
REVIEW OF FACILITY INADEQUACIES

FOR

**WYOMING STATE DEPARTMENT OF EDUCATION
SELECT COMMITTEE ON SCHOOL FACILITIES
and
WYOMING SCHOOL FACILITIES COMMISSION**

Including

**Big Horn County School District #1
Big Horn County School District #4
Goshen County School District #1
Laramie County School District #1
Park County School District #6**

By



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- Appendix B – 200 Student Elementary Model
- Appendix C – Projected Costs for Big Horn #4, Laramie #1 and Park #6
- Appendix D – Projected Costs for Goshen County School District #1

1.0 INTRODUCTION

The Wyoming State Department of Education contracted with MGT of America, Inc. to review and propose remedies to the inadequacies at the following school facilities:

Big Horn County School District #1

- Byron Elementary
- Cowley Elementary
- Rocky Mountain HS Home Economics Building
- Rocky Mountain HS Main Building
- Rocky Mountain MS Gym
- Rocky Mountain MS Shop/Bus Barn

Big Horn County School District #4

- Hyattville Elementary

Goshen County School District #1

- Fort Laramie Middle School
- Southeast ES/MS/HS Old Gym
- Southeast ES/MS/HS Red Brick Building
- Torrington High School Auto Mechanics Building

Laramie County School District #1

- Clark Bldg.

Park County School District #6

- Cody High School Gym

MGT and its sub-contractor, JUB Engineers, have prepared this report to present the recommendations that are a result of that review.

The review team, which was made up of educators, architects, and engineers from MGT and JUB's staff, met with representatives of each district. The review team conducted a detailed assessment of each facility and reviewed each district's proposal for remediating the inadequacies.

The review team met in a work session to develop alternate remedies and to analyze these remedies based on criteria established at the beginning of the project.

These criteria included:

- It will provide sufficient capacity based on state standards
- It will substantially meet state standards and guidelines for educational facilities
- It will only need routine maintenance
- It will meet current seismic code requirements
- It will be educationally suitable to deliver the "educational basket of goods"
- It will have adequate infrastructure for educational technology
- It will be ADA accessible
- It will be the most cost-effective solution that meets the above criteria

After reviewing all the data presented and comments received, the review team formulated the final recommendations, which are presented in this report.

2.0 BIG HORN COUNTY SCHOOL DISTRICT #1

2.1 Current Situation

Big Horn County School District #1 has two elementary schools, two high school buildings, and two middle school buildings that have condition scores of 49 or less and, as such, have been identified as “inadequate” and in immediate need. The buildings are listed in the exhibit below.

**EXHIBIT 2-1
CENTRAL MIDDLE SCHOOL AND SHERIDAN JUNIOR HIGH SCHOOL
BUILDING LIST**

Building Name	Enrollment	Bldg. SF	Year Built	Condition Score
Byron Elementary	60	15,924	1963	38.91
Cowley Elementary	79	17,930	1957	47.44
Rocky Mountain HS Home Econ.	N/A	1,200	1955	41.49
Rocky Mountain HS Main Bldg.	162	75,925	1939	33.44
Rocky Mountain MS Gym	N/A	14,830	1955	44.68
Rocky Mountain MS Shop/Bus Barn	N/A	5,700	1954	43.04



Rocky Mountain High/Byron Elementary



Cowley Elementary



Rocky Mountain Middle School Shop

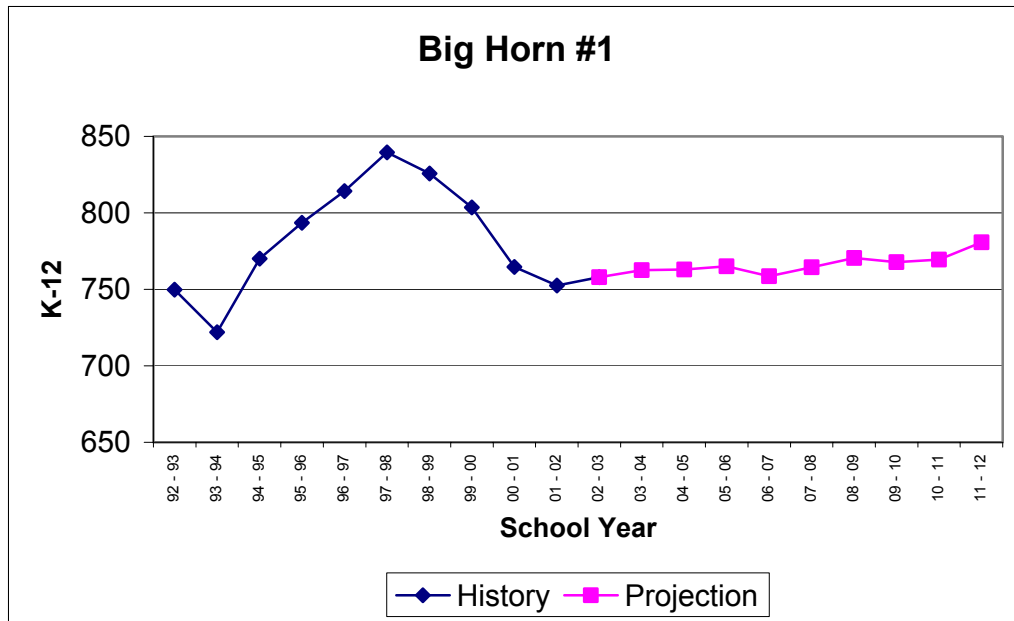


Rocky Mountain Middle School Gym

2.2 Enrollment Projections

The Big Horn County School District #1 did not have enrollment projection models to project enrollment trends for the next ten years. However, interviews with District personnel indicated that no unusual economic conditions exist that would drastically affect future enrollments. The review team gathered historical enrollment data and prepared the following ten-year enrollment projection:

**EXHIBIT 2-2
TEN-YEAR ENROLLMENT PROJECTION**



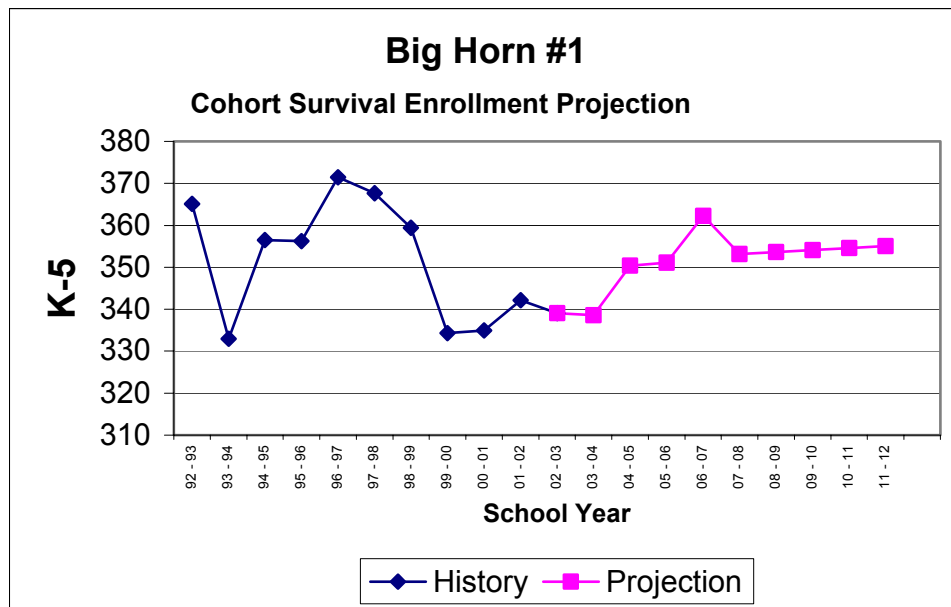
The graph on the previous page was generated using the following cohort survival enrollment data. Kindergarten enrollment projections in the following table were based on a linear regression model.

