square feet (an average of 5,897 square feet per auxiliary gym) that were not generating capacity at the time of this analysis. Classroom and laboratory spaces identified as “Other” were also not generating capacity in the database at the time of this analysis.

Therefore, it is likely that the estimated statewide school capacity figures reported in this analysis **understate** the existing school capacity across the state.

Though there are some data discrepancies identified at the time of this analysis, the condition of the preliminary data, based on Emergent review measures, was sufficient to allow for an estimation of statewide school capacity. With that acknowledgement, though, the figures reported in this document should be treated as preliminary and final judgments about individual buildings should be not considered based solely on this data or analysis.

Adjusting the maximum number of students that can be served in a classroom regardless of the size of the classroom has a direct effect on calculated school capacities. The SFC-adopted methodology is made up of: square footage per student allocations for each type of classroom/laboratory space; and maximum number of students to be served in each type of classroom/laboratory space (maximum student load). These two factors combine to calculate a gross capacity. Gross capacity does not include a utilization rate.

Wyoming’s elementary and secondary schools have an estimated gross capacity of 115,396 student seats as calculated via the SFC-adopted guidelines from July 2012. This estimated statewide gross capacity includes the SFC-adopted maximum loads for classroom/laboratory spaces.

To understand the impact of the SFC’s decision to adopt maximum student loads, estimated statewide gross capacity would increase by approximately 14,300 student seats if there were not maximum student loads for an estimated statewide gross capacity of 144,619 student seats. In other words, by adopting maximum student loads of 25 students for most classroom/laboratory spaces and by having maximum student loads of 16 students for classrooms serving Kindergarten through 3rd grade students (primary grades), the SFC, in its July 2012 decision, effectively reduced statewide capacity by 11 percent (see Table 1).

Table 1: Impact of SFC-Adopted Maximum Student Loads on Estimated Statewide Gross Capacity

ESTIMATED STATEWIDE GROSS CAPACITY	
Instructional-Area, No Maximum Student Loads	144,619
SFC-Adopted Methodology	130,312

Based on preliminary space measurement data as of October 19, 2012 and SFC-adopted square footage per student for instructional spaces.

As an additional point of reference, the maximum student loads in the SFC-adopted methodology—16 students in primary grades and 25 students in all other grades—are in close alignment to the original consultant recommendations for staffing ratios for the Wyoming Funding Model (15 students in primary grades and 25 students in all other grades).

Select Committee on School Facilities Adjusted Maximum Student Loads

The Wyoming Funding Model distributes operational funding to Wyoming’s 48 school districts to provide educational and supporting activities. Central to the Wyoming Funding Model are the student-to-teacher ratios provided for classroom activities. Included in the estimated statewide gross capacity in Table 1 is a maximum student load of 16 students regardless of the size of the instructional space. This maximum student load for primary grade classrooms was chosen because of the Wyoming Legislature’s requirements to maintain average student-to-teacher ratios of 16-to-1 in these grades based on the student-to-teacher ratios provided for in the Wyoming Funding Model.

At its meeting on September 11th and 12th in Casper, Wyoming, several legislative members of the Select Committee on School Facilities inquired whether all maximum student loads for classroom/laboratory spaces should be aligned to the student-to-teacher ratios provided for in the Wyoming Funding Model—16 students per teacher in all elementary grades and 21 students per teacher in all secondary grades.

Emergent Policy & Systems constructed three alternative scenarios to estimate the impact of adopting more restrictive maximum student loads for classroom/laboratory spaces:

- Elementary funding model-restricted
- Secondary funding model-restricted
- Secondary funding model-extended restriction

The SFC-adopted methodology scenario will serve as the point of reference when comparing the changes in estimated statewide gross capacity.

ELEMENTARY FUNDING MODEL-RESTRICTED

In addition to applying the maximum student load of 16 students to primary grade classrooms, the “elementary funding model-restricted” scenario restricts all elementary school classrooms to a maximum student load of 16 students regardless of the size of the classroom. The elementary funding model-restricted scenario does not include any adjustments to maximum student loads to secondary classrooms. The estimated statewide gross capacity of Wyoming’s schools would be 126,078 student seats under this scenario, or a 3.2 percent decrease compared to the SFC-adopted methodology (Table 2).

SECONDARY FUNDING MODEL-RESTRICTED

Building on the elementary funding model-restricted scenario that restricts all elementary school classrooms to a maximum student load of 16 students, the “secondary funding model-restricted” scenario restricts maximum student loads in most secondary (middle school and high school) classroom/laboratory spaces to 21 students in alignment with the Wyoming Funding Model. Excluded from the 21-student maximum student load are physical education, multi-purpose, music, band, drama, and computer laboratories and a small number of other specialized classroom/laboratory spaces where large number of students are expected. The estimated statewide gross capacity of Wyoming’s schools would be 122,990 student seats under this scenario, or a 5.6 percent decrease compared to the SFC-adopted methodology (Table 2).

SECONDARY FUNDING MODEL-EXTENDED RESTRICTION

The secondary funding model-restricted scenario exempted several classroom/laboratory spaces from the maximum student load restriction of 21 students. Extending this restriction to computer laboratory spaces and other physical education spaces (non-gym spaces) further reduces estimated statewide school capacity to 120,585 student seats, an 7.5 percent decrease compared to the SFC-adopted methodology (Table 2).

Table 2: Impact of Adopting Wyoming Funding Model Staffing Ratios as Maximum Student Loads on Estimated Statewide Gross Capacity

	ESTIMATED STATEWIDE GROSS CAPACITY	% CHANGE COMPARED TO SFC- ADOPTED METHODOLOGY
SFC-Adopted Methodology	130,312	-
ELEMENTARY FUNDING MODEL-RESTRICTED	126,078	-3.2
SECONDARY FUNDING MODEL-RESTRICTED²	122,990	-5.6
SECONDARY FUNDING MODEL-EXTENDED RESTRICTION³	120,585	-7.5

Based on preliminary space measurement data as of October 19, 2012 and SFC-adopted square footage per student for instructional spaces and the staffing ratios found in the Wyoming Funding Model to set maximum student loads in instructional spaces.

Table 2 illustrates the impacts on estimated statewide gross capacity that would be caused by reducing the maximum student loads of classroom/laboratory instructional spaces from a maximum of 25 students for most spaces to a maximum of 16 students in elementary school classrooms and 21 students in secondary school classrooms regardless of the square footage of those rooms. These adjusted maximum load levels would be associated with the staffing levels provided for in the Wyoming Funding Model.

Select Committee on School Facilities Adjusted Utilization Rates

The Wyoming School Facilities Commission, at their July 2012 meeting, adopted a set of utilization rates that would be applied to schools' gross capacities to arrive at schools' *functional capacity*. The Wyoming School Facilities Commission is charged with encouraging the efficient use of classroom space in schools (W.S. §21-15-117(e)(iv)). Based on a review of utilization factors used across the nation to calculate functional capacity—with the efficiency requirement in mind—and through additional feedback on small high schools received from Wyoming school districts, a new set of utilization factors were recommended and adopted by the SFC. Table 3 shows the SFC-adopted utilization factors.

² Professional judgment was required to determine which classroom/laboratory spaces were to have adjusted maximum student loads applied.

³ Professional judgment was required to determine which additional classroom/laboratory spaces were to have adjusted maximum student loads applied.

Table 3: SFC-Adopted Utilization Factors to Compute School Functional Capacity⁴

SCHOOL LEVEL	MINIMUM UTILIZATION FACTOR	MAXIMUM UTILIZATION FACTOR	ENROLLMENT RANGE
Elementary School	1.00	1.00	ALL SCHOOLS
Middle School	0.90	0.90	ALL SCHOOLS
High School	0.75	0.875	300 student or fewer (minimum factor) and 800 students or more (maximum factor)

Adopting utilization rates to calculate schools' functional capacities is a recognition of scheduling factors that may result in some classroom/laboratory spaces being unutilized for some portion of the school day. As a result, functional capacities will be lower particularly in secondary schools. Applying utilization rates effectively reduce statewide school capacities. Table 4 shows the impact of applying the SFC-adopted utilization rates on estimated statewide capacity. For purposes of this analysis, the maximum utilization factors were applied to school capacities rather than use the SFC-adopted sliding scale in high schools.

Table 4: Impact of Applying SFC-Adopted Maximum Utilization Rates to Calculate Estimated Statewide Functional Capacity

	ESTIMATED STATEWIDE GROSS CAPACITY	ESTIMATED STATEWIDE FUNCTIONAL CAPACITY BASED ON SFC- ADOPTED UTILIZATION RATES	% CHANGE COMPARED TO SFC-ADOPTED METHODOLOGY FOR GROSS CAPACITY
SFC-Adopted Methodology	130,312	119,202	-8.5
ELEMENTARY FUNDING MODEL-RESTRICTED	126,078	114,992	-11.8
SECONDARY FUNDING MODEL-RESTRICTED	122,990	112,132	-14.0
SECONDARY FUNDING MODEL-EXTENDED RESTRICTION	120,585	109,961	-15.6

Applying the utilization rates found in Table 3 reduces estimated statewide gross capacity by approximately 8.5 percent (SFC-adopted methodology) for an estimated statewide functional capacity of serving 119,202 students.

⁴ Seder, Richard C. "Review and Evaluation of the Method to Calculate School Building Capacity, A Report to the Wyoming School Facilities Department." Emergent Policy & Systems, Inc. June 2012; "A Methodology to Compute School Building Capacity As Part of a Capacity Analysis Process" presentation to the Wyoming School Facilities Commission July 18, 2012.

Functional capacities would be between 12 percent and 16 percent lower than the estimated statewide gross capacity by applying these same utilization rates to the alternative maximum student load scenarios. Compared to the estimated statewide functional capacity of 119,202 students, the SFC-adopted methodology, the more restrictive maximum student loads associated with the Wyoming Funding Model would continue to reduce statewide functional capacity.

SELECT COMMITTEE-REDUCED UTILIZATION RATES

The Select Committee on School Facilities, at its meeting on September 11th and 12th, voted to change the utilization rates to compute the functional capacity of schools, lowering the utilization rates that were adopted by the SFC at their July, 2012 meeting. The Select Committee on School Facilities voted to revert to lower utilization rates previously used by the School Facilities Commission and School Facilities Department to calculate school functional capacities. These Select Committee-adjusted utilization rates are shown in Table 5.

Table 5: Select Committee on School Facilities-Adjusted Utilization Rates to Compute School Functional Capacity

SCHOOL LEVEL	SFC-ADOPTED MAXIMUM UTILIZATION FACTOR	SELECT COMMITTEE-ADOPTED MAXIMUM UTILIZATION RATES
Elementary School	1.00	0.95
Middle School	0.90	0.85
High School	0.875	0.85

The impact of applying the Select Committee-adopted maximum utilization rates is shown in Table 6.

Table 6: Impact of Applying Select Committee-Adopted Maximum Utilization Rates on Estimated Statewide Functional Capacity

	ESTIMATED STATEWIDE GROSS CAPACITY	ESTIMATED STATEWIDE FUNCTIONAL CAPACITY BASED ON SFC-ADOPTED UTILIZATION RATES	ESTIMATED STATEWIDE FUNCTIONAL CAPACITY BASED ON SELECT COMMITTEE-ADOPTED UTILIZATION RATES
SFC-Adopted Methodology	130,312	119,202	112,861
ELEMENTARY FUNDING MODEL-RESTRICTED	126,078	114,992	109,125
SECONDARY FUNDING MODEL-RESTRICTED	122,990	112,132	106,093
SECONDARY FUNDING MODEL-EXTENDED RESTRICTION	120,585	109,961	103,933

If the State of Wyoming stayed with the SFC-adopted maximum student loads for classroom/laboratory spaces, but moved to reducing maximum utilization rates at all three schooling levels to levels suggested by the Select Committee on School Facilities, the state would reduce estimated statewide functional capacity by 6,341 to being able to serve 112,861 students. Moving to maximum student loads in line with the Wyoming Funding Model would further reduce estimated statewide functional capacity to fewer than 104,000 students.

Conclusion

The Wyoming School Facilities Commission adopted a methodology to calculate school functional capacity based on the instructional-area method with a set of maximum student loads associated with each classroom/laboratory space and a set of utilization rates supporting the state's reported goals of encouraging efficiency of classroom space use. Based on this adopted methodology and preliminary space measurement data, Wyoming's schools could serve 119,202 students, the state's estimated statewide functional capacity.

In considering different policy options, the Select Committee on School Facilities pursued ideas of changing the maximum student loads associated with every classroom/laboratory space to be in line with the staffing ratios found in the Wyoming Funding Model—a maximum of 16 students per elementary school classroom and a maximum of 21 students per secondary school classroom. Changing to these more restrictive maximum student loads for classroom/laboratory spaces would result in reducing the estimated statewide functional capacity by nearly 10,000 students in the more-restrictive scenario.

The Select Committee on School Facilities also pursued ideas of changing the utilization rates used to calculate school functional capacity (i.e., effective capacity taking into account scheduling factors that might leave some classroom/laboratory spaces unutilized for some portion of the school day). The Select Committee chose to return to maximum utilization rates previously used by the Wyoming School Facilities Commission and School Facilities Department. Changing to these reduced utilization rates would result in reducing the estimated statewide functional capacity by approximately 6,400 students when compared to the SFC-adopted student loads or a reduction of more than 15,000 students when paired with more restrictive maximum student loads for classroom/laboratory spaces.

