

From: Gabriel Johnson [<mailto:gabej@McKinstry.com>]
Sent: Tuesday, February 28, 2012 10:47 AM
To: Oneil, Deann; Grauer, AJ
Cc: Brandon Adams
Subject: Facility Condition Assessment

Hi AJ and Deann,

Great meeting with you yesterday. I always like coming out to see you both. It's so refreshing to get out of the city!!!

In Summary:

- As part of your existing bond restructure/refinance, you hope to accomplish the following:
 - o Create approx \$400K in 2012 as a result of a refinancing effort
 - o Potentially receive approx \$2.5M with voter support on a bond vote in 2014

You are seeking to identify projects where these future dollars can/should be spent.

As a "Phase 1" of your Facility Condition Assessment, you would like McKinstry to provide a report with scope, price, energy savings (if any), incentives (if any). Our goal is to create a list of measures that meet your expectations from a priority standpoint, but also capture enough work to give you options (\$3M-\$6M range) to provide to a Citizens Advisory Committee for review and recommendation. We want to approach this in a phased effort, so we can avoid Sheridan SD spending more than is necessary to create this "wish list". If it turns out that Phase 1 Facility Condition Assessment does not create a big enough list, then we will identify additional measures to assess as part of Phase 2.

That being said, this is our proposed scope of work for Phase 1:

- High School Windows
- High School Bathrooms
- High School Plumbing
- Stadium Roof
- North and East Parking Lot lights
- Vinyl Floor Abatement at High School
- DDC Controls at High School
- Heating Units at High School

At this point, I would like you to review the measures listed above and let me know if you want to add or delete any measures. Once we confirm the target measures, I will work with my (MCK) team to provide a pricing proposal to perform the Phase 1 Facility Condition Assessment.

Once the proposal is ready, I will plan to meet with you again to review, adjust if necessary, discuss contracting mechanism, etc, etc

Does this sounds like a good plan?

As mentioned yesterday, I will be out of town starting tomorrow, returning next Tuesday. I encourage you to take the time between now and next Tuesday to confirm/adjust the list of measures that you want included in the Phase 1 study.

Thanks Again, and talk to you soon!

Gabe

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