**EXHIBIT 2-3
COHORT SURVIVAL ENROLLMENT DATA**

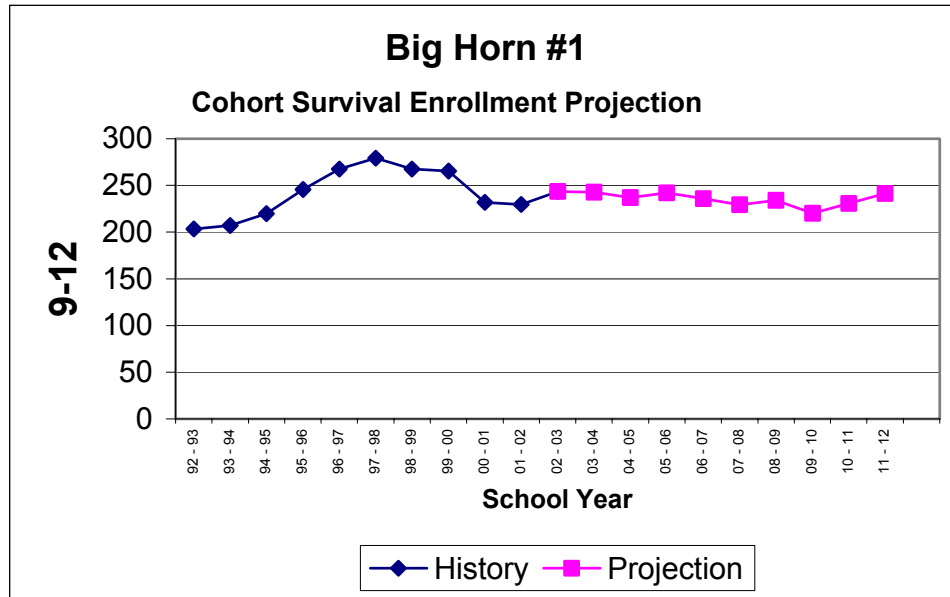
SCHOOL ENROLLMENT PROJECTION ANALYSIS																						
Big Horn #1																						
LINEAR COHORT SURVIVAL ENROLLMENT PROJECTION PROJECTION BASED ON ACTUAL HISTORICAL DATA																						
	92 - 93	93 - 94	94 - 95	95 - 96	96 - 97	97 - 98	98 - 99	99 - 00	00 - 01	01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	Avg. % Survival	
K	56	58	54	56	61	53	55	50	52	65	56	57	57	57	57	57	57	57	57	57		
1	60	51	67	54	59	71	53	52	53	48	67	58	58	58	58	58	58	58	58	58	102.17%	
2	61	61	56	63	59	58	69	53	50	58	48	68	59	59	59	59	59	59	59	59	101.85%	
3	49	58	67	57	64	59	55	66	59	48	59	49	68	59	59	59	59	59	59	60	60	100.61%
4	60	50	60	67	57	67	57	53	67	60	48	59	49	69	60	60	60	60	60	60	60	100.77%
5	79	55	53	60	70	60	69	60	54	63	61	49	60	50	70	60	61	61	61	61	61	101.46%
6	61	70	56	54	61	73	62	69	59	54	63	61	49	60	50	70	60	60	60	61	61	99.86%
7	59	57	76	61	53	65	73	62	75	56	56	65	62	50	61	51	71	62	62	62	62	102.31%
8	62	55	62	77	61	55	63	73	64	70	56	56	65	62	50	61	51	71	62	62	62	100.00%
9	58	60	57	64	82	69	53	61	70	58	70	57	56	65	62	50	61	51	72	62	62	100.20%
10	45	57	63	58	65	84	68	59	54	62	58	70	56	55	65	62	50	61	51	71	71	99.73%
11	54	43	59	70	60	71	89	69	53	58	64	60	72	58	57	67	64	51	63	52	52	103.12%
12	46	47	41	54	60	56	58	76	55	51	51	57	53	64	51	51	59	57	45	56	56	88.28%
K-5	365	333	357	356	371	368	359	334	335	342	339	339	350	351	362	353	354	354	355	355		
6-8	181	182	194	192	175	193	199	204	198	181	175	181	176	172	161	182	183	194	184	184		
9-12	203	207	220	246	267	279	268	265	232	230	244	243	237	242	236	229	234	220	231	241		
K-12	750	722	770	794	814	840	826	804	765	752	758	763	763	765	759	764	770	768	769	781		

Based on the enrollment projection data, the review team concludes that the Big Horn County School District #1 will experience very moderate growth in the next ten years. That moderate growth will occur largely at the elementary levels. Using the historical data, the review team projects that enrollment for grades K-5 will range from a low of 339 to a high of 362 during the next decade. High school enrollments (9-12) will range from a low of 220 to a high of 244. (These also include elementary and high school students from the Burlington area.) The following graphs show enrollments in the elementary grades and the high school grades for the next ten years.

**EXHIBIT 2-4
ELEMENTARY COHORT SURVIVAL ENROLLMENT PROJECTION**



**EXHIBIT 2-5
HIGH SCHOOL COHORT SURVIVAL ENROLLMENT PROJECTION**



Based on the above analysis and the potential for growth, the review team concludes that for the Cowley-Frannie-Byron area, elementary schools should accommodate a maximum of 228 students and the Rocky Mountain High School should accommodate a maximum of 165-170 students. The review team believes these projections are reasonable and have a solid statistical and demographic base.

2.3 Educational Suitability

The Big Horn County School District #1 has engaged in a long-range planning process with the community for its school facilities. As part of that process, the District planned to improve its educational programs in several projects. Several options were considered. One option was to renovate all the existing deficient facilities as they stand. Other options were explored to consolidate several small schools, some of which were deficient, and consolidate a home economics program with a main high school classroom building. The six projects are:

1. The renovation or replacement of Byron Elementary School.
2. The renovation or replacement of Cowley Elementary School.
3. The renovation or replacement of the Rocky Mountain High School Home Economics Building.
4. The renovation or replacement of the Rocky Mountain High School Main Building.
5. The renovation or replacement of the Rocky Mountain Middle School Gym.
6. The renovation or replacement of the Rocky Mountain Middle School Shop Building.

Byron Elementary School Project

The Byron Elementary School is a small K-5 elementary school with approximately 60 students. The school is located in the same facility as the Rocky Mountain High School. The school has all of the necessary spaces to deliver the programs, but it must be noted that nearly all of the special learning spaces are shared spaces with the high school. This condition requires those special learning spaces to accommodate the widest grade span possible.

The elementary library is centrally located. There is adequate separation between the noisy spaces and the academic spaces. Hallways or foyers separate these noisy spaces from the academic spaces, too. The instructional spaces lack adequate technology upgrades (voice, data, video, etc.).

The suitability of the high school is determined for the school as a whole. There is no separate suitability score for the home Byron Elementary portion of the building. Renovation of this portion of the building will probably not contribute significantly to raising the total high school educational suitability score to an acceptable level.