While these changes seem insignificant in the statewide aggregate with fewer than 89,000 students in average daily membership (ADM) in the 2011-12 school year, these changes would impact individual districts more acutely. This preliminary analysis was confined to a statewide estimation of impact because of the preliminary nature of the space measurement data and did not extend to district-by-district impact. However, every district would see its functional capacity reduced as a result of imposing more restrictive maximum student loads on classroom/laboratory spaces and reducing utilization rates. The short-term and long-term impacts on individual districts of making these changes would likely come in the form of creating new or exacerbated over capacity-related claims—greater enrollment than school functional capacity.

SCHOOL FACILITIES COMMISSIONArea: **Design and Construction**

Title: Capacity Calculation Methodology

Originator: SCD

Applies to: SFC, SCD

Approved by: SFC

Effective Date: 6/22/2016

Revision Date: 8/27/2020

Background:

- To calculate building capacity, the State Construction Department (SCD) applies State Statute and the School Facilities Commission's (SFC) capacity methodology promulgated in its adequacy standards.
- During the May 2020 SFC planning session and the June 2020 regular meeting, proposed changes to the capacity methodology were discussed. Per the SFC's recommendation, the SCD also reviewed recommendations with a governing documents committee on July 28, 2020. The following recommendations (highlighted yellow) were made by the committee for SFC consideration.

Reference:

SFC Rules and Regulations

Chapter 3

Section 2

(a) The following rules are incorporated by reference in these Commission rules.

(ii) Capacity Calculation Methodology, adopted by the Commission and effective on June 22, 2016 and updated on October 20, 2016.

Chapter 8

Section 2 – The Commission shall prepare and maintain an inventory of district-owned school buildings and facilities. Each structure in the inventory shall be assigned scores, as applicable, to denote building condition, educational suitability, and capacity in accordance with these rules and regulations.

Section 3 (a)(i-iii) – The commission lists high, medium and low capacity percentages in the state for district configurations. This list is used by the SFC to “prioritize remediation for those buildings requiring additional space to comply with statewide adequacy standards” (W.S. § 21-15-117 (a)(iii)).

W.S. §21-15-117 (e)(iv)

The utilization rate for elementary schools is 100% and 85% for middle / junior high / high schools.

SFC Capacity Calculation Methodology

Calculating capacity for buildings is an important part of applying adequacy standards. The following instructional area criteria shall be used:

Elementary Schools (Utilization Rate = 100%)

Instructional Space	Square Feet Per Student	Restricted Capacity ¹	Notes
Pre-Kindergarten / Kindergarten / 1st	50	16	Pre-kindergarten classrooms are counted as capacity-generating spaces if they are not enhanced square footage paid by the district.
Grades 2-3	40	16	
Grades 4-6	40	25	
Open Plan Instruction ² (Primary K-3)	40	16	
Open Plan Instruction (Intermediate 4-6)	40	25	
Science Demonstration (Designed as a General Classroom)	60	24	
Special Ed (Self-Contained)	80	10	

Spaces that do not carry capacity in elementary schools: circulation space, art, music, spaces that support educational instruction as a pull out area (not a general classroom), tutoring / small group / special education resource (67 sf / student for estimating purposes), P.E. / multi-purpose, computer labs, modular / temporary classrooms, administration / building support spaces.

¹Restricted capacity means that the School Facilities Commission has set a limit for the number of students that are counted in a classroom, even though the room may be able to hold more students because of its size.

²Open plan instruction means a full-time teacher other than a home room teacher is assigned to a separate space, and teaches subject matter in addition to home room instruction (e.g. foreign language).

Middle, Jr. High and High Schools (Utilization Rate = 85%)

Spaces That Carry Capacity	Square Feet Per Student	Restricted Capacity	Notes
General Classrooms	37.5	25	
Open Plan Instruction	37.5		
General Science	60	24	
Biology / Physics / Chemistry	60	24	
Foreign Language	37.5	25	
Special Ed (Self-Contained)	80	10	
CTE Industrial Laboratory	125	25	Woodworking, metalworking, auto shop
CTE General Laboratory	60	25	FACS, technology ed., business ed., early childcare, criminal justice, cosmetology
Agricultural Laboratory / Greenhouse	60	25	
Computer Labs	37.5		
Art MS/HS	50/62	25	
Music Classroom MS/HS	55/60	25	
Music (Vocal)	60		
Music (Instrumental)	60	50	
Drama	30		
TV/Radio/Video/Media Production	62		
Multipurpose	37.5		
Gymnasium / Auxiliary Gymnasium		25 per ½ court	Half of a regulation basketball court is 4,200 sq. ft. Small secondary schools less than 300 students are estimated separately during facility planning process.
P.E. Classroom	37.5	25	
Health Occupations	125	25	

Spaces that do not carry capacity in secondary schools: circulation space, tutoring/small group/special education resource (67 sf / student for estimating purposes), library / media center, dance/aerobics, weights, wrestling, support classrooms for physical education and CTE industrial laboratories, dining, commons, modular / temporary classrooms, administration / building support spaces.

High District-Wide Capacity

If a district had a high district-wide capacity in any grade configuration (100% or greater) in the previous year (inclusive of appropriated remedies for construction), and is using space for a purpose other than its normal use due to capacity, it may choose a “displacement” use category, identifying what the room would have been used for if capacity was not an issue.

Applying Instructional Area Use Calculations

The instructional area use methodology shall be applied to all buildings, whether built under previous design guidelines or under the present guidelines. When designing a new building, adding onto a building, or renovating a building, the architect shall program spaces and generate capacity-per-space calculations so as to demonstrate that building capacity meets (at minimum) the number of students for its intended use.

Utilization

Actual utilization rates vary from building to building based on how a school educates students. Square footage for non-educational use is not categorized as educational space and does not generate student capacity. W.S. 21-15-117(e)(iv) states that the commission shall encourage the efficient use of classrooms with a factor of:

- Eighty-five percent (85%) of the instructional area applied to middle and high school level buildings
- One hundred percent (100%) of the home room instructional area applied to elementary school buildings

Districts may propose non-capacity use of classrooms such as professional learning communities, special education resource rooms, etc. Sometimes non-capacity use creates a lower building capacity than what the SFD believes is reasonable. In these instances, the SFD will analyze the proposed use of spaces and may assign a general classroom categorization to some rooms with the understanding that the district may use the room for whatever “non-capacity” uses it deems appropriate. In the instance of special education resource rooms, the department will apply the most recent state average for all districts within the state as reported by WDE, using 67 sq. ft. per student for estimating purposes, to calculate the maximum sq. ft. that may be allocated for resource room use within any single building (or in some instances, campus).

Example:

School / Campus	Enrollment	Statewide Sped. 13.9%	Dedicated Resource Rooms Sq. Ft.	# of Students Based on 67 sf / Student	Sped. Student Capacity (+ -)
A	729	101	8,385	125	24
B	341	47	2,807	42	6
C	1352	188	15,039	224	37

Multi-Grade Configurations

For buildings that have configurations other than K-6 (or some variation thereof), 6-8 (no academy) or 7-8 and 9-12, the following utilization rates shall be used:

K-12	93%
K-8	97%
K-9	96%
5-8	93%
6, 7-8	90%

These are calculated by assumed grade configurations within a school (K-12 segmented into K-6, 7-8 and 9-12; K-8 segmented into K-6 and 7-8; K-9 segmented into K-6 and 7-9; 5-8 segmented into 5-6 and 7-8; and 6-8 (6th grade is an academy) segmented into 6 and 7-8. The example below is calculated for a K-8 configuration.

Calculation:

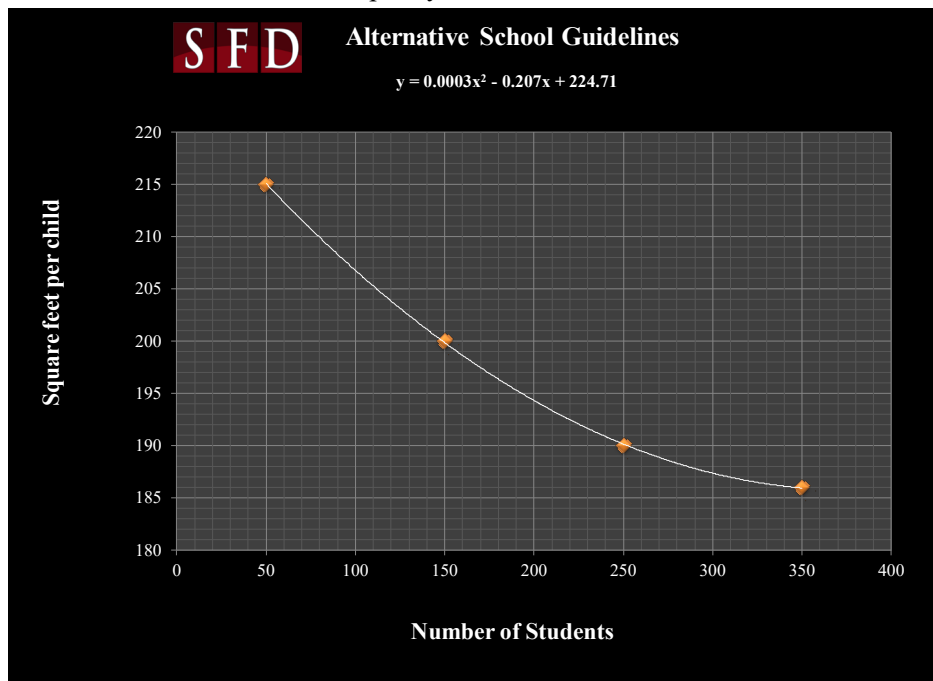
Example K-8: K-6 (7 grades) at 100% utilization and 7-8 (2 grades) at 85% utilization, which equals 9 grades total.

$$\begin{aligned} 7/9 \times 100\% \text{ (K-6)} &= 78\% \text{ (rounded)} \\ \frac{2/9 \times 85\% \text{ (7 \& 8)}}{78 + 19} &= 19\% \text{ (rounded)} \\ 78 + 19 &= 97\% \text{ utilization rate} \end{aligned}$$

New Alternative Schools

The following linear curve shall be used to determine capacity for new alternative schools.

Students	Sq. Ft. per Student	Building Gross Sq. Ft.
350	186	65,100
250	190	47,500
150	200	30,000
50	215	10,750



Existing Alternative Schools

The diversity of teaching strategies, the selective use of instructional areas, and the varying standards used for construction of buildings not built under the current SFC guidelines, necessitate a net square foot capacity calculation for alternative schools. The combined net area of instructional spaces shall be divided by 67 sq. ft. Gyms shall be calculated the same as regular high schools. Support spaces shall not generate capacity. Calculations shall be subject to an 85% utilization rate.

Sometimes a district may choose to use more space for its alternative school within a co-located building than determined as reasonable by SFD, creating a higher capacity percentage within the rest of the building. In these instances, SFD will analyze the proposed use of spaces (by multiplying alternative school enrollment by 67 sq. ft. per student) and may assign area use codes different than proposed by the district.



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information

Capacity Methodology Student Enrollment

October 27, 2025

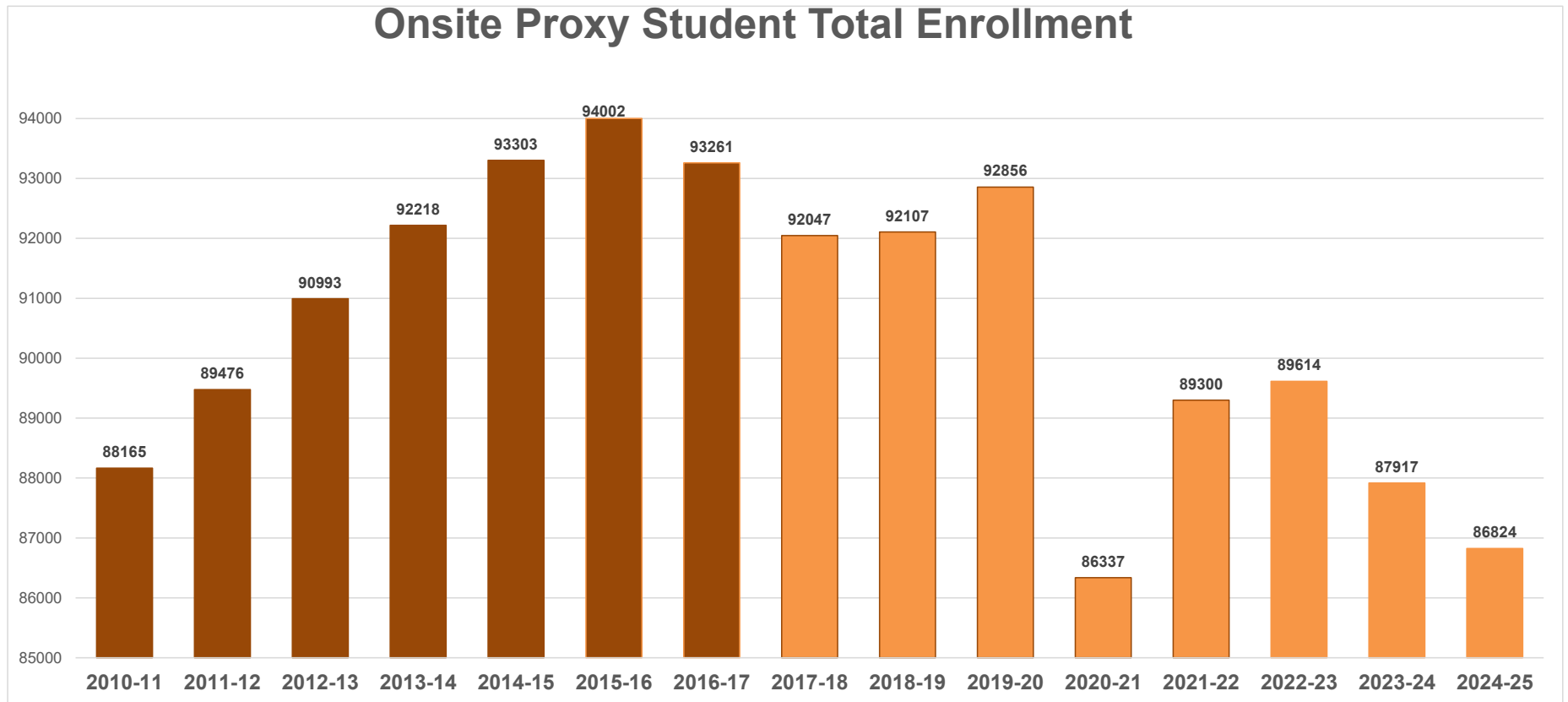
Members of the Select Committee on School Facilities:

At the August 20, 2025 Select Committee on School Facilities meeting the State Construction Department was requested to provide visualizations for on-site proxy (brick & mortar), virtual and home school student enrollments.