Cowley Elementary School Project

The Cowley Elementary School is a small K-5 elementary school with approximately 80 students. The school has all of the necessary spaces to deliver the programs. The classrooms and other special learning spaces are spatially positioned appropriately to provide adequate noise separation. The library is centrally located. The instructional spaces lack adequate technology upgrades (voice, data, video, etc.) and storage is deficient.

Renovation of this building will bring the educational suitability score to an acceptable level or above.

Rocky Mountain High School Home Economics Building Project

The Home Economics Building is a small, stand-alone building on the Rocky Mountain High School campus. The sizes of the spaces in this facility are reasonable for the class loads. However, the space does not have adequate adjacencies to other vocational spaces and programs in the main building. This program will benefit from being closer to other general high school classrooms and the other vocational programs. Being in the same facility as the school's food service program will also enable the program to interact with the school's commercial food service kitchen. This will enhance the home economics culinary arts program. Being closer to computer labs will also enable this program to better integrate its curriculum with others. The instructional space lacks adequate technology upgrades (voice, data, video, etc.).

The suitability of the high school is determined for the school as a whole. There is no separate suitability score for the home economics building. Renovation of this building will probably not contribute significantly to raising the total high school educational suitability score to an acceptable level.

Rocky Mountain High School Main Building Project:

The Rocky Mountain High School Main Building is a K-5, 9-12 building comprised of two library spaces (one elementary and one high school), a music room, food service spaces, physical education spaces, and other spaces. Various support spaces are also included in the building (e.g. storage, offices, conference rooms, etc.). The classrooms are somewhat undersized but the average classroom loads are commensurate. There is adequate separation between the noisy spaces and the academic spaces. Hallways or foyers separate these noisy spaces from the academic spaces, too. The instructional spaces lack adequate technology upgrades (voice, data, video, etc.).

Renovation of this building will bring the educational suitability score to an acceptable level or above. However, the proposed renovation remedy for this school is interconnected with other issues in the district and is discussed below.

Rocky Mountain Middle School Gym Project

The gymnasium, locker rooms, storage spaces, and other spaces at the Rocky Mountain Middle School are appropriately sized. The spatial relationships between the spaces are appropriate, also. Because the gym is a separate building, there is excellent noise separation and supervision is manageable.

The suitability of the middle school is determined for the school as a whole. There is no separate suitability score for the gymnasium. However, renovation of this facility would improve the component suitability score and therefore improve the educational suitability school for the entire middle school.

Rocky Mountain Middle School Shop Building Project

The shop, restrooms, vocational classroom, and storage spaces at the Rocky Mountain Middle School are appropriately sized for the class loads. The spatial relationships between the spaces are appropriate. The Shop Building is separated from

the main classroom building but supervision is manageable. There is no good dust collection and filtration system.

The suitability of the middle school is determined for the school as a whole. There is no separate suitability score for the shop. However, renovation of this facility would improve the component suitability score and therefore improve the educational suitability score for the entire middle school.

Analysis

Based on the above analysis, the review team concludes that the Big Horn County School District #1 can adequately solve many, but not all, of the significant suitability problems currently faced by the District through renovation projects. (Only the Rocky Mountain High School Home Economics Building would continue to score poorly if renovated. This one component, however, would not be an overriding factor for the Rocky Mountain High School as a whole.) From an educational suitability standpoint only, renovation of these facilities would be an adequate remedy.

However, because of a variety of other issues, the District has proposed the following remedies:

- Consolidation of the Frannie Elementary School, the Cowley Elementary School, and the Byron Elementary School into one new facility;
- Abandonment, demolition, or sale of Frannie and Cowley Elementary Schools;
- Renovation of Rocky Mountain High School enabling the home economics program to occupy space vacated by the Byron Elementary School;
- Abandonment, demolition, or sale of the current Rocky Mountain High School Home Economics Building;
- Renovation of the Rocky Mountain Middle School Gymnasium Building; and
- Renovation of the Rocky Mountain Middle School Shop Building.

The remedies proposed by the District will solve most of the educational suitability deficiencies identified earlier in the following manner.

- The consolidation of the three small elementary schools into one new facility will enable the design and construction of a school that meets all educational suitability criteria. Spaces will be adequately sized and will have proper adjacencies. All fixed equipment will be supplied as part of the construction of a new, consolidated elementary school.
- The renovation of Rocky Mountain High School and the inclusion of the home economics program into space vacated by Byron Elementary School will bring the educational suitability score to an acceptable level or above. Bringing the home economics program into the main building will improve the educational opportunities for students in that program. Renovation of the main facility will also improve the technology infrastructure of the various learning spaces.
- The renovation of the Rocky Mountain Middle School Gymnasium and the Shop will improve the overall educational suitability of the Middle School.

2.4 Proposed Remedies

1. District's Proposal

The District's proposed remedy has the following elements;

- Consolidate three elementaries, Cowley, Frannie and Byron, into one new facility in Cowley.
- Sell RMHS Home Economics Building and the Technical Services building
- Move RMHS home economics and Technical Services into space vacated by Byron Elementary (this space is in the RMHS building)
- Renovate RMMS gym
- Renovate RMMS Shop/Bus Barn
- Renovate RMHS Main Building
- Construct a new gym at RMHS

This proposal would eliminate 34,599 GSF of space from the District's inventory for major maintenance payments and would add 55,118 GSF of new space for a net increase of 20,519 GSF.

The remedy would consolidate the three elementary schools in the north end of the district and create one 200-student school.

The remedy would consolidate some high school programs in the existing high school building and close two smaller buildings.

The remedy would renovate the existing high school building, add a new gym, and renovate two of the middle school buildings.

2. *Consolidate and Renovate*

This remedy contains essentially the same elements as the District's proposal, with the exception of the new gym at the high school, and proposes a smaller elementary school, and eliminates the same amount of existing building space.

This remedy would establish a design goal of 133 GSF per student for 225 students (with core facilities sized for 20% more students) at a new elementary school.

3. *Renovate*

This remedy would renovate the existing "inadequate" buildings.

This remedy would disrupt student classes and require temporary classrooms or have to be phased over several summers.

This remedy would not eliminate any existing space.

This remedy would bring the existing facilities to an educationally suitable condition to deliver the "educational basket of goods".

2.5 *Projected Costs*

Exhibit 2-6 presents the projected costs of each alternative. These projections have been developed on design concepts and are not cost estimates based on specific designs. A more detailed breakdown can be found in Appendix A. The first two remedies would reduce major maintenance payments due to a reduction in Administrative space. The reduction in educational space would not affect payments for

educational space since the District is currently over the maximum allowed for calculating the payments.

**EXHIBIT 2-6
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
1. District Proposal	\$15.8 million	(\$45,930)
2. Consolidate and Renovate	\$11.0 million	(\$45,930)
3. Renovate	\$8.9 million	\$0

2.6 Recommendation

The review team recommends that the design concept in “Consolidate and Renovate” be funded for schematic design. This is the most cost-effective way to provide educationally suitable facilities and allows the District to consolidate its elementary schools to gain a more effective operation. The review team feels this is a reasonable design approach to provide the necessary space to deliver the “educational basket of goods”. The space model in Appendix B represents one approach to programming the required space for the new elementary school.

The review team realizes that the final design of the elementary school may vary from the proposed 133 GSF per student. However, the design team should use this as a goal to create an efficient, well designed facility.

3.0 BIG HORN COUNTY SCHOOL DISTRICT #4

3.1 Current Situation

Hyattville Elementary is a remote elementary school, which currently serves between 2-4 students in a 14,000 SF building. The building has received a condition score of 44.68 and is considered “inadequate” and in “immediate need”. The building has a educational suitability score of 73 and a technology readiness score of 53.