On-site Proxy, Virtual and Home School Enrollment key points:

1. Virtual enrollment has been tracked starting in 2017 to present.
2. Home school student counts are collected separately from public school enrollments. Historically, the school districts have determined enrollment of home school students using the curriculum submission process. Provided counts are broken out only by district and not by school or grade level.
 - a. During the 2025 General Session, the legislature passed HEA 28 (HB0046) removing the requirement to submit the curriculum to the local district board of trustees. Data collection for numbers of home school students will be discontinued since there will no longer be a mechanism to accurately gather the information.
3. Confusion sometimes exists about home-schooled versus virtual students. If a student is enrolled in one of Wyoming's virtual education programs, the student is a virtual public education student. Home schooled students are not public-school students, so aren't on-site proxy (brick and mortar) or virtual, both of which are public school enrollment types.

Agenda Item 2 - State Construction Department Follow Up Information Student Enrollment



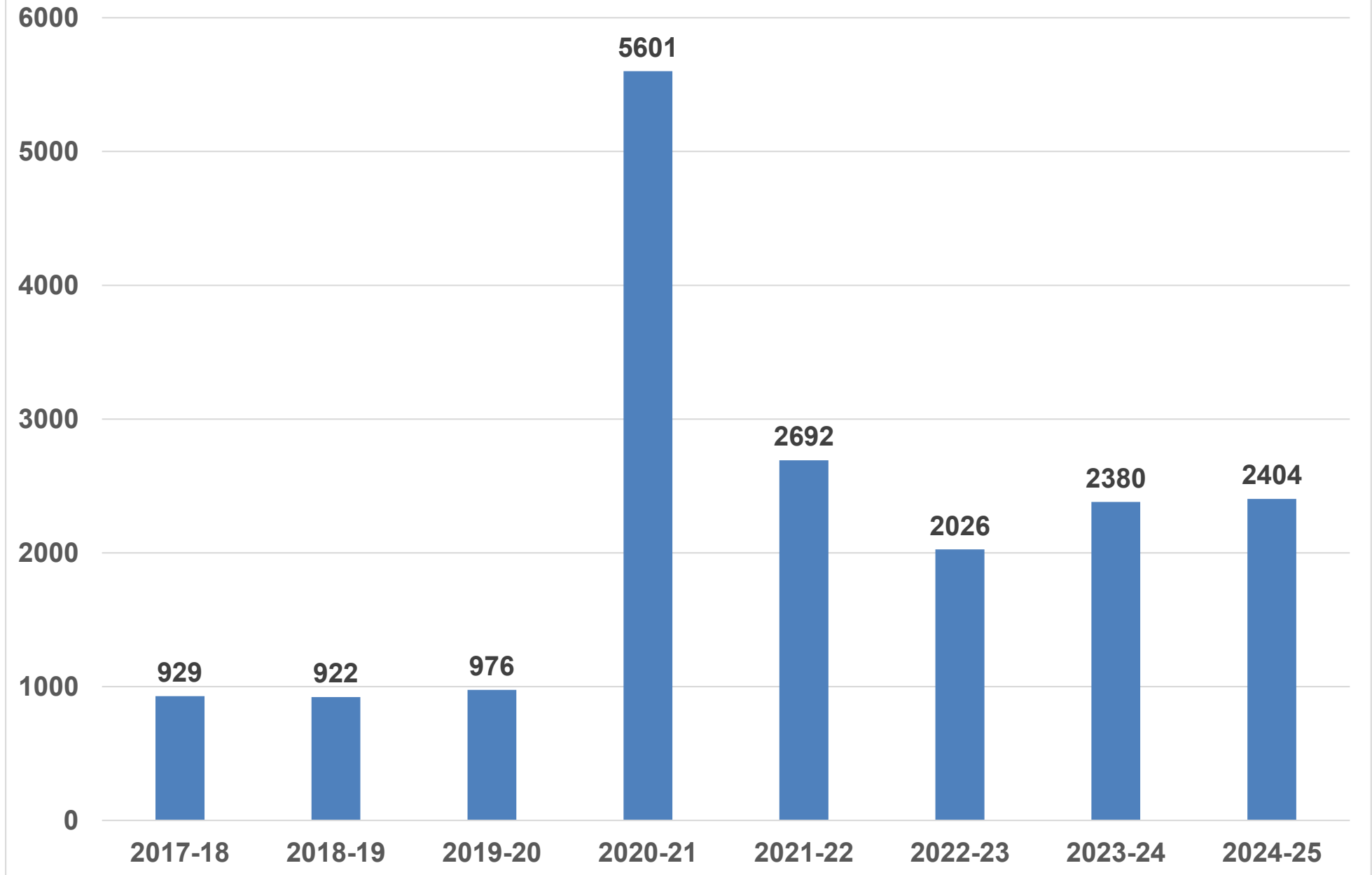
*Brown - Total District enrollment (Virtual and On-site).

*Bright Orange - On-site proxy students (Virtual excluded)

* Virtual students were identified separately beginning in 2017-18 school year.

Agenda Item 2 - State Construction Department Follow Up Information Student Enrollment

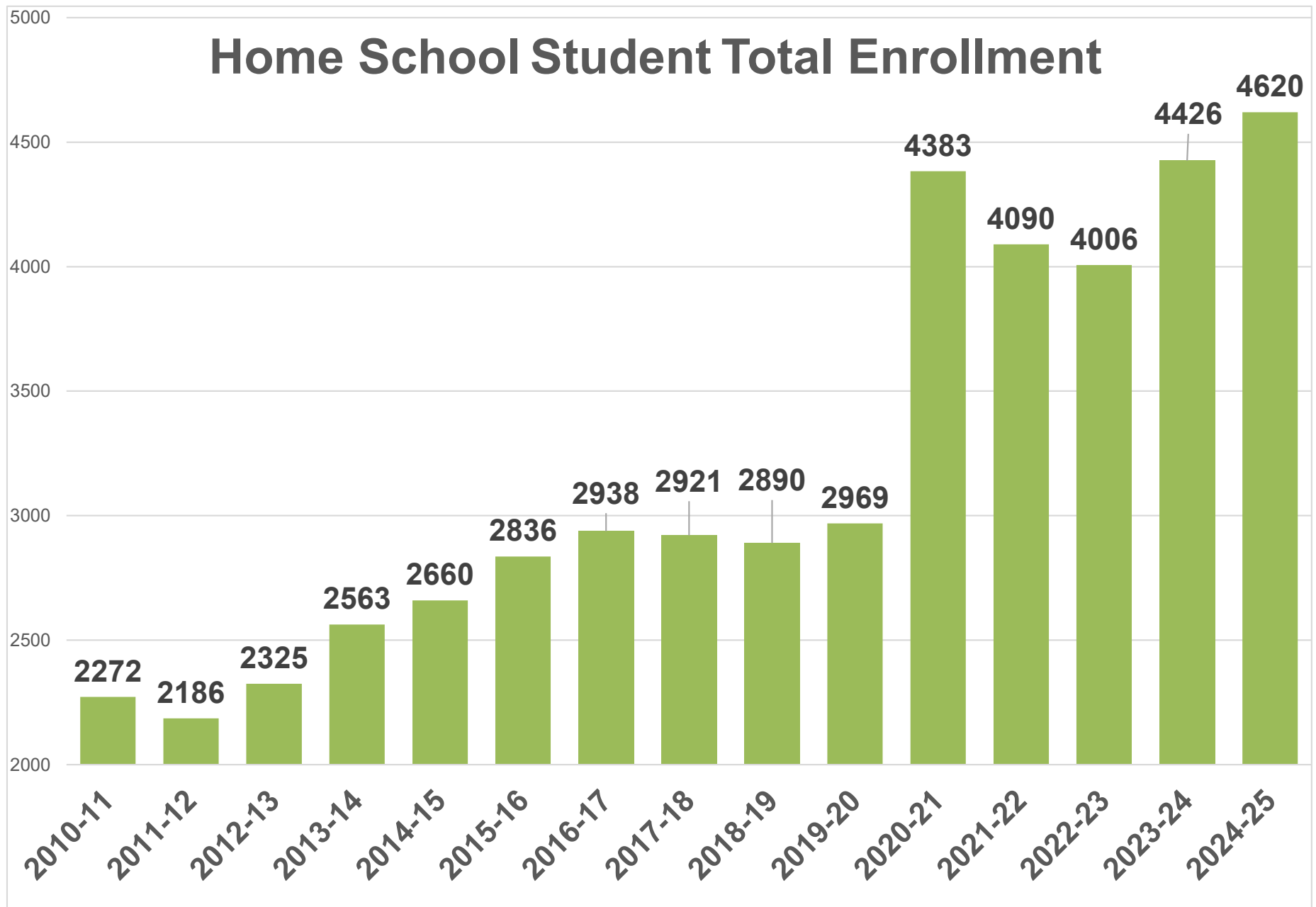
Virtual Total Enrollment



*If a student is enrolled in one of Wyoming's virtual education programs.

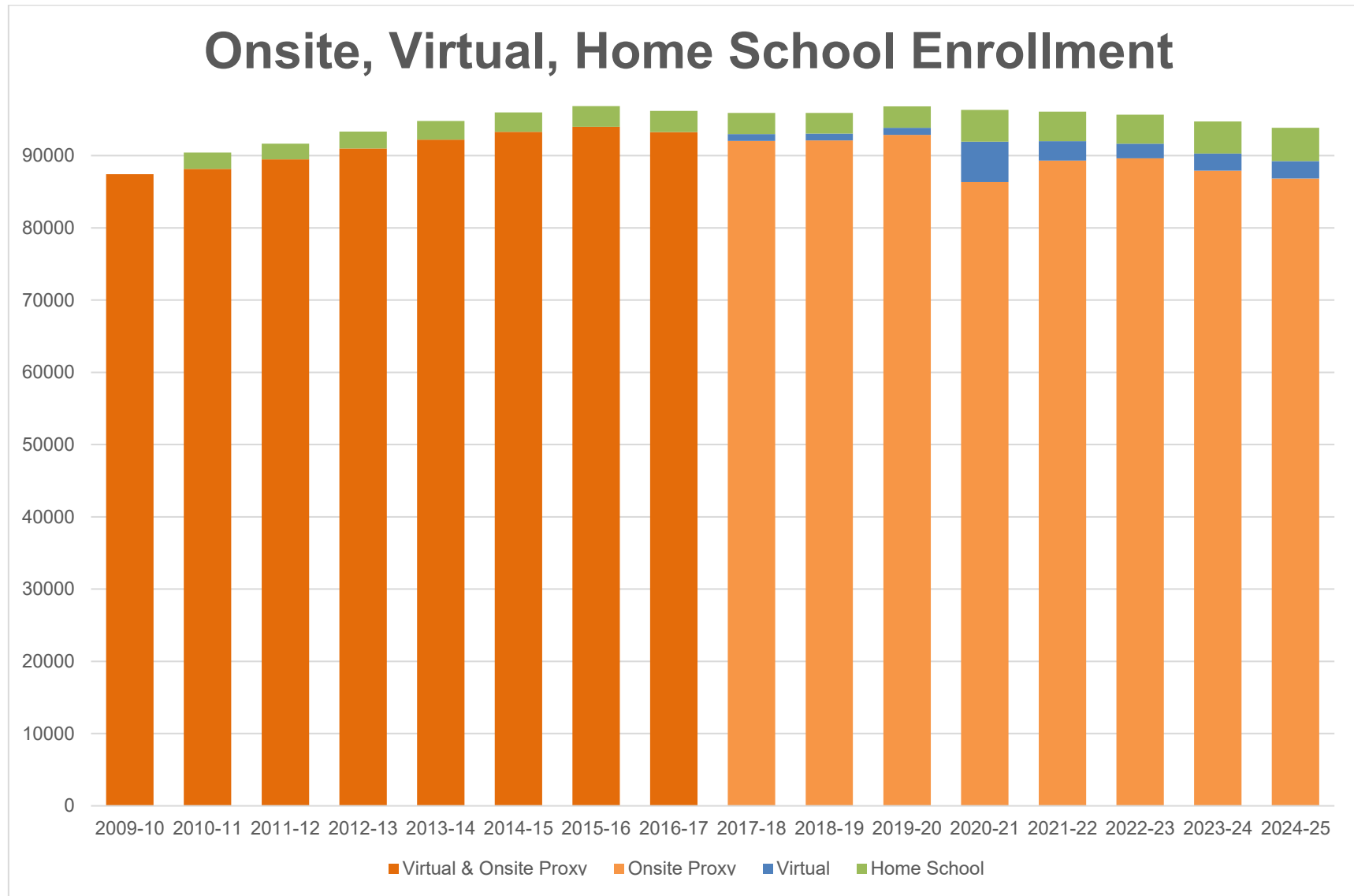
*Full-time virtual education" means more than fifty percent (50%) of the required educational program is provided through virtual education by a school district.

Agenda Item 2 - State Construction Department Follow Up Information Student Enrollment



* Home School data has been tracked separately by WDE since 2010. WDE will no longer report Home School numbers after this year. Agenda Item 2 - Page 45 of 79

Agenda Item 2 - State Construction Department Follow Up Information Student Enrollment





Wyoming State Construction Department

Governor Mark Gordon

•

Delbert A. McOmie, P.E., Director

Agenda Item 2– State Construction Department Follow up Information *Costs Per Square Foot Comparison*

October 27, 2025

Members of the Select Committee on School Facilities:

Purpose and Overview

This report considers available 2023–2025 data on K–12 school construction costs in Wyoming and its surrounding states—Utah, Colorado, Idaho, Montana — to evaluate Wyoming’s relative position in cost per square foot (SF) and identify factors influencing higher or lower costs.

Data was extracted from a compilation of bid records, contractor interviews, and public bond documentation, supplemented by national estimating sources such as RSMeans 2025 City Cost Index, ENR, Cumming Group Q2 2025 Market Analysis, and BNI/Marshall & Swift and then summarized for this report.

Examples of Bordering State Construction Costs (Various Completion Dates)

*Please see Exhibit A and B (following pages) for list of schools and relative square foot costs as well as Wyoming’s construction cost average by year graph.

Wyoming’s average school cost of \$513/SF is 10.3 percent above the regional average of all schools reported on Exhibit A which is \$465/SF and 8.9 percent below the U.S. median per note on Exhibit B (\$563 per sq ft).

Key Cost Drivers and Regional Variances

Geographic and Climate Constraints: Wyoming’s dispersed population and harsh climate elevate logistics and winter construction premiums. Cold-weather techniques and shortened seasons increase labor and equipment costs by up to 15%.

Supply Chain Limitations: Most structural steel, precast components, and mechanical systems are sourced from out of state, with freight costs adding as much as 10–20%.

Labor Market Competition: Energy-sector wages in Sweetwater, Campbell, and Lincoln counties intensify competition, forcing school construction wages higher than regional averages.

In the southeast area of the state, the active data centers, along with the construction of new data centers are straining the construction and trades workforce. The other industry on the horizon that could impact the construction workforce is the mining of rare earth materials.

Standards and Durability: Wyoming’s geographical location and state-funded model drives robust specifications (i.e. enhanced insulation, seismic design, and 50-year envelope performance) theoretically raising initial costs but lowering lifecycle expenditures.



Wyoming State Construction Department

Governor Mark Gordon

•

Delbert A. McOmie, P.E., Director

Project Scale: Smaller rural projects dilute economies of scale. Fixed costs (mobilization, design, systems) are distributed across fewer square feet, resulting in higher \$/SF metrics compared with urban Utah or Colorado districts.

Wyoming Position and Forecast

- 2025 Wyoming baseline: \$513/SF (all schools)
- Projected 2026 (6% inflation): $\approx$ \$544/SF
- Anticipated escalation costs for Gillette and Rock Springs High Schools currently in design have a projected average of \$655/SF, but rural or high-spec facilities (e.g., Ten Sleep K-12) may exceed \$700/SF.
- Outlook: Costs are defensible relative to peers; however, labor-driven escalation in energy-active and other regions across the statewide should be closely monitored.

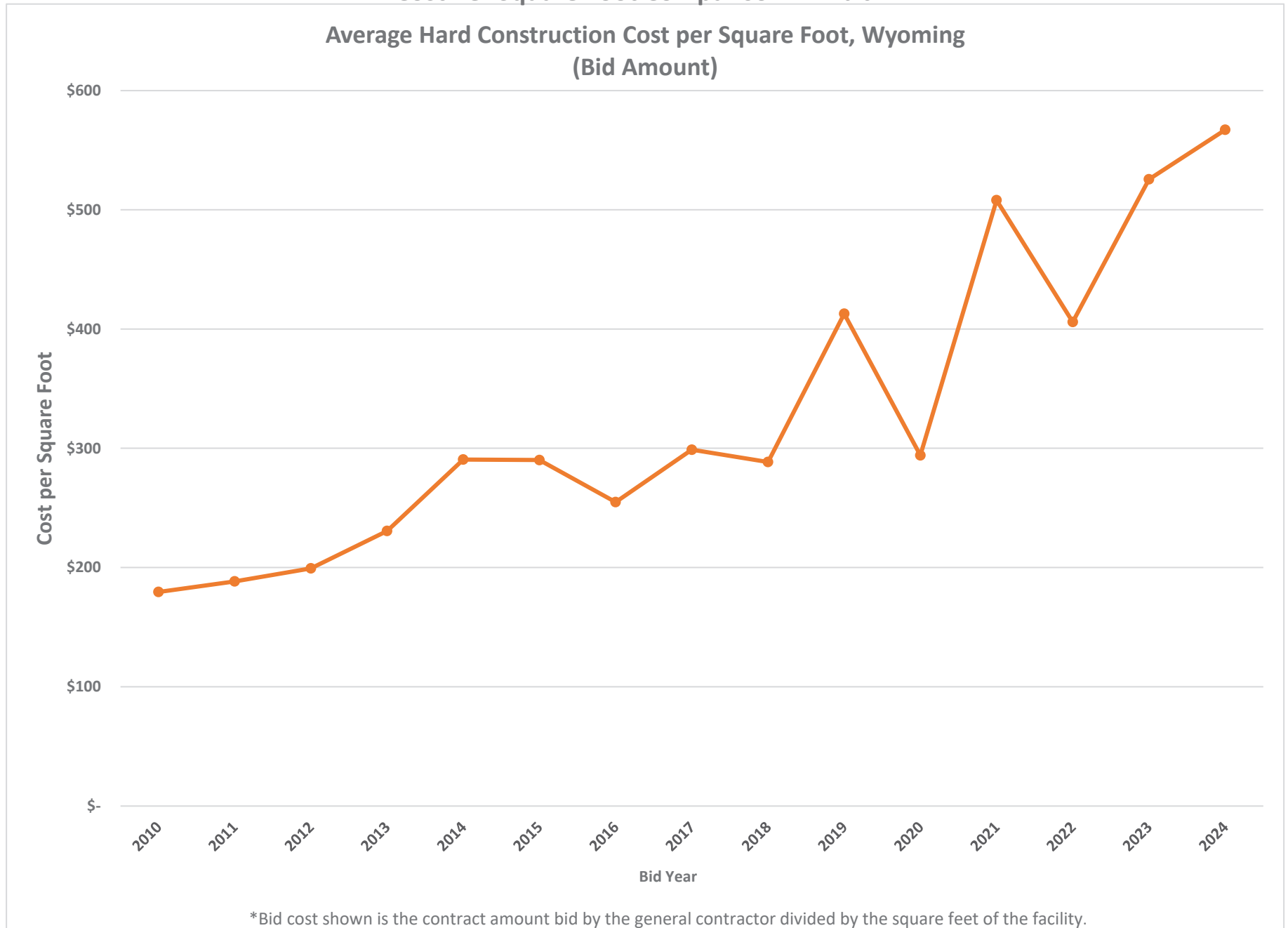
Key Findings

Wyoming remains regionally competitive in educational facility costs, with its per-square-foot values near neighboring averages despite logistical and climatic challenges. Variances in high-cost rural projects are attributable to remoteness, supply-chain dependence, and high labor premiums rather than inefficiency. Other factors to consider that may affect the difference in costs between Wyoming and bordering states are delivery methods, in state preference, and design standards/guidelines that may drive different degrees of quality in materials and craftsmanship. Wyoming is not alone in facing escalating construction costs, as increases are consistent and widespread throughout the region.

Agenda Item 2 – State Construction Department Follow Up Information
Cost Per Square Foot Comparison
Exhibit A

School Name	City/State	Type	Size (SF)	Cost/SF	Year/Completion	Notes
Aurora Quest K-8	Aurora,CO	K-8	90,000	\$422	2020	Magnet program, flexible learning spaces.
Boulder Community School of Integrated Studies	Boulder,CO	K-8 (Renovation)	55,000	\$327	2020	Major renovation, sustainability upgrades.
Cherry Creek Innovation Campus	Aurora,CO	High (Career Tech)	117,000	\$513	2019	Advanced CTE labs and industry partnerships.
Deer Creek High School	Heber City,UT	High	330,000	\$515	2026	New build to reduce overcrowding, heritage-inspired design, site work (\$24M est.) including road/traffic improvements, scoreboards.
DSST Elevate Northeast High	Denver,CO	High	100,000	\$450	2023	Charter STEM-focused campus.
East Elementary School	Cedar City,UT	Elementary	77,326	\$408	2025	Replacement adjacent to 1952 facility, modern HVAC, larger classrooms, site work/demolition (\$4.5M est.).
Greeley West High School	Greeley,CO	High	270,000	\$444	2022	Full rebuild, LEED Silver.
Highland High School	Salt Lake City,UT	High (Replacement)	400,400	\$749	2030	On-site rebuild, geothermal/solar, phased construction, extensive site work (\$75M est.) including stadium, track, fields.
Highlands ES New	St. Vrain,CO	Elem/New	70,000	\$371	(blank)	BEST grant; urban, but seismic adds 10%.
Horizon Junior High	West Point,UT	Middle	254,000	\$373	2025	Completed/opened 08/2025, site work \$8.5M.
Hyde Park Middle School	Hyde Park,UT	Middle	150,000	\$342	2026	Grades 6-8, special foundations due to soils, site work (\$6-7M est.) including utilities, seismic reinforcement.
Kessler ES New	Helena,MT	Elem/New	80,000	\$538	(blank)	Bond-driven; inflation hit similar to WY.
Meeker High School	Meeker,CO	High	80,000	\$650	2021	Rural district; BEST grant + bond.
Montbello High School	Denver,CO	High	277,629	\$502	N/A	Phone tag for details.
Mountain View Elementary	Canon City,CO	Elementary	65,000	\$385	2022	Funded via BEST grant.
Murray Junior	Murray,UT	Middle	170,000	\$372	N/A	Includes stadium, baseball field.
New High School	Saratoga Springs,UT	High	390,000	\$454	2026	Site work \$10-12M including athletics, roads.
Nibley Middle School	Nibley,UT	Middle	150,000	\$320	2026	Grades 6-8, extensive site work (\$6-7M est.) including earthwork, utilities, storm drainage, 8-classroom alternate.
Payson High School	Payson,UT	High	360,000	\$397	2025	Replacement of 1967 facility, CTE shops, athletic facilities, site work (\$35M est.) including parking, amphitheater, turf field.
Platte Valley Middle School Replacement	Kersey,CO	Middle	126,423	\$539	2026	Replacement of 66-year-old facility, P-12 campus, site work (\$25M est.) including parking, promenade, fields.
Ridgeline Middle School	Windsor,CO	Middle	154,864	\$477	2025	40-acre site, SLCs, two gyms, upstairs track, site work (\$20M est.) including turf stadium, outdoor areas.
Salida High School Expansion	Salida,CO	High (Addition)	30,000	\$400	2019	Added STEM wing and gymnasium.
Springville High School	Springville,UT	High	300,000	\$592	2026	Full rebuild, extensive site work (\$80M) including stadium, track, tennis, softball, city park improvements.
Ten Sleep K-12Remedy	Ten Sleep,WY	All/New	54,557	\$556	(blank)	Remote; freight +20%; potential audit flag.
Thunder Ridge High School	Idaho Falls,ID	High	257,000	\$233	2018	New build on 55 acres, steel/masonry, 1,000-seat auditorium, fiber-optic network, athletic complex (site work not included).

Agenda Item 2 – State Construction Department Follow Up Information
Cost Per Square Foot Comparison Exhibit B



U.S. 2025 National Average (All Schools): \$563/SF



Wyoming State Construction Department

Governor Mark Gordon

•

Delbert A. McOmie, P.E., Director

Agenda Item 2– State Construction Department Follow up Information *Construction Cost Insights*

October 27, 2025

Members of the Select Committee on School Facilities:

For discussion current construction costs, attached is the Q3 2025 Construction Cost Insights Report, which focuses on material pricing trends, tariff impacts, supply chain adjustments, and evolving procurement strategies in the construction industry. The following provides some information related to previous questions from the Select Committee regarding the impact on costing related to inflation and tariffs.