The District has two other elementary schools within 22 and 34 miles, which serve grades K-5. 6 through 12 graders in the Hyattville area are currently bussed to Cloud Peak Middle School in Manderson (22 miles) or Riverside High School in Basin (34 miles).



Hyattville Elementary School

3.2 Enrollment Projections

The Big Horn County School District #4 currently uses the Hyattville School Building as a K-4 elementary school to educate two students. The District anticipates three students in the school in the 2002-03 school year. Because of the very small

number of students, there is no statistical model that projects a valid enrollment projection for this school.

3.3 Educational Suitability

The Big Horn County School District #4 uses the Hyattville Elementary School Building to house 2-4 students for their regular education program. For instructional spaces, the building has four general classrooms, one music room, and one multipurpose room. There is also a small stage, a kitchen, and a cafeteria.

The following educational suitability deficiencies remain:

- The general classrooms need to have technology upgrades for data, video, and telephone.
- There is no library. There are unimproved adjacent spaces to the library that could be renovated for office and workroom/storage.
- The music rooms are simply converted general classrooms. The ceiling height and size of the rooms are inadequate. The music rooms lack sufficient storage and office space for a typical music program. (However, it must be noted that these music spaces are not being used for a typical music program. The community children's choir presently uses the space.)
- There are no designated administrative offices for this school.

Renovation of this facility would bring the educational suitability score to an acceptable level.

However, the advisability of renovating the Hyattville School building at this time may not be advisable due to several factors:

- Because of the extremely small enrollment, students may not have access to the full range of District programs.
- The extremely small enrollment may not allow students to experience the socialization opportunities typically found in larger schools.
- An existing bus route comes by the school to deliver older students to their schools in Manderson and Basin

3.4 Proposed Remedies

1. Renovate the existing facility

The existing facility could be renovated to remedy the current inadequacies. This would be an expensive solution when examined on a cost per student basis.

2. Provide a portable classroom

A portable classroom could be placed on the existing site. The “educational basket of goods” could be provided to a small group of students in this type of facility, with the possible exception of a physical education program during inclement weather.

3. Close the existing school and bus the children

The Hyattville Elementary could be closed and the students bussed to Manderson Elementary (22 miles). A bus, which currently takes high school students to Basin, passes by this school. This remedy is the most cost effective and the best from an educational suitability standpoint.

3.5 Projected Costs

Exhibit 3-1 presents the projected costs of each remedy. These projections have been developed on design concepts and are not cost estimates based on specific designs. A more detailed breakdown can be found in Appendix C. None of the alternatives have an affect on major maintenance payments because the district is currently over the maximum allowed for educational space and the reduction realized by closing the Hyattville Elementary does not change this status.

**EXHIBIT 3-1
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
1. Renovate existing facility	\$1.1 million	\$0
2. Place portable at site	\$75,000	\$0
3. Close existing facility	\$0	\$0

3.6 Recommendation

The review team recommends that remedy #3, which closes the existing facility, be adopted. This will be the most cost-effective way to remedy the inadequacies in the existing facility and improve the efficiency of the district's operation.

4.0 GOSHEN COUNTY SCHOOL DISTRICT #1

4.1 Current Situation

Goshen County School District #1 has one middle school, two K-12 buildings, and one high school building that have condition scores of 49 or less and, as such, have been identified as “inadequate” and in “immediate need”. The buildings are listed in the exhibit below.

**EXHIBIT 4-1
CENTRAL MIDDLE SCHOOL AND SHERIDAN JUNIOR HIGH SCHOOL
BUILDING LIST**

Building Name	Enrollment	Bldg. SF	Year Built	Condition Score
Fort Laramie/Lingle Middle School	72	23,160	1921	40.43
Southeast ES/MS/HS Old Gym	N/A	9,000	1959	30.00
Southeast ES/MS/HS Red Brick Bldg.	N/A	9,180	1923	23.91
Torrington HS Auto Mechanics Bldg.	N/A	5,000	1961	43.01



Fort Laramie/Lingle Middle School



**Southeast Elem./Middle/High Old Gym
(rear view)**



***Southeast Elem/Middle/High Old Red
Brick Building***



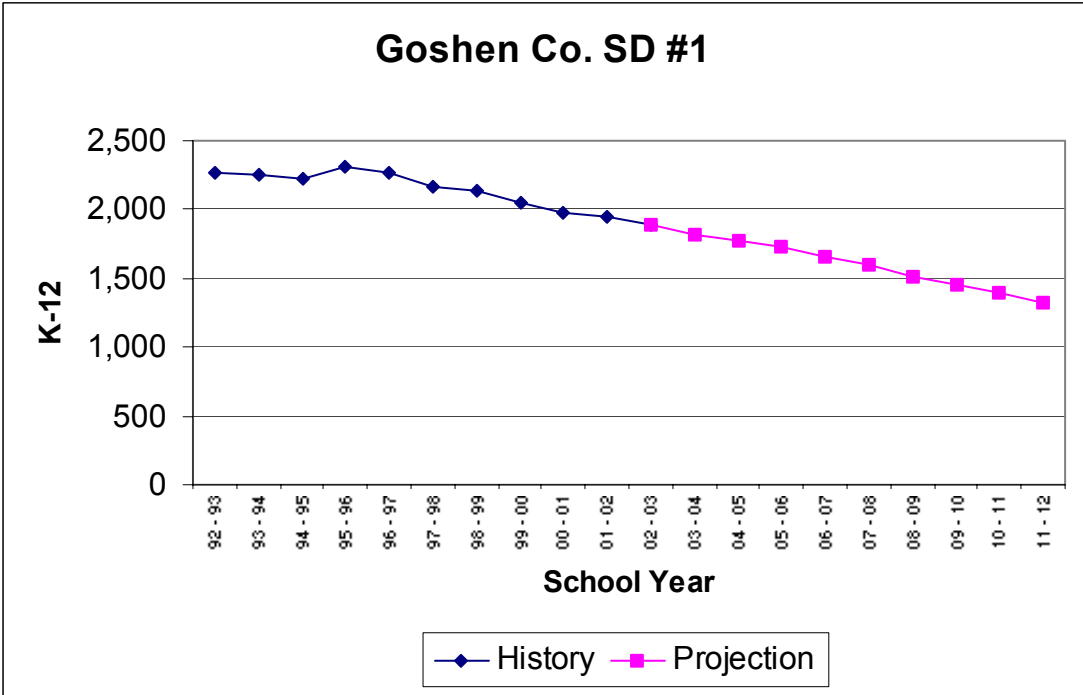
***Torrington High School Auto Mechanic
Shop***

4.2 Enrollment Projections

The Goshen County School District #1 did not have enrollment projection models to project enrollment trends for the next ten years. Interviews with District personnel indicate an awareness of a declining trend for some years. The administration sees some “bottoming out” of this decline and foresees a rather flat enrollment pattern for the foreseeable future.

The review team gathered historical enrollment data and prepared two ten-year enrollment projections. This first enrollment projection is based on a cohort survival enrollment projection method. This method shows a continuing decline in Goshen County School District #1 student enrollment in the next ten years.

EXHIBIT 4-2
TEN YEAR ENROLLMENT PROJECTION



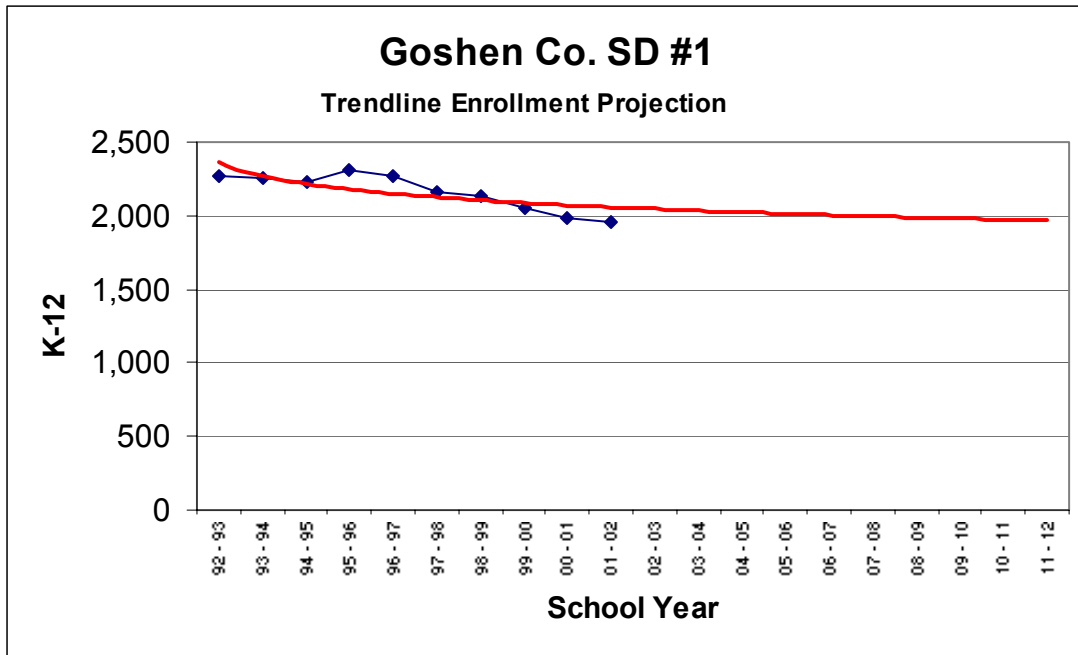
The graph on the previous page was generated using the following cohort survival enrollment data. Kindergarten enrollment projections in the following table were based on a linear regression model.

**EXHIBIT 4-3
COHORT SURVIVAL ENROLLMENT DATA**

SCHOOL ENROLLMENT PROJECTION ANALYSIS																					
Goshen Co. SD #1																					
LINEAR COHORT SURVIVAL ENROLLMENT PROJECTION PROJECTION BASED ON ACTUAL HISTORICAL DATA																					
	92 - 93	93 - 94	94 - 95	95 - 96	96 - 97	97 - 98	98 - 99	99 - 00	00 - 01	01 - 02	02 - 03	03 - 04	04 - 05	05 - 06	06 - 07	07 - 08	08 - 09	09 - 10	10 - 11	11 - 12	Avg. % Survival
K	152	179	167	198	155	151	163	131	121	130	125	120	114	109	103	98	92	87	82	76	
1	171	162	182	163	183	154	161	160	142	124	132	127	121	116	110	105	99	94	88	83	101.48%
2	165	168	147	181	147	179	139	153	148	137	117	125	120	115	109	104	99	94	89	83	94.52%
3	163	172	162	147	182	153	173	146	147	146	137	117	125	120	115	110	104	99	94	89	100.19%
4	169	165	179	160	151	184	148	169	141	139	145	136	117	124	119	114	109	104	99	93	99.27%
5	183	171	163	182	161	143	184	141	168	140	138	143	135	115	123	118	113	108	103	98	98.99%
6	195	188	174	176	191	166	153	186	148	169	145	143	149	140	120	127	122	117	112	107	103.79%
7	191	198	181	181	182	183	163	152	184	156	170	146	143	149	140	120	128	123	118	112	100.33%
8	186	190	193	184	178	175	182	157	142	183	153	166	143	140	146	138	118	125	120	115	97.97%
9	174	179	188	199	183	170	181	179	158	144	182	152	166	142	140	146	137	117	125	120	99.68%
10	179	160	184	198	188	169	163	176	181	150	140	178	148	161	139	136	142	134	114	122	97.34%
11	159	164	148	189	193	169	158	145	161	175	141	132	167	139	151	130	128	133	125	107	93.87%
12	177	164	163	150	171	168	170	159	140	157	170	137	128	162	136	147	127	125	130	122	97.41%
K-5	1,003	1,017	1,000	1,031	979	964	968	900	867	816	794	768	732	699	680	649	617	585	554	522	
6-8	572	576	548	541	551	524	498	495	474	508	468	455	435	430	407	385	368	365	350	334	
9-12	689	667	683	736	735	676	672	659	640	626	634	599	609	605	565	560	534	509	494	471	
K-12	2,264	2,260	2,231	2,308	2,265	2,164	2,138	2,054	1,981	1,950	1,895	1,822	1,775	1,734	1,652	1,593	1,519	1,459	1,398	1,327	

The second enrollment projection model uses a “curved trendline” methodology to determine future enrollments. This model is often used to predict when enrollment might “bottom out”. This model is consistent with the District view that enrollment is beginning to show signs of “leveling off”.

**EXHIBIT 4-4
TRENDLINE ENROLLMENT PROJECTION**



The review team concludes that the Goshen County School District #1 will not experience explosive growth in the next decade and that enrollments, at best, are likely to remain constant in the coming decade.

Based on the above analysis and the potential for growth, the review team concludes that any facility remedy selected should not have functional capacity that enables the District to exceed a total enrollment of over 2,000 students. (For the Fort Laramie/Lingle area, the capacity should be approximately 175 students in grades 6-12.) The review team believes this recommendation is reasonable and has a solid statistical and demographic base.

4.3 Educational Suitability

The Goshen County School District #1 has engaged in a long-range planning process with the community in preparation for a bond issue. As part of that process, the District planned to improve its educational programs in several projects. Three projects are listed as in immediate need. The three projects are:

1. The consolidation of the Fort Laramie and Lingle Schools into one K-12 school in Lingle. The Fort Laramie School would be removed from the District's inventory.
2. The replacement of two deteriorated buildings at the Southeast Center, a K-12 facility, in the Yoder community.
3. The replacement of the Torrington High School vocational-technical facilities housing the automotive program.

Fort Laramie Project

The Fort Laramie School houses approximately 75 students in grades 6-8. These students reside in either the Fort Laramie area or the Lingle area. Grades K-5 and 9-12 from both those communities attend schools in Lingle. Students from the Fort Laramie School are transported to Lingle High School as part of their schedule to attend vocational classes not available in Fort Laramie. Special education students requiring greater intervention than a resource room attend school in either Lingle or Torrington. The most recent educational suitability score for the Fort Laramie School was 90. Renovation of the Fort Laramie School is likely to bring the educational suitability score even higher. However, this course of action may not be advisable due to several factors:

- Renovating the Fort Laramie School will not improve access to the exploratory classes (art, music, vocational education, foreign language, keyboarding, etc.) currently offered in Lingle.
- Renovating the Fort Laramie School will not significantly reduce the additional costs the District incurs in the operation of the school.