Quarterly Cost Changes

Material costs are trending upward with notable volatility in the U.S. market. U.S. material costs spiked as much as 5.7% and fell by 3.5%.

Tariff Impacts and Cost Drivers

Tariffs on imported metals are causing price increases in various construction materials, indicating a shift in market dynamics. Tariffs on steel and aluminum increased to 50% in June, affecting prices of electrical gear, HVAC equipment, and metal components.

Structural steel prices remained relatively flat from Q1 to Q2, attributed to sufficient domestic supply, but copper prices surged by 30-40% for pipe and 15-18% for wire due to supply constraints and demand from renewable energy projects.

Copper prices rose 12% from Q2 to Q3, even before the new tariff was announced. Other metals, such as wide flange beams and open web joists, also saw price increases, with open web joists rising nearly 12%.

Concrete Block Pricing Trends

Concrete block prices have remained stable after earlier increases, indicating a steady market. The national average price for concrete block edged up to \$2.40 per unit, a 0.42% increase from Q2.

Oil Pricing

Oil prices are not anticipated to rise due to the increase in the global supply including record U.S. production and rising global inventories expected to continue through 2026.



Wyoming State Construction Department

Governor Mark Gordon

•

Delbert A. McOmie, P.E., Director

Supply Chain Adjustments and Procurement Strategies

Contractors are adapting procurement strategies to manage material-specific disruptions and market uncertainties. Early engagement with suppliers and attention to product lead times are becoming crucial. Risk-sharing provisions are being built into contracts to protect project budgets from unpredictable material costs. Contractors are increasingly evaluating material substitutions based on regional market conditions and labor availability.

Regional and Labor Trends

Regional cost variability and labor conditions are influencing construction pricing and project execution. Local labor capacity varies significantly, affecting project timing and scheduling. Labor costs have been increasing steadily at 2-3% annually since 2021, exacerbated by skilled labor shortages.

Outlook for Construction Industry

The construction industry faces ongoing uncertainty with material pricing, labor constraints, and trade policy shifts. Continued volatility in metal pricing, particularly for copper and steel, is expected due to recent tariff actions. Labor availability remains a challenge, especially in high-demand regions, with rates rising 2-3% annually since 2021. Contractors are focusing on early planning and flexible procurement strategies to navigate cost risks effectively.

Construction Cost Insights Report: Q3 2025



Table of Contents

- Tariff Impacts and Cost Drivers
- Supply Chain Adjustments and Procurement Strategies
- Market Signals and Owner Behavior
- Regional and Labor Trends
- Sustainability and Spec Shifts
- Historical Cost Index Overview
- City Cost Index Overview
- Quarterly Cost Changes
- Structural Steel
- Framing Lumber
- Concrete Block

Executive Summary

While national material costs showed relative stability in Q3, underlying volatility is beginning to resurface. Tariffs on imported metals (including copper, steel and aluminum) have already triggered price increases across several categories, with more expected in the months ahead. As contractors prepare for a turbulent finish to 2025, strategic sourcing and flexible procurement are becoming more important than ever. Contractors are also exploring alternate material specifications, placing early orders and reevaluating long-lead equipment strategies in light of regulatory shifts.

This Q3 2025 Construction Materials Cost Report combines national cost data and expert perspectives from Gordian with additional insights from supply chain leaders at Skanska USA Building. Together with economic indicators from the Associated General Contractors (AGC), the Associated Builders and Contractors (ABC) and the U.S. Bureau of Labor Statistics (BLS), the Q3 report provides a look at material pricing trends, risk factors and sector-specific dynamics shaping the current construction environment. Meanwhile, owners are showing greater interest in escalation clauses, collaborative risk-sharing and more flexible procurement language in contracts.

Early signs of disruption are already noticeable in metals, HVAC equipment and electrical gear, while labor shortages and shifting demand across geographic markets continue to influence pricing behavior. Not surprisingly, contractors who stay agile and forward-looking will be best positioned to manage what's ahead.

[Download Report](#)

Building Models Used To Calculate Price Data

Gordian's data team researches material, labor and equipment prices and quantities in cities across the U.S. and Canada to create a composite cost model, which is weighted to reflect actual

usage in the building construction industry. To capture the types of construction activity typically performed across North America, researchers merged nine building types, which represent those most commonly found across America and Canada. They are:

1. **FACTORY** (one story)
2. **OFFICE** (two to four stories)
3. **STORE** (retail)
4. **TOWN HALL** (two to three stories)
5. **HIGH SCHOOL** (two to three stories)
6. **HOSPITAL** (four to eight stories)
7. **GARAGE** (parking)
8. **APARTMENT** (one to three stories)
9. **HOTEL/MOTEL** (two to three stories)

Tariff Impacts and Cost Drivers

Even as overall material pricing trends remain relatively stable in Q3, mounting pressure from tariffs is beginning to influence several core product categories. According to Skanska USA Building, tariffs on steel and aluminum – which were raised to 50% in June under Section 232 – have already resulted in price increases across electrical gear, HVAC equipment and metal components such as studs and curtain wall assemblies.

These increases are also affecting derivative products, such as flashings, boxes and wire devices, where aluminum or copper content plays a role in pricing. While structural steel pricing remained flat from Q1 to Q2, Tom Park, Vice President, National Strategic Supply Chain Group, and Steve Stouthamer, Executive Vice President, Project Planning at Skanska USA Building, noted this may be temporary, attributing the stability to sufficient domestic supply, which could shift moving forward.

Copper products, however, are already showing sharper impacts. Ahead of the new 50% copper tariff which went into effect August 1, prices for copper pipe and wire surged to record highs, with Skanska reporting year-to-date increases of 30–40% for copper pipe and 15–18% for copper wire. Adam Raimond, Gordian's Program Manager, Construction Indices, added that copper prices rose 12% from Q2 to Q3, even before the tariff was announced – a trend driven by supply constraints and anticipated demand from renewable energy projects.

How National Average Material Costs Are Determined

Gordian's team contacts manufacturers, dealers, distributors and contractors all across the U.S. and Canada to determine national average material costs. Included within material costs are fasteners for a normal installation. Gordian's engineers use manufacturers' recommendations, written specifications and/or standard construction practice for size and spacing of fasteners. The manufacturer's warranty is assumed. Extended warranties and sales tax are not included in the material costs.

Note: Adjustments to material costs may be required for your specific application or location. If you have access to current material costs for your specific location, you may wish to make adjustments



to reflect differences from the national average.

In Gordian's national dataset, other metals showed signs of movement as well. Wide flange beams increased slightly, while open web joists jumped nearly 12% nationwide. Aluminum and conduit pricing also turned upward in Q3, breaking a long stretch of flat quarters. The Associated General Contractors (AGC)^[1] and the Associated Builders and Contractors (ABC)^[2] both noted rising input costs for nonresidential construction materials in June, with the latest Producer Price Index from the Bureau of Labor Statistics (BLS)^[3] reflecting broad increases in steel mill products and nonferrous wire and cable.

Both contractors and suppliers are watching tariff timelines closely, with many anticipating broader impacts in Q4 as material already in the pipeline turns over. While domestic producers may benefit in the long term, the near-term effect is likely to be price volatility as markets adjust. For categories with limited domestic sourcing, such as certain electrical components and HVAC equipment, lead times may also be affected.

Supply Chain Adjustments and Procurement Strategies

Procurement strategies are evolving in response to both material-specific disruptions and wider market uncertainty. At Skanska USA Building, teams are navigating challenges related to the refrigerant transition mandated by the federal government. As of January 1, 2025, the shift from R-410A to R-454B has caused delays and cost increases for HVAC equipment, compounded by a shortage of the new refrigerant and its cylinders.

This shift is also prompting mechanical subcontractors to reevaluate equipment selections mid-project, as available inventory doesn't always match original specifications. Some teams are pivoting to alternate brands or split-system solutions to avoid delays. According to Skanska, these pressures have prompted earlier engagement with suppliers and more attention to product lead times.

To manage unpredictable pricing, particularly in tariff-sensitive categories, Skanska is also working with clients and subcontractors to build risk-sharing provisions into contracts. These strategies help protect project budgets when material costs become difficult to guarantee. Additionally, the firm continues to monitor timber and metal pricing trends, particularly as wood substitution grows more attractive in light of rising costs in conventional materials. Skanska reports that in some projects, teams are evaluating wood framing in place of steel, and vice versa, depending on regional market conditions and labor availability. While substitution isn't always feasible, the ability to pivot is increasingly built into project planning.

In This Quarterly Construction Insights Report:

In this Quarterly Construction Cost Insights Report, we will be examining key data points surrounding construction material pricing. We will look at the Historical Cost Index, offering a retrospective lens on pricing trends, and the City Cost Index, providing a granular view of localized market variations. In addition, we will thoroughly explore the pricing trends of six key building materials:



- **STRUCTURAL STEEL**
- **FRAMING LUMBER**
- **CONCRETE BLOCK**
- **CONDUIT**
- **COPPER ELECTRIC WIRE**
- **FIBERGLASS INSULATION**

On the data side, Gordian reported that supply shortages are particularly evident in lumber categories, where both production slowdowns and reduced Canadian imports have driven availability to the lowest level since 2019.^[4] As a result, prices for boards, framing lumber and plywood increased between 4% and 7% from Q2 to Q3. Contractors are responding by preordering long-lead items earlier in the design phase and using digital procurement tools to identify alternative vendors in real time.

Across the industry, firms are leaning more heavily on scenario planning and flexible sourcing models. These approaches, which are validated by ABC's recent reporting on cost control trends, are helping teams stay responsive and resilient in a market defined by ongoing uncertainty.

Market Signals and Owner Behavior

As material markets adjust to tariff pressures and shifting supply dynamics, contractors report that owners are becoming more engaged and proactive in addressing pricing risk. According to Skanska USA Building, clients are increasingly requesting escalation clauses and allowances as a way to buffer against unpredictable material cost swings.

"We're helping them incorporate escalation clauses and adjust contract language to better protect budgets when pricing is uncertain," said Tom Park. These discussions are happening earlier in the design phase, giving teams more time to adapt procurement strategies in real time.

The refrigerant transition, which took effect at the start of 2025, provides a case in point. In response to delays and cost spikes tied to the mandated switch to R-454B, some owners are reevaluating mechanical design choices or accelerating purchase decisions for HVAC equipment to mitigate risk. Even before final designs are complete, clients are often placing early orders to secure critical materials.

Gordian's Adam Raimond noted that lumber categories are showing earlier ordering patterns, as buyers try to stay ahead of shortages and regional price swings. He added that conduit and other metals saw upward price shifts in Q3, with procurement likely influenced by supply constraints and changing market expectations.

More broadly, firms are leaning into flexible design and specification pathways. Where appropriate, structural systems or assemblies are being evaluated for potential substitutions. This isn't just a cost-saving strategy; it's about project viability in a dynamic market.

While not every client is fully tuned in to the bigger economic picture, the feedback suggests growing awareness of construction-specific cost swings. That awareness, paired with collaborative planning and procurement strategies, may prove critical in navigating the next phase of material market uncertainty.



Regional and Labor Trends

While national averages suggest general stability, regional cost variability and labor conditions continue to shape how those trends play out on the ground. According to Adam Raimond of Gordian, Canadian index values rose from Q2 to Q3 across most provinces, and the U.S. showed a similar trend. He attributes some of Canada's movement to the strengthening Canadian dollar, which increased from 0.70 to 0.74 USD between April and July. Shifts in currency, along with localized market demand, are contributing to regional pricing gaps that impact firms working across multiple markets.

Skanska's Steve Stouthamer noted that while material pricing hasn't varied dramatically between regions, local labor capacity has. Some markets remain saturated with work, while others have slowed in response to policy or permitting changes. Skanska continues to monitor project volume in regional markets to time execution around workforce availability. In some cases, local policy changes, such as electrification mandates or city-specific wage requirements, are also affecting both project timing and labor dynamics. Stouthamer noted that in several markets, changes to permitting processes have delayed construction starts, further tightening labor allocation and making scheduling more complex.

Labor costs remain one of the biggest drivers of construction budgets nationwide. Gordian data shows labor rates have been increasing steadily at 2–3% annually since 2021, a trend that has persisted through 2025. These pressures, combined with ongoing skilled labor shortages, have continued to extend schedules and push firms toward more agile project planning.

Both the Associated General Contractors and the Bureau of Labor Statistics have reported elevated construction employment levels in recent months. Yet the gap between demand and available labor, especially in skilled trades, is still creating cost and timeline challenges for contractors, notably in high-growth metros and remote markets.

Sustainability and Spec Shifts

While sustainable materials and lower-carbon alternatives remain a long-term priority across the industry, expert feedback this quarter suggests that few clients have made significant changes to their procurement priorities in Q3. According to Skanska's Steve Stouthamer, sustainability goals are still present but have not materially changed the mix of products being specified.