New construction would solve the deficiencies listed above. A new construction project should also consider a remedy that closes the Fort Laramie School and consolidates those students with those at the Lingle High School. The review team has evaluated the educational advantages of this proposed remedy and offers the following:

- The students in grades 6-8 will have access to improved exploratory classes because the offerings can be distributed throughout the day rather than on the present bus schedule.
- The students in grades 6-8 will stop losing instructional time lost to transporting them to Lingle.
- The use of staff certification may be used more efficiently in the annual course offerings (e.g. A middle school teacher certified in graphic arts may be able to offer some classes to elementary or high school students.).

Southeast Goshen School

The Southeast School houses approximately 310 students in grades K-12 in a connected complex of buildings. The “old red brick building” is being used for storage, wrestling, and weight training programs. The wrestling program and the weight-training program are somewhat removed from the “old gym”, the new gym, and the locker room facilities. The “old gym” is being used for elementary and secondary physical education programs and secondary activities. It also has occasional use for elementary after-school programs. The most recent educational suitability score for the Southeast School was 60. Renovation of the “red brick building” and the “old gym” are likely to bring the educational suitability scores to an acceptable level. However, renovating the “red brick building” may not be advisable due to several factors:

- Renovating the “red brick building” would not improve the adjacency issues with the other gyms and locker rooms.
- Renovation of the “red brick building” for a storage site simply doesn’t make sense from a cost-benefit standpoint.

Torrington High School Automotive Project:

Renovation of the Torrington High School automotive facility is not likely to bring the educational suitability to an acceptable level. This is based on several factors:

- A renovation project would leave the automotive program in a facility that is not physically or programmatically connected to the rest of the high school programs. The facility is far enough away from the main high school building that many students drive to the automotive program. The isolation of the vocational-technical programs is especially troublesome because of the need to integrate technical education into the mainstream coursework of the school. Such integration improves the meaning derived by students in their academic courses and improves the connection between the curriculum and the world of work.
- The facility presently faces a city street to the west of the high school and has a very narrow setback from that street. The approach aprons serving the automotive bays do not allow even one car to be parked on the apron without the car protruding into the street.
- The automotive facility is presently located across the street from a livestock auction facility. On sale days, the volume of traffic presents a danger to students walking or driving to the automotive facility.
- Because the facility is rather long and narrow, it does not lend itself well to having “clean lab” spaces adjacent to the classroom and “dirty lab” spaces also adjacent to the classroom. (Clean labs are those where students are taught to diagnose and repair automotive subsystems and components in a clean environment with computerized diagnostic equipment. Clean labs often have smaller stations with high-tech small equipment. Dirty labs are those where entire automobiles are repaired similar to an automotive dealer shop. Dirty labs often have hoists, lubricants, and large equipment.)
- The facility has limited adjacent, accessible storage.
- The facility has no locker or changing area.
- The restrooms are not adjacent to the classroom and plumbing would have to be extended to the opposite end of the building.

Based on the above analysis, the review team concludes that a renovation project on the automotive program building would not adequately solve significant suitability problems currently faced by the Goshen County School District #1.

New construction would solve the deficiencies listed above. A new construction project should also consider a remedy that combines the automotive program in a new building on the high school campus and moving the agriculture program into the same building. The review team has evaluated the educational advantages of this proposed remedy and offers the following:

- The two programs if placed in the same building would be able to share a computer lab area.
- The two programs, if placed in the same building, would be able to share a dirty lab area. (This assumes the District proceeds with its plans to enhance its vocational-technical programs by moving them to the newer curriculum.)

4.4 Proposed Remedies

1. District's Proposal

The district's proposal for remedies has the following elements;

- Close the existing Fort Laramie/Lingle Middle School
- Build new middle school facility in Lingle at the existing elementary and high school site
- Close the existing Auto Mechanics building at Torrington High School
- Build a new vocational facility to house all programs (welding, electronics, air conditioning/refrigeration, horticulture, aquaculture, and auto mechanics).
- Demolish the old red brick building and old gym at Southeast ES/MS/HS
- Build a new gym at Southeast ES/MS/HS

2. Renovate Existing Facilities

The existing facilities could be renovated but this is not a cost-effective solution. With the exception of the newer classroom wing at the Fort Laramie/Lingle Middle School, all the facilities are of such an age and/or in such poor condition that renovation is a questionable way to spend capital construction dollars. Renovation would not raise

the educational suitability to an acceptable level in the auto mechanics building at Torrington High School or the two buildings at Southeast.

4.5 Projected Costs

Exhibit 4-5 presents the projected costs of each remedy. These projections have been developed on design concepts and are not cost estimates based on specific designs. A more detailed breakdown can be found in Appendix D. None of the alternatives have an affect on major maintenance payments because the district is currently over the maximum allowed for educational space and the reduction realized by closing the existing facilities does not change this status.

**EXHIBIT 4-5
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
1. District's Proposal	\$4.7 million	\$0
2. Renovate Facilities	\$4.1 million	\$0

4.6 Recommendation

The review team recommends that the design concept in the District's Proposal be funded for schematic design. This is the most cost-effective way to provide educationally suitable facilities and allows the District to consolidate it's Fort Laramie/Lingle facilities. The review team feels this is a reasonable design approach to provide the necessary space to deliver the "educational basket of goods".

The review team realizes that the final design may vary from the proposed 34,125 GSF for all three projects as detailed in appendix D. However, the design team should use this as a goal to create efficient, well-designed facilities.

5.0 LARAMIE COUNTY SCHOOL DISTRICT #1

5.1 Current Situation

The Clark Building, which is a three story classroom building, has a condition score of 43.48 and is therefore considered “inadequate” and in “immediate need”. The building currently houses several educational programs for the alternative school. The chart below shows the data for the building.

**EXHIBIT 5-1
CLARK BUILDING**

Building Name	Enrollment	Bldg. SF	Year Built	Condition Score
Clark Building	N/A	19,614	1920	43.48



Laramie County #1 Clark Building

5.2 Enrollment Projections

The Laramie County School District #1 currently uses the Clark School Building primarily to house the Community Based Occupational Education Program. Three other smaller non-student programs are housed in the Clark Building. The enrollment for the

Community Based Occupational Education Program is capped based on funding. Therefore, enrollment projections for this program do not apply.

5.3 Educational Suitability

The Laramie County School District #1 uses the Clark Building primarily to house the Community Based Occupational Education Program. One space is used for offices for the University of Wyoming and the Cheyenne Teachers Education Association uses another space for offices. A community children's choir uses two rooms on the top floor of the building. Some of the spaces in the school have been renovated since the last educational suitability analysis. The following educational suitability deficiencies remain:

- The general classrooms need to have technology upgrades for data, video, and telephone.
- The science room is too small. It lacks the necessary utilities for lab spaces (e.g. water, sinks, gas, compressed air, ventilation, hoods, etc). The science room also lacks sufficient teacher preparation space and storage.
- The library is too small. There are unimproved adjacent spaces to the library that could be renovated for office and workroom/storage.
- The music rooms are simply converted general classrooms. The ceiling height and size of the rooms are inadequate. The music rooms lack sufficient storage and office space for a typical music program. (However, it must be noted that these music spaces are not being used for a typical music program. The community children's choir presently uses the space.)
- There are no designated administrative offices for this school.

Renovation of this facility would likely bring the educational suitability score to an acceptable level, especially since the use of this building has changed to a non-traditional program. Some of the leased office spaces might have to change use in order to bring the suitability scores to an adequate level.

However, based on an interview with District officials, renovating the Clark Building at this time may not be advisable due to several factors:

- The Laramie County School District #1 has considered moving the program housed in this facility to another facility.
- The District has not conducted a facility master plan to determine the best use of the Clark Building in the context of the other buildings and programs in the District.