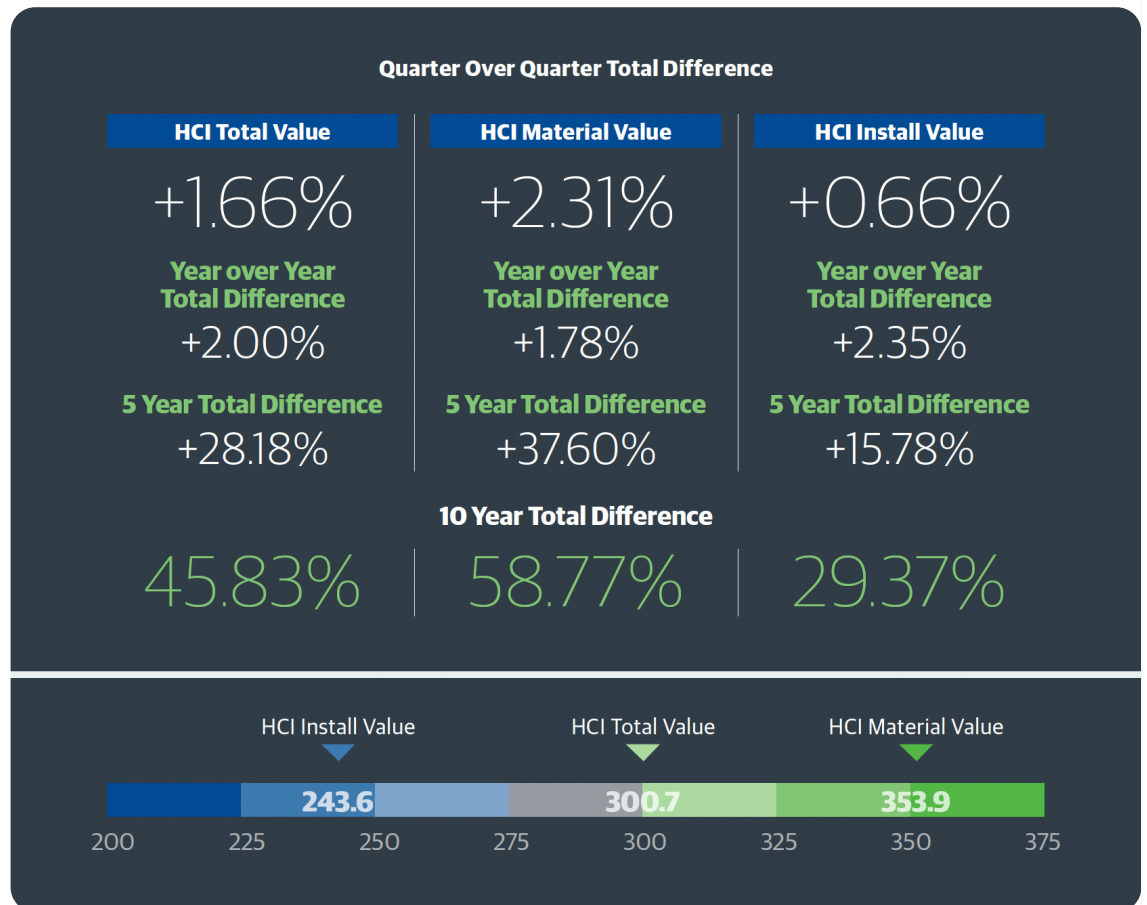
However, some indirect effects are emerging. As tariffs on steel have made timber a more attractive structural option, the pricing and availability of lumber could take on greater importance. Skanska is closely watching potential shifts in lumber tariffs, which could dampen that interest. With rising interest in substitution, particularly for structural elements, contractors may begin revisiting specification flexibility to allow for alternative materials that meet code while aligning with both cost and sustainability goals.

While Gordian did not report major pricing changes in recognized sustainable categories this quarter, the firm continues to track demand growth in low-carbon alternatives, especially as owners look ahead



to 2026 and beyond, when ESG (environmental, social and governance) standards may begin to influence pricing behavior more directly.

Historical Cost Index Overview



The HCI (Historical Cost Index) is an invaluable tool to track changes in the cost of construction materials and labor over time. The HCI Total Index Value represents the overall change in construction costs, including materials, labor and installation expenses. The HCI Material Value tracks the change in the cost of raw materials, such as lumber and steel. The HCI Install Value measures the change in the cost of installation labor, including plumbing, electrical and HVAC. These indices provide valuable insights, helping building industry professionals to anticipate and plan for changes in construction costs and make informed decisions about project budgets and timelines.

NOTES:

- The index values are based on a 30-city national average with a base of 100 on January 1, 1993. The three numbers are the total, material and install index numbers, respectively, for the 30-city national average in 2025.
- The Historical Cost Index (HCI) applies the quarterly City Cost Index (CCI) updates to a historical benchmark and allows specific locations to be indexed over time. These indexes with RSMeans Data are a vital tool for forecasting construction costs and can be a valuable source of information for comparing, updating and forecasting construction costs throughout the United States.



City Cost Index Overview

The City Cost Index is a quarterly data product designed to answer the question, “How much higher/lower are costs in my city relative to the national average?” The CCI can be used to better reflect localized pricing in construction estimates. Each quarter, Gordian’s RSMeans™ Data research team collects prices from cities across the United States and Canada, which are then compared to the national average and the current year’s annual release data to create the CCI. The City Cost Index shows a factor for Material, Installation and Total with rows representing multiple CCI divisions. Additionally, the CCI shows a Material Total, Installation Total and a Total Weighted Average.



CITY	STATE	CURRENT QUARTER TOTAL INDEX	QUARTER OVER QUARTER TOTAL DIFFERENCE	YOY TOTAL DIFFERENCE	CURRENT QUARTER MATERIAL INDEX	QUARTER OVER QUARTER MATERIAL DIFFERENCE	YOY MATERIAL DIFFERENCE	CURRENT QUARTER INSTALL INDEX	QUARTER OVER QUARTER INSTALL DIFFERENCE	YOY INSTALL DIFFERENCE
ATLANTA	GA	0.914	0.76%	1.44%	1.022	1.41%	1.39%	0.749	-0.59%	1.57%
BALTIMORE	MD	0.971	2.91%	2.07%	1.054	3.46%	2.13%	0.843	1.85%	1.97%
BOSTON	MA	1.163	3.61%	3.22%	1.05	4.85%	3.15%	1.338	2.15%	3.30%
BUFFALO	NY	1.056	1.82%	1.40%	1.054	2.70%	1.14%	1.058	0.49%	1.81%
CALGARY	AB	1.225	0.81%	3.98%	1.422	1.45%	1.35%	0.921	-0.68%	10.84%
CHICAGO	IL	1.179	0.55%	2.16%	0.995	1.52%	1.39%	1.463	-0.44%	2.98%
CINCINNATI	OH	0.929	1.92%	2.79%	1.017	2.90%	3.10%	0.794	0.04%	2.19%
CLEVELAND	OH	0.965	2.47%	2.86%	0.989	3.00%	3.26%	0.926	1.62%	2.20%
COLUMBUS	OH	0.957	2.24%	3.74%	1.019	2.74%	3.76%	0.861	1.33%	3.71%
DALLAS	TX	0.856	0.46%	0.74%	0.987	0.89%	0.33%	0.653	-0.53%	1.73%
DENVER	CO	0.938	1.35%	3.66%	1.047	1.53%	3.80%	0.769	0.99%	3.37%
DETROIT	MI	1.007	4.17%	3.50%	1.012	6.81%	5.25%	0.999	0.29%	0.88%
EDMONTON	AB	1.22	0.85%	3.70%	1.418	1.54%	1.30%	0.914	-0.79%	9.94%
HAMILTON	ON	1.191	2.17%	3.52%	1.335	3.66%	2.81%	0.969	-0.85%	5.09%
HOUSTON	TX	0.846	0.19%	-1.75%	0.965	0.05%	-3.23%	0.663	0.52%	1.75%
INDIANAPOLIS	IN	0.944	2.18%	3.38%	1.008	2.89%	4.32%	0.845	0.90%	1.69%
KANSAS CITY	MO	0.997	1.72%	1.80%	0.986	1.62%	1.59%	1.014	1.87%	2.12%
LONDON	ON	1.183	1.73%	3.47%	1.332	3.05%	2.63%	0.954	-0.99%	5.35%
LOS ANGELES	CA	1.16	0.87%	0.95%	1.037	1.20%	-1.37%	1.349	0.47%	3.84%
MEMPHIS	TN	0.896	1.27%	0.83%	1.013	1.33%	0.54%	0.714	1.14%	1.46%
MILWAUKEE	WI	1.021	1.42%	1.13%	0.977	2.34%	0.33%	1.089	0.17%	2.26%
MINNEAPOLIS	MN	1.105	2.72%	4.03%	1.024	3.90%	4.40%	1.23	1.25%	3.56%
MONTREAL	QC	1.12	-0.42%	-0.56%	1.274	-0.42%	-2.23%	0.883	-0.41%	3.36%
NASHVILLE	TN	0.906	1.24%	0.98%	1.023	2.10%	0.70%	0.725	-0.56%	1.60%
NEW ORLEANS	LA	0.88	0.53%	0.48%	0.991	0.74%	-0.08%	0.71	0.09%	1.71%
NEW YORK	NY	1.269	1.03%	1.15%	1.021	1.60%	0.84%	1.653	0.50%	1.45%
OTTAWA	ON	1.169	-0.69%	2.04%	1.29	-0.89%	-0.27%	0.982	-0.30%	7.07%
PHILADELPHIA	PA	1.144	2.05%	1.68%	1.008	2.49%	1.76%	1.353	1.54%	1.60%
PHOENIX	AZ	0.926	0.97%	4.19%	1.04	1.72%	4.54%	0.749	-0.60%	3.47%
PITTSBURGH	PA	1.042	2.16%	2.31%	1.054	3.48%	2.53%	1.023	0.13%	1.95%
QUEBEC	PQ	1.132	-0.38%	0.28%	1.291	-0.30%	-0.99%	0.887	-0.55%	3.26%
SAN ANTONIO	TX	0.843	1.02%	-1.12%	0.963	0.62%	-2.36%	0.659	1.94%	1.81%
SAN DIEGO	CA	1.136	1.79%	3.13%	1.046	2.88%	3.24%	1.274	0.44%	2.98%
SAN FRANCISCO	CA	1.298	0.90%	1.55%	1.066	1.70%	-0.57%	1.656	0.12%	3.74%
SEATTLE	WA	1.091	1.77%	2.12%	1.025	1.56%	0.80%	1.192	2.05%	3.93%
ST. LOUIS	MO	0.999	1.65%	2.49%	0.992	3.31%	4.44%	1.01	-0.78%	-0.32%
TORONTO	ON	1.218	2.15%	3.76%	1.332	3.31%	2.55%	1.042	-0.07%	6.24%
VANCOUVER	BC	1.199	1.42%	4.26%	1.368	1.94%	1.51%	0.937	0.26%	11.05%
WASHINGTON	DC	0.97	1.75%	2.58%	1.027	2.06%	3.00%	0.881	1.19%	1.83%
WINNIPEG	MB	1.107	1.16%	1.13%	1.402	1.65%	0.62%	0.65	-0.44%	2.88%

Quarterly Cost Changes

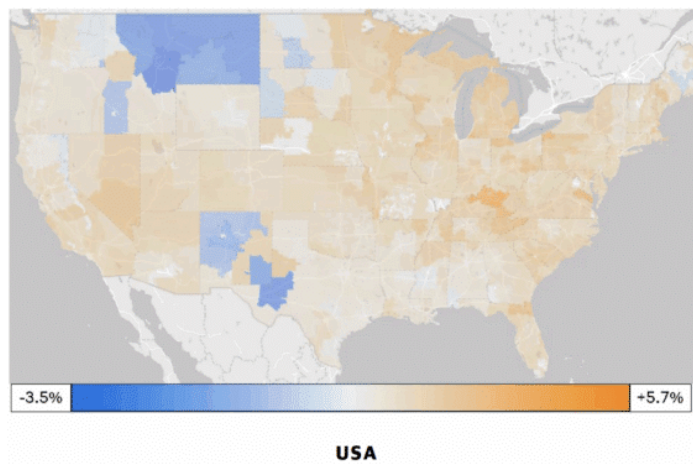
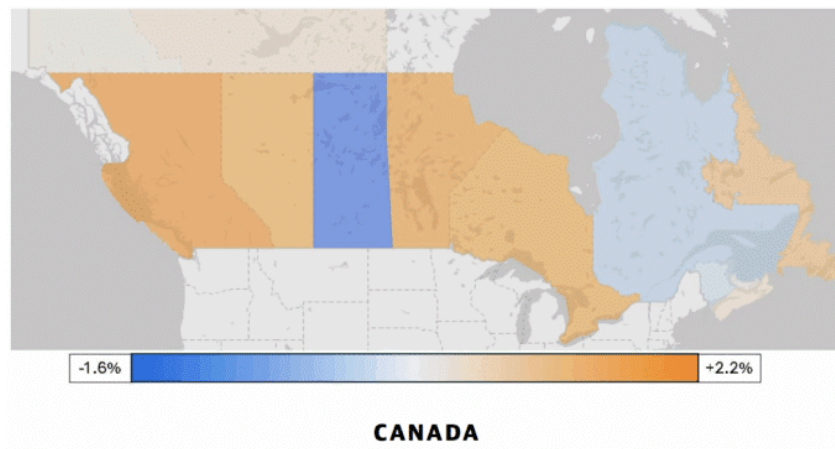


Q2 2025 to Q3 2025

Material costs are on an upward trend in both the U.S. and Canada. This is an atypical trend, as costs for the neighboring nations often move in different directions. One possible explanation for Canada's
 Agenda Item 2 - Page 60 of 79

upward trajectory is the strength of the Canadian dollar relative to its U.S. counterpart. As recently as April 1, the conversion rate was \$0.7 to 1 CAD. Three months later, 1 CAD is now worth \$0.74.

There is, however, a difference in the degree of change. Canadian prices hopped just 2.2% on the high side and tumbled a mere 1.6% on the low end. Material changes were far more volatile in the U.S., spiking as much as 5.7% and falling as much as 3.5%



Structural Steel

What the data says:

The national average price for structural steel rose to \$2,653.03 per ton in Q3 2025, an increase of 1.85% from Q2 and 2.06% yearover-year, reflecting slight upward movement following several quarters of decline.

View from the field:

GORDIAN: "Some steel items, such as wide flange beams, saw small increases in the last three months. But others, like open web joists, increased almost 12% nationwide."



SKANSKA USA BUILDING: “Even though steel tariffs increased from 25% to 50% on June 4th, pricing for structural steel remained relatively flat from Q1 to Q2. Much of this we attribute to available domestic capacity, a trend which may adjust in time.”



Material Description: Structural steel, ASTM A36, wide flange shapes, two-story office building, beams and columns, field bolting.

Measurement relative to this data: National average cost is per ton of structural steel, ASTM A36.

[Read more on what the data says about steel.](#)

Framing Lumber

What the data says:

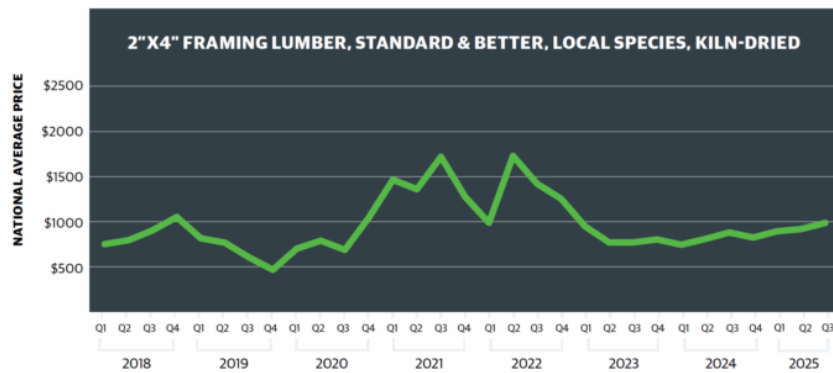
The national average price for framing lumber climbed to \$936.05 per MBF (thousand board feet), up 6.42% from Q2 and 10.46% year-over-year. The increase continues a trend of pricing volatility tied to production cuts, shifting demand, and tariff-related pressure.

View from the field:

GORDIAN: “Lumber costs increased around 6% from Q2 to Q3. Most areas saw these increases to some extent, but prices increased the most in the Midwest and Pacific Northwest regions.”

SKANSKA USA BUILDING: “Lumber pricing has remained stable throughout the first half of 2025. Weak single-family housing starts will keep pricing in check. One key factor to watch going forward is lumber tariffs. The current U.S. administration is studying lumber trade and may implement increased tariffs on lumber.”





Material Description: 2" x 4" framing lumber, standard & better, local species, Kiln-dried.

Measurement relative to this data: National average cost is per square foot of the material costs. National average cost noted is per MBF (thousand board feet) of 2" x 4" framing lumber.

[Read more on what the data says about lumber.](#)

Concrete Block

What the data says:

The national average price for concrete block edged up to \$2.40 per unit in Q3 2025, a 0.42% increase from Q2 and just 0.84% higher than one year ago. After a sharper increase earlier in the year — most notably between Q1 2024 and Q1 2025 — pricing has remained stable for three consecutive quarters.

View from the field:

GORDIAN: "[Concrete block] has continued to remain steady for the last year."

SKANSKA USA BUILDING: "PPI for structural concrete block jumped from 186 to 191.5 in January of this year. Since that time, the index has remained flat."



Material Description: Concrete block, reg. weight, hollow, ASTM C90, 8" x 8" x 16", 2000 psi (pounds per square inch).

Measurement relative to this data: National average cost is per square foot of the material costs. National average cost noted is per one block of concrete, ASTM C90.

[Read more on what the data says about concrete block.](#)

Conduit

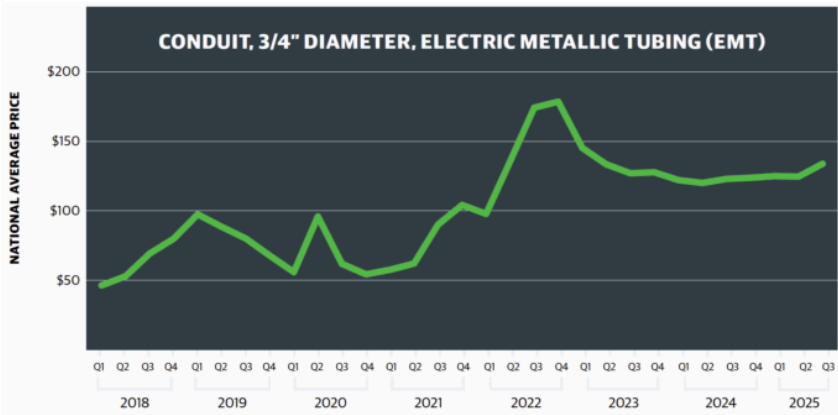
What the data says:

The national average price for ¾" electric metallic tubing (EMT) rose to \$134.04 per CLF (hundred linear feet) in Q3 2025, up 6.80% from Q2 and 8.11% year-over-year. After several relatively flat quarters, this marks a more notable increase, though prices remain below their 2022 peak.

View from the field:

GORDIAN: "For the first time in over two years, conduit prices have seen a notable increase, going up almost 7% from Q2 to Q3. Even though this is rare to see, it also wasn't surprising, because the increase is in line with the increases also observed in other steel and aluminum products."

SKANSKA USA BUILDING: "Year to date, we've seen steel conduit prices increase 22% on average across all sizes; however, PVC conduit prices have decreased about 12% for all sizes."



Material Description: Conduit, 3/4" diameter, electric metallic tubing (EMT).

Measurement relative to this data: National average cost is per square foot of the material costs. National average cost noted is per CLF (hundred linear feet) of EMT (electric metallic tube) conduit.



Copper Electric Wire

What the data says:

The national average price for copper electric wire rose to \$393.64 per MLF (thousand linear feet), up 12.03% from Q2 and 15.20% year-over-year. The increase reflects growing pressure on copper markets amid tariff concerns and global supply constraints.

View from the field:

GORDIAN: “Copper prices increased 12% from Q2 to Q3. This increase occurred even before a 50% tariff on copper was announced in July. This increase isn’t unexpected, as it was believed that copper was going to simultaneously face supply shortages and additional demand from renewable energy projects.”

SKANSKA USA BUILDING: “Year to date, copper wire prices are up 15-18%. In addition to copper wire, aluminum wire is up about 40% year to date.”



Material Description: Electric wire, single copper conductors, THHN, #10 stranded.

Measurement relative to this data: National average cost is per square foot of the material costs. National average cost noted is per MLF (thousand linear feet) of copper wire.

Fiberglass Insulation

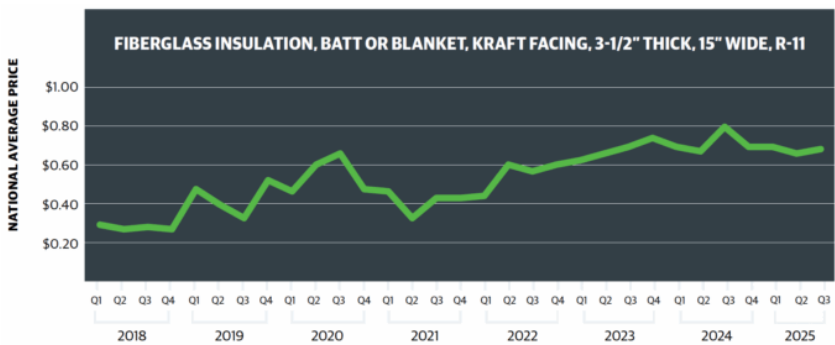
What the data says:

The national average price for fiberglass insulation rose to \$0.67 per square foot in Q3 2025, up 3.08% from Q2. However, pricing remains 12.99% lower than a year ago, following a steady decline that began after peaking in early 2024.

View from the field:

GORDIAN: “Prices ticked up slightly into Q3, but that is likely only due to seasonal demand. Fiberglass insulation production is mostly domestic only, so we don’t expect this item category to be impacted much by any tariffs.”

SKANSKA USA BUILDING: “Fiberglass increases were taken by the market at the start of 2025. These increases ranged from 5 to 8%. No further increases have been announced so far this year.”



Material Description: Fiberglass insulation, batt or blanket, Kraft facing, 3-1/2” thick, 15” wide, R-11.

Measurement relative to this data: National average cost is per square foot of the material costs. National average cost noted is per square foot of fiberglass insulation.

[Read more on what the data says about fiberglass insulation.](#)

Outlook



Looking ahead to Q4 and the start of 2026, the construction industry is grappling with persistent uncertainty, as material pricing, labor constraints and trade policy shifts remain in flux. Both Gordian and Skanska expect continued volatility in metal pricing — particularly for copper and steel — driven by

Agenda Item 2 - Page 66 of 79

recent tariff actions and tightening global supply. Additional pricing pressure could follow if more tariffs are enacted or availability remains constrained.

Gordian expects copper prices to climb further as the market adjusts to the 50% tariff which began August 1.^[5] Futures markets have already reacted, signaling that additional increases are likely. Steel prices may also rise depending on how well domestic capacity offsets rising import costs.^[6]

Labor availability remains a challenge, especially in high-demand and remote regions. While national hiring levels have held steady, firms continue to report difficulty securing skilled trades. Gordian data shows labor rates have been rising 2–3% annually since 2021, a trend likely to extend into 2026.

Despite these pressures, many contractors remain cautiously optimistic. Firms are leaning into early planning, flexible procurement strategies and specification reviews to stay ahead of cost risks. For the remainder of 2025, adaptability and strong regional insight will be essential for maintaining project momentum and protecting margins. Both Gordian and Skanska emphasized the importance of clear communication across design, procurement and construction phases. Whether through forecasting tools or stronger supplier ties, staying responsive to real-time market signals can help firms minimize late-year disruptions.

Conclusion

This quarter's data shows relative stability in material costs, but signs of stress are beginning to surface. Tariffs on metals and copper are starting to influence pricing and sourcing, while regional supply shifts and labor variability continue to complicate planning. Contractors and owners are responding by adjusting procurement strategies, expanding vendor networks, and revisiting contract language to account for cost fluctuations.

As Q4 approaches, teams that plan and stay flexible will be better positioned to manage budgets, secure materials in advance and keep projects moving.

Key Takeaways



1

TARIFFS on steel, aluminum and copper are beginning to drive pricing shifts in key material categories.

2

PROCUREMENT STRATEGIES now emphasize early ordering, risk-sharing provisions and vendor diversification.

3

LABOR COSTS CONTINUE TO RISE, with regional capacity constraints affecting project timelines.

4

THE REFRIGERANT TRANSITION is contributing to HVAC delays and pricing instability.

5

MATERIAL SUBSTITUTION IS GAINING TRACTION, especially in response to tariffs and price pressure.

6

CONTRACTORS are increasingly using digital tools and regional data to manage sourcing volatility.

7

OWNER ENGAGEMENT IS INCREASING, with more clients requesting contract adjustments and early cost planning.

Ready to explore cloud-based construction
cost estimating with **RSMeans Data Online?**

 **Shop Now**

The Following Supply Chain, Preconstruction and Sustainability Subject Matter Experts Contributed their Views for this Q3 2025 Analysis:

GORDIAN

- Adam Raimond, Program Manager, Construction Indices

SKANSKA USA BUILDING

- Steve Stouthamer, Executive Vice President, Project Planning
- Tom Park, Vice President, National Strategic Supply Chain Group
- Rob Cantando, National Director, Strategic Supply Chain Group

Additional Resources

- [Gordian Construction Data and Insights Hub](#)
- ^[1] [Associated General Contractors of America \(AGC\)](#)
- ^[2] [Associated Builders and Contractors \(ABC\)](#)
- ^[3] [U.S. Bureau of Labor Statistics \(BLS\)](#)





Wyoming State Construction Department

Governor Mark Gordon

Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information *Active Capital Construction Project Update*

October 27, 2025

Members of the Select Committee on School Facilities:

This is an update on active capital construction projects.