5.4 Proposed Remedies

1. District's Proposal

The District does not feel that it is advisable to invest capital construction dollars in to this building since it has so many deficiencies. The district will probably relocate the programs currently housed in the building to other space, as it becomes available, and demolish the Clark building. The District would prefer to address the remedy for this building once it has completed a facilities master plan.

2. Renovate the Facility

The existing facilities could be renovated but this is not a cost-effective remedy when the District is not sure how the building will be used in the near future.

5.5 Projected Costs

Exhibit 5-2 presents the projected costs of each remedy. These projections have been developed on design concepts and are not cost estimates based on specific designs. See Appendix C for cost detail.

**EXHIBIT 5-2
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
1. District's Proposal	\$0	\$0
2. Renovate Facility	\$1.9 million	\$0

5.6 Recommendation

The review team recommends that no funds be spent on correcting the inadequacies in the Clark Building until the District has filed its facility master plan and the long-term use of the building is identified.

6.0 PARK COUNTY SCHOOL DISTRICT #6

6.1 Current Situation

The Sweitzer Gym at Cody High School has a condition score of 46.79 and is therefore considered “inadequate” and in “immediate need”. The chart below shows the data for the building.

EXHIBIT 6-1 CLARK BUILDING

Building Name	Enrollment	Bldg. SF	Year Built	Condition Score
Sweitzer Gym	N/A	36,849	1958	46.79



Park #6 Cody High School Sweitzer Gym

6.2 Enrollment Projections

The Park County School District #6 currently uses the Sweitzer Gymnasium Building as a physical education space to educate its high school students. Because the District uses this building as part of the high school complex, there are no separate enrollment projections specific to this building.

6.3 Educational Suitability

The Park County School District #6 uses the Sweitzer Gymnasium Building to conduct physical education and high school activities for their high school program. The gymnasium is adequately sized and is adjacent to the other high school buildings. Locker rooms, showers, restrooms, a weight room, and a wrestling room are also included in the Sweitzer Gymnasium building.

The suitability of the high school is determined for the school as a whole. There is no separate suitability score for the gymnasium. However, renovation of this facility would improve the component suitability score and therefore improve the educational suitability school for the entire high school.

6.4 Proposed Remedies

1. District's Proposal

The District is proposing to renovate the existing gym. Due to the fact that the gym has some structural deficiencies, renovation costs would be significant. However, the District feels that by renovating the gym, it will be able to maintain a considerable asset to the school and the community, since the current gym is almost twice as large as a new facility probably would be.

2. New Facility

A new gym could be built on an adjacent site and thereby not disrupt student activities. A new gym would be significantly smaller than the existing gym, but would be sized to meet the educational program needs of the high school. The review team recommends that a new gym have the following spaces at a minimum;

- Main gym, 12000 SF
- Wrestling room, 3200 SF
- Weight room, 1600 SF

- 4 locker rooms/showers, 3600 SF
- Storage, 600 SF
- Lobby, 400 SF
- 2 Coaches offices/showers, 300 SF
- Training room, 200 SF
- Multi-purpose room, 2000 SF

6.5 Projected Costs

Exhibit 6-2 presents the projected costs of each remedy. These projections have been developed on design concepts and are not cost estimates based on specific designs. See Appendix C for cost detail.

**EXHIBIT 6-2
PROJECTED COSTS PER ALTERNATIVE**

REMEDY	CONSTRUCTION COSTS	30 YEAR IMPACT TO MAJOR MAINTENANCE PAYMENTS
1. District's Proposal	\$4.4 million	\$0
2. New Facility	\$4.5 million	\$1,620

6.6 Recommendation

The review team recommends that the District's proposal to renovate the existing gym by funded for schematic design. This is a cost-effective way to remedy the existing inadequacies.

APPENDIX A

PROJECTED COSTS FOR BIG HORN COUNTY SCHOOL DISTRICT #1

Prepared by MGT of America, Inc. and JUB Engineers, Inc.

August 15, 2002

Project	Design Capacity	Total Renovated GSF	Total New GSF	Building Cost ¹	Site Costs ²	General Conditions ³	Contingency & Inflation ⁴	Fixtures and Furniture ⁵	Misc. ⁶	Architect & Engineering Fees ⁷	Total Project Cost	30 Year Major Maintenance Payments Impact ⁸	Combined Maintenance and Const. Costs	Cost per SF	Cost Per Student
District's Proposal															
New Elementary	200	-	38,020	\$ 4,182,200	\$ 500,000		\$ 543,686	\$ 334,576	\$ 184,187	\$ 292,754	\$ 6,037,403				
New RMHS Gym	NA	-	17,098	\$ 1,914,640	\$ 100,000		\$ 261,903	\$ 161,171	79,050	\$ 141,025	\$ 2,757,789				
Renovate Rocky Mountain Middle School Gym	111	14,830	-	\$ 1,217,739	-		\$ 158,305	-	\$ 7,068	\$ 146,129	\$ 1,529,241				
Renovate Rocky Mountain Middle School Voc. Ed.	NA	5,700	-	\$ 496,529	-		\$ 64,547	-	\$ 4,018	\$ 59,583	\$ 624,677				
Rocky Mountain High School - Renovate	162	75,925	-	\$ 3,923,088	-		\$ 510,002	-	\$ 13,000	\$ 470,771	\$ 4,916,861				
Total Alternative Costs	473	96,455	55,118								\$ 15,865,971	\$ (45,930)	\$ 15,820,041	\$ 104.37	\$ 33,446
Consolidate and Renovate															
New Elementary	225	-	29,925	\$2,693,250	\$600,000	\$461,055	\$488,060	\$215,460		\$312,048	\$ 4,769,872				
Renovate Rocky Mountain Middle School Gym	111	14830	-	\$738,356		\$147,671	\$115,184	\$59,068		\$74,220	\$ 1,134,499				
Renovate Rocky Mountain Middle School Voc. Ed.	NA	5,700	-	\$292,205		\$58,441	\$45,584	\$23,376		\$41,961	\$ 461,567				
Rocky Mountain High School - Renovate	162	75,925	-	\$2,891,831		\$578,366	\$451,126	\$231,347	\$100,000	\$425,267	\$ 4,677,937				
Total Alternative Costs	498	96455	29,925								\$ 11,043,875	\$ (45,930)	\$ 10,997,945	\$ 87.02	\$ 22,084
Renovate															
Renovate Byron Elementary	60	15,924	-	\$623,138		\$124,628	\$97,210	\$49,851		\$62,638	\$ 957,464				
Renovate Cowley Elementary	79	17,930	-	\$1,165,450		\$233,090	\$181,810	\$93,236		\$117,151	\$ 1,790,737				
Renovate Rocky Mountain Middle School Gym	111	14830	-	\$738,356		\$147,671	\$115,184	\$59,068		\$74,220	\$ 1,134,499				
Renovate Rocky Mountain Middle School Voc. Ed.	NA	5,700	-	\$292,205		\$58,441	\$45,584	\$23,376		\$29,372	\$ 448,979				
Renovate Rocky Mountain High School	162	75,925	-	\$2,891,831		\$578,366	\$451,126	\$231,347	\$100,000	\$297,687	\$ 4,550,357				
Renovate Rocky Mountain High School Home Ec.	NA	1,200	-	\$33,200		\$6,640	\$5,179	\$2,656		\$3,337	\$ 51,012				
Total Alternative Costs	412	131,509	-								\$ 8,933,048	\$ -	\$ 8,933,048	\$ 67.93	\$ 21,682