- Projects listed all have completed MCER studies and Project Agreements
- Projects that are under warranty or in the closeout process are not listed

School District	Project Name	Phase	Note
Albany#1	New Slade ES	Construction	AC Upgrade-\$750K vs \$1-1.2M expected, cooling coil installation began fall 2025 with completion scheduled for Jan. 30, 2026.
Albany#1	Old Slade ES	Demolition	All Pro Environmental is under contract and abatement is underway completion scheduled for Feb. of 2026
Campbell#1	New Little Powder K-8	Construction	Van Ewing is under contract, certificate of occupancy anticipated for late winter 2025
Campbell#1	Little Powder K-8 Demo	Construction	Van Ewing to begin after Little Powder K-8 is completed, completion scheduled for summer 2026
Campbell#1	New Transportation Bldg	Design	Plan One Architects under contract, in process of identifying cost savings after 35% design submittal
Campbell#1	Old Trans Bldg Demo	Design	Included in Plan One scope of work, will remain until new facility is complete
Campbell#1	New Campbell County HS	Planning	Plan One Architects under contract, 10% schematic design review scheduled for Oct. 14, 2025
Campbell#1	Old Campbell HS Demo	Planning	Included in Plan One scope of work, will remain until new facility is complete
Fremont#25	Riverton HS Auditorium	Construction	Warranty phase, completed within budget
Laramie#1	New 5-6 ES School*	Design	FDL Consulting under contract, 10% schematic design review scheduled for Oct. 23, 2025
Laramie#1	New Arp ES	Design	Stasis Design under contract, 35% design documents review scheduled for Nov. 18, 2025
Sweetwater#1	Rock Springs HS*	Design	Plan One Architects under contract, educational program planning is underway
Teton#1	New Transportation Facility	Construction	Ormond Builders under contract, foundation under way, projected completion in fall 2026
Teton#1	Old Bus Barn Demo	Construction	Included in Ormond Builders' scope of work, will remain until new facility is complete
Washakie#2	New Ten Sleep K-12	Construction	Occupied in Jan. 2025, currently in warranty phase
Washakie#2	Ten Sleep K-12 Demo	Construction	Demolition of old school is complete, site work in area of demo is underway, completion spring 2026

*Renderings unavailable at this time



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director



Campbell County School District #1
Little Powder K-8 Front, classroom wing.



Campbell County School District #1
Little Powder K-8 Back, gym wing.



Campbell County School District #1
Transportation Facility



Campbell County School District #1
New High School



Riverton HS Auditorium, Exterior



Riverton HS Auditorium, Interior



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director



Laramie County School District #1 New Arp K-4



Teton County School District #1
Transportation Facility



Ten Sleep K-12, Front



Ten Sleep K-12, Rear



Wyoming State Construction Department

Governor Mark Gordon

Delbert A. McOmie, P.E., Director

Agenda Item 2– State Construction Department Follow up Information *Most Cost Effective Remedy Study Update (10.3.2025)*

This is an update on the identified projects that require a “Most Cost Effective Remedy” (MCER) Study, what is driving the study.

District	School	Grade Configuration	Need	Consultant	Status	Status
Albany #1	Central Kitchen	Non-Educational	Condition	FEA	Analysis	Phase II
Carbon #1	Rawlins ES K-1 Campus	K-5	Condition	FEA	Analysis	Phase II
Laramie #1	Arp ES	K-6	Capacity	FEA	SFC Approved 11-7-24	Complete
Laramie #1	Buffalo Ridge ES	K-4	Condition	FEA	SFC Approved 11-7-24	Complete
Laramie #1	East HS	9-12	Capacity	FEA	SFC Approved 6-25-25	Complete
Laramie #1	Hobbs ES	K-6	Condition	FEA	SFC Approved 11-7-24	Complete
Laramie #1	Jessup ES	K-6	Condition	FEA	SFC Approved 11-7-24	Complete
Laramie #1	Saddle Ridge ES	K-6	Capacity	FEA	SFC Approved 11-7-24	Complete
Laramie #1	Sunrise ES	K-6	Capacity	FEA	SFC Approved 11-7-24	Complete
Crook #1	Moorcroft HS	7-12	Condition	FEA	SFC Approved 7-24-25	Complete
Crook #1	Sundance Bus Maintenance Building	Non-Educational	Condition	FEA	SFC Approved 7-24-25	Complete
Sweetwater #1	Rock Springs HS	9-12	Adequacy	FEA	SFC Approved 3-20-25	Complete
Campbell #1	Conestoga ES	K-6	Condition	MGT	Analysis	Phase II
Lincoln #2	Bus Garage	Non-Educational	Condition	MGT	SFC Approved 11-21-25	Complete
Lincoln #2	Etna ES	4-6	Capacity	MGT	SFC Approved 11-21-25	Complete
Sheridan #2	Sheridan JHS - Early Building	6-8	Condition	MGT	Analysis	Phase II
Niobrara #1	Lusk ES/MS	K-8	Condition	MGT	Analysis	Phase II
Platte #1	Wheatland Bus Garage	Non-Educational	Condition	MGT	Analysis	Phase II
Campbell #1	Campbell County HS	9-12	Adequacy	MGT	SFC Approved 12-10-25	Complete
Teton #1	Jackson Hole HS	9-12	Adequacy	MGT	SFC Approved 9-25-25	Complete



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Goshen #1	Southeast ES/MS/HS	K-12	Condition	Plan One	Analysis	Phase II
Laramie #2	Pine Bluffs ES	K-6	Capacity	Plan One	Analysis	Phase II
Niobrara #1	Lance Creek ES Modular	K-6	Condition	Plan One	Analysis	Phase II
Niobrara #1	Niobrara County HS- Vo Ag Shop/ Bus Maintenance	9-12	Condition	Plan One	Analysis	Phase II
Fremont #25	Rendezvous ES	4-5	Adequacy	Stasis	SFC Approved 9-25-25	Complete
Fremont #25	Frontier Academy (Alt)	9-12	Capacity	Stasis	Analysis	Phase II
Platte #1	Wheatland JHS	Non-Educational	Condition	Stasis	TBD	Phase I
Natrona #1	Mountain View ES	K-5	Condition		SFC Approved 3-28-24	Disposed
Converse #1	Douglas Intermediate ES	2-3	Condition	TBD	TBD	TBD



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Agenda Item 2 – State Construction Department Follow Up Information *Prototype for Transportation Facilities*

October 27, 2025

Members of the Select Committee on School Facilities:

Objective

To streamline the planning, design, and construction of school transportation facilities across Wyoming using a standardized “kit of parts” prototype approach, adaptable for different district sizes and needs.

Key Benefits

- Faster Project Delivery: Pre-designed, modular components reduce design and construction timelines.
- Fewer Conflicts with Districts: Standard templates reduce disagreements over design elements and scope.
- Reduced Value Engineering and Design Costs: Optimized prototypes minimize need for costly redesigns and engineering reviews.
- More Accurate Budgeting: Standardization enables consistent cost estimates and minimizes overruns.
- Increased Buying Power & Availability: Use of uniform systems and components allows for bulk purchasing and streamlined maintenance.
- Efficient Procurement: Multiple projects can be bundled into single bids, increasing efficiency and competitiveness.
- Equity Across Districts: Ensures all districts, regardless of size or funding, have access to modern, functional facilities.
- Continuous Improvement: Feedback from implementation cycles can refine and enhance the prototype design over time.

Challenges & Considerations

- Local Flexibility Needs: Some site-specific conditions may require deviations from the standard model.
- Perception of Uniformity: Districts may be concerned about “cookie-cutter” facilities lacking local character.
- Upfront Investment: Initial development of the prototype kit requires design funding and stakeholder collaboration.
- Ongoing Maintenance of Standards: A system must be in place to regularly update designs to align with evolving needs and codes.
- Procurement Adjustments: Legislative or policy changes may be needed to support bundled bidding and procurement flexibility.



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

Further details on advantages and disadvantages:

Advantages of a Kit-of-Parts Prototypical Design for School District Transportation Facilities in Wyoming

The adoption of a kit-of-parts prototypical design approach for school district transportation facilities offers a strategic, cost-effective, and equitable solution for addressing statewide infrastructure needs. This method involves the creation of standardized, modular design components that can be configured to meet the unique operational requirements of each district while maintaining consistency in quality, cost, and schedule.

1. Faster Project Delivery

A prototypical design drastically shortens project timelines. With core design work completed in advance, districts can move quickly from planning to construction. This reduces administrative delays, streamlines the permitting process, and allows transportation departments to become operational faster—benefiting students, staff, and communities.

2. Reduced Conflict on Scope and Aesthetics

By establishing a pre-approved, state-endorsed design template, the potential for disagreement between local districts and state oversight bodies is significantly reduced. Scope creep is minimized, and aesthetic expectations are clearly defined upfront. This creates a more collaborative, less adversarial environment between stakeholders and ensures more consistent facility quality statewide.

3. Significant Reduction in Value Engineering and Design Fees

When using a repeatable design model, value engineering fees are dramatically reduced. The prototypical design is already optimized for function and cost, limiting the need for costly redesigns late in the process. Similarly, design fees drop significantly because architects and engineers are not starting from scratch with every new project. These savings can be reallocated to higher-quality materials, safety enhancements, or other educational needs.

4. Improved Budget Accuracy and Cost Control

With historical data from prior builds using the same kit-of-parts, budget projections become far more reliable. There are fewer surprises during bidding and construction, allowing for more predictable financial planning both at the district and state levels. This also supports better oversight and fiscal responsibility.

5. Increased Buying Power Through Standardization

Standardizing systems and components across facilities—such as HVAC, lighting, roofing, and finishes—enables bulk purchasing, lowering per-unit costs through



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

economies of scale. Maintenance and training costs are also reduced, as facility staff across districts can work with common equipment and parts.

6. Ability to Bid Multiple Projects Simultaneously

With a consistent design, multiple transportation facilities can be bundled into a single procurement package, attracting larger, more competitive bids and streamlining the contracting process. This enables the state to scale its capital investments efficiently and respond quickly to multiple districts needs.

7. Enhanced Equity Across School Districts

A uniform design approach ensures that all Wyoming students—regardless of district size or wealth—have access to safe, functional, and well-equipped transportation facilities. This reinforces the state’s commitment to educational equity and operational fairness.

8. Continuous Improvement and Model Evolution

A prototypical system does not mean static or inflexible. In fact, it allows the state to create a feedback loop: lessons learned from each project can be integrated into future iterations, refining the design for performance, sustainability, and evolving transportation needs. Updates to technology, safety codes, or operational strategies can be made centrally and disseminated consistently across all future builds.

Potential Disadvantages of a Kit-of-Parts Prototypical Design for School District Transportation Facilities in Wyoming

While the kit-of-parts prototypical design approach offers many efficiencies and cost-saving benefits, it is important to consider the potential disadvantages and limitations of this model. Understanding these challenges helps ensure the implementation is thoughtful, responsive to local needs, and sustainable in the long term.

1. Limited Flexibility for Local Needs

One of the primary concerns with a standardized design approach is the lack of flexibility to accommodate the unique operational or environmental needs of individual districts. Differences in site conditions, climate zones, traffic patterns, and district-specific goals may not be fully addressed within a fixed template, potentially requiring costly modifications or compromises in functionality.

2. Risk of “One-Size-Fits-All” Solutions

A prototypical design can sometimes lead to a cookie-cutter approach, where buildings do not adequately reflect the identity, culture, or operational uniqueness of the communities they serve. This can lead to stakeholder dissatisfaction, particularly if districts feel their input is being overlooked or if the design fails to support localized educational or transportation models.

3. Initial Investment in Model Development



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

While the long-term cost savings are significant, the upfront investment required to develop a high-quality, adaptable prototype may be substantial. Creating a flexible, code-compliant, and scalable design package that meets statewide standards demands careful planning, expert consultation, and a commitment to ongoing refinement.

4. Potential Resistance from Architects and Local Stakeholders

Some design professionals and local officials may view the prototypical model as a threat to architectural creativity or local control. Design teams may have less room for innovation, and districts might feel disconnected from the process if decisions are centralized. This can result in resistance or decreased engagement during planning and implementation.

5. Site Constraints and Cost Overruns

Although prototypical designs are intended to streamline construction, site-specific issues such as topography, utility access, soil conditions, or zoning requirements can lead to project delays or increased costs. These variables must be carefully accounted for during planning, or the anticipated efficiencies may not materialize.

6. Risk of Design Obsolescence

If not regularly updated, a prototypical design may become outdated as building codes, educational needs, technologies, or sustainability standards evolve. Rigid adherence to a dated prototype could hinder innovation or result in facilities that do not meet modern expectations, requiring costly retrofits or modifications down the line.

7. Procurement and Bidding Limitations

While bundling projects can improve efficiency, it can also limit participation from smaller, local contractors who may not have the capacity to bid on multi-facility packages. This could reduce competition, impacting local economies or leading to higher bids if fewer firms are able to participate.

8. Equity Perception vs. Local Autonomy

Although uniformity can promote equity in quality, it may also be perceived as equity at the expense of autonomy. Smaller or more rural districts might feel pressured to accept a solution that doesn't fully meet their expectations or local aspirations. Ensuring ongoing dialogue and optional customization is critical to mitigate this concern.

Conclusion

Implementing a kit-of-parts prototypical design model for school district transportation facilities across Wyoming is a forward-thinking investment in operational efficiency, fiscal stewardship, and educational equity. It accelerates project delivery, reduces costs and conflict, and creates a scalable framework for delivering consistent, high-quality infrastructure across the state. With this approach, Wyoming can ensure its school districts are better equipped to serve their communities—now and in the future. However, while the kit-of-parts prototypical design model offers many benefits, it is not without trade-offs. Successful statewide implementation requires



Wyoming State Construction Department

Governor Mark Gordon

• Delbert A. McOmie, P.E., Director

flexibility, regular updates, and genuine engagement with local stakeholders. A balanced approach that allows for standardized efficiencies while preserving local responsiveness will be key to maximizing the value of this model for Wyoming's diverse school districts.