1. Building costs based on project type and location
 New school construction \$90/sf
 New Voc Ed space \$75/sf
 New gym space \$80/sf
 Demolition \$8/sf

2. Site costs assigned are as identified by District.

3. General Conditions = % of Building and Site costs.
 Typical new construction 14% New
 Remodel Voc. Bldg. 20% Remodel

4. Contingency & Inflation = 13% of Building, Site, and General Conditions costs.

5. Fixture & Furniture = 8% of Building costs

6. Misc. costs vary per project.

7. Architectural & Engineering Fees = 7% of all other costs

8. Major Maintenance Payments Calculated Using 2.5% Rate and \$100/SF new bldg. value

Appendix B

MODEL FOR 200 STUDENT ELEMENTARY SCHOOL

12 Teaching Stations x 19 Students x .95 Utilization = 217 Student Capacity

Classroom Type	TS	Quantity	Number of Students	SF per Student	Space SF	Total SF
Administration						
Principal		1			150	150
Secretary/Reception		1			200	200
Nurse/Toilet		1			200	200
Counselor		1			150	150
Conference		1			150	150
Workroom		1			200	200
Lounge		1			200	200
Staff Toilet		2			75	150
Itinerant Office		1			100	100
Storage		1			100	100
Total Administration						1,600
Classrooms						
General Classrooms	11	11	23	35	805	8,855
Science Classrooms			23	50	1,225	-
Science Prep Rooms					250	-
Special Education		1	6	85	775	775
Support Space		1			560	560
HCP Toilet Changing Room		1			80	80
Title I		1	23	35	805	805
Teacher Planning				75	0	-
Total classrooms						11,075
Arts						
Stage		1	25	40	1,000	1,000
Music		1	25	40	1,000	1,000
Performing Arts Storage Space		1			200	200
Art Room		1	23	40	920	920
Art Support Space		1			150	150
Total Arts						2,270
Voc Ed						
Multi-Purpose Shop/Lab (heavy)			15	100	1,500	-
Multi-Purpose Shop/Lab (light)			15	50	750	-
Total Voc Ed						-
Core						
Media Center		1	200	4	1250	1,250
Media Support Space		1			400	400
Commons		1	90	20	1800	1,800
Multi-purpose/Gym		1			3,600	3,600
Gym Seating						
Aux. PE Room					500	-
Lockers					500	-
Showers/toilets					500	-
Coach office		1	1	50	50	50
PE storage		1	1	200	200	200
Food Prep		1			700	700
Sub-total Core						8,000
Sub-total						22,945
Circulation		1		0.3	6,884	6,884
Total	11					29,829
SF per Student			225			132.57

1. includes kiln/material storage

2. includes 100 sf office, 150 sf storage, 150 sf workroomclassrm

APPENDIX C

PROJECTED COSTS FOR BIG HORN #4, LARAMIE #1, AND PARK #6

Prepared by MGT of America, Inc. and JUB Engineers, Inc.

August 15, 2002

Project	Design Capacity	Total Renovated GSF	Total New GSF	Building Cost ¹	Site Costs ²	General Conditions ³	Contingency & Inflation ⁴	Fixtures and Furniture ⁵	Misc. ⁶	Architect & Engineering Fees ⁷	Total Project Cost	30 Year Major Maintenance Payments Impact ⁸	Combined Maintenance and Const. Costs	Cost per SF	Cost Per Student
Hyattville Elem - Renovate	NA	14,000		\$697,032	\$75,000	\$154,406	\$120,437	\$55,763		\$77,184.66	\$ 1,179,823	\$ -	\$ 1,179,823	84.27	\$ 294,956
Clark Building - Renovate	NA	19,614		\$997,725	\$100,000	\$219,545	\$171,245	\$79,818	\$296,140	\$130,513	\$ 1,994,986	\$ -	\$ 1,994,986	\$ 101.71	NA
Cody HS Gym - New	NA		23,900	\$2,151,000	\$600,000	\$385,140	\$407,698	\$172,080	\$550,544	\$298,652	\$ 4,565,115	\$ 1,620	\$4,566,735	\$ 191.08	NA

1. Building costs based on project type and location
 New school construction \$90/sf
 Demolition \$8/sf

2. Site costs assigned are as identified by District or review team.

3. General Conditions = % of Building and Site costs.
 Typical new construction 14%
 Renovation 20%

4. Contingency & Inflation = 13% of Building, Site, and General Conditions costs.
 5. Fixture & Furniture = 8% of Building costs
 6. Misc. costs vary per project.
 7. Architectural & Engineering Fees = 7% of all other costs
 8. Major Maintenance Payments Calculated Using 2.5% Rate and \$100/SF new bldg. value

APPENDIX D

PROJECTED COSTS FOR GOSHEN COUNTY SCHOOL DISTRICT #1

Prepared by MGT of America, Inc. and JUB Engineers, Inc.

August 15, 2002

Project	Design Capacity	Total Renovated GSF	Total New GSF	Building Cost ¹	Site Costs ²	General Conditions ³	Contingency & Inflation ⁴	Fixtures and Furniture ⁵	Misc. ⁶	Architect & Engineering Fees ⁷	Total Project Cost	30 Year Major Maintenance Payments Impact ⁸	Combined Maintenance and Const. Costs	Cost per SF	Cost Per Student
District's Proposal															
Fort Laramie/Lingle MS - New	75		15,720	\$1,414,800	\$100,000	\$212,072	\$224,493	\$113,184		\$144,518	\$ 2,209,068				
Torrington HS Auto Mech - New Voc Tec Center	NA		6,905	\$517,875	\$100,000	\$86,503	\$91,569	\$41,430		\$58,616	\$ 895,993				
Southeast ES/MS/HS Gym - New	NA		11,500	\$920,000	\$100,000	\$142,800	\$151,164	\$73,600	\$121,440	\$109,273	\$ 1,618,277				
Total			34,125								\$ 4,723,338	\$ -	\$ 4,723,338	\$ 138.41	NA
Renovation Alternative															
Fort Laramie/Lingle MS - Renovate	72	23,160		\$1,241,677		\$248,335.42	\$193,702	\$99,334		\$124,813	\$ 1,907,862				
Torrington HS Auto Mech - Renovate	NA	5000		\$256,455		\$51,291.00	\$40,007	\$20,516		\$25,779	\$ 394,048				
Southeast ES/MS/HS Gym - Renovate	NA	9000		\$567,000		\$113,400.00	\$88,452	\$45,360		\$56,995	\$ 871,207				
Southeast ES/MS/HS Old Red Brick Bldg. - Renovate	NA	9180		\$628,656		\$125,731.12	\$98,070	\$50,292		\$63,192	\$ 965,942				
Total		46,340									\$ 4,139,059	\$ -	\$4,139,059	\$ 89.32	NA

1. Building costs based on project type and location

New school construction	\$90/sf
New Voc Ed space	\$75/sf
New gym space	\$80/sf
Demolition	\$8/sf

2. Site costs assigned are as identified by District.

3. General Conditions = % of Building and Site costs.

Typical new construction	14%	New
Remodel Voc. Bldg.	20%	Remodel

4. Contingency & Inflation = 13% of Building, Site, and General Conditions costs.

5. Fixture & Furniture = 8% of Building costs

6. Misc. costs vary per project.

7. Architectural & Engineering Fees = 7% of all other costs

8. Major Maintenance Payments Calculated Using 2.5% Rate and \$100/SF new bldg. value