

Joint Board of County Commissioners and Board of Education Committee Meeting
August 13, 2018
9:00am
Chowan County Public Safety Center
305 West Freemason Street

Minutes

A Joint committee consisting of three Chowan County Board of Commissioners and three members of the Edenton Chowan Board of Education met on Monday, August 13, 2018 at 9:00 am at the Technology Department Professional Development Center (located in the old D.F. Walker Library. 800 North Oakum Street Edenton, NC 27932.

Attendees:

County Commissioners/Staff

Chairman Jeff Smith
Commissioner Ron Cummings
Commissioner Don Faircloth
Mr. Kevin Howard, County Manager
Susanne Stallings, Board Clerk

Board of Education/Staff

Chairman Gene Jordan
Mr. Ricky Browder
Mr. Paul Clifton
Dr. Rob Jackson, Supt.
Sarah Hare, Board Clerk

Chairman Gene Jordan of the Board of Education and Chairman Jeff Smith of the County Commissioners called the meeting to order and welcomed all in attendance.

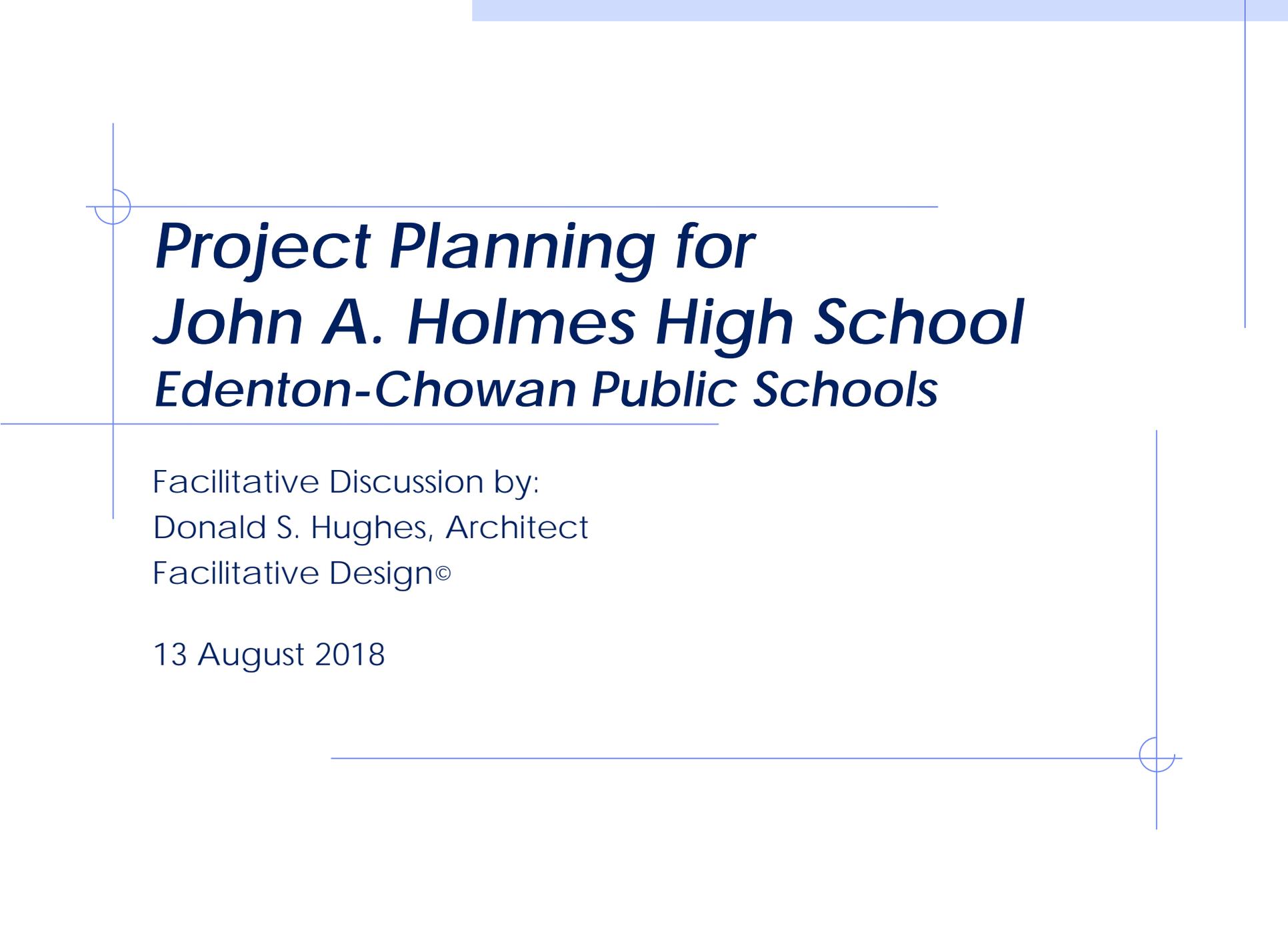
Dr. Jackson turned the floor over to Donald Hughes, Architect to facilitate the joint committee meeting discussion. Mr. Hughes provided a PowerPoint presentation that provided historical information on the processes that have led up to the current day conversation regarding the future of John A. Holmes High School. A copy of the PowerPoint is attached to this set of minutes. The PowerPoint highlighted historical data, project cost projections for the construction of a new high school or the plans developed with projections for the costs to renovate the current high school. School capacity was included in the PowerPoint to assist with the cost estimations.

The following points were made by committee members and were noted as important questions that must be answered:

- What will be the future for the current site if a school is constructed at a new location?
- Will a new site include athletic facilities or will they remain at the current location?
- If a demolition is proposed, cost estimates will need to be included.
- Concerns over the existing school conditions were discussed.
- Impacts on the educational process if there is a renovation on site.
- Community involvement and input will be important in assisting both boards with determining the best choice
 - o new location
 - o renovation of the existing school

It was determined the County would host the next meeting and discuss financing school construction. The Manager and Superintendent will meet to determine the meeting date.

Being no further business, the meeting was adjourned.

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Project Planning for John A. Holmes High School Edenton-Chowan Public Schools

Facilitative Discussion by:
Donald S. Hughes, Architect
Facilitative Design©

13 August 2018

Meeting Agenda:

- ◆ 2008 High School Project
- ◆ 2015 Facility Needs Survey
- ◆ Current High School Facility
- ◆ School Capacity and High school capacity
- ◆ Program and costs for a new school
- ◆ Addition/Renovation project: 2008 and Blended Approach
- ◆ Issues for a New and an Addition/Renovation project
- ◆ Project and Cost Comparisons
- ◆ Funding Mechanisms
- ◆ Reality Check and Next Steps
- ◆ Project Phasing
- ◆ 2008 Scenario Plans
- ◆ Discussion

2015 Facility Needs Survey

- ◆ The Facility Needs Survey is a state mandated compilation of data to develop a 10 Year Facility Plan that is updated every 5 Years.
- ◆ DF Walker Elementary School
 - ◆ Built in 2000
 - ◆ Noted as “Good” condition; no future projects were indicated
- ◆ White Oak Elementary School
 - ◆ Built in 1997
 - ◆ Noted as “Good” condition; no future projects were indicated
- ◆ Chowan Middle School
 - ◆ Built from 1950 to 1991; noted as “Poor-Fair-Good”; replace MCR’s & class size
 - ◆ \$2.1 mil noted for Years 0-5 for Renovations
 - ◆ \$8.1 mil noted for Years 6 to 10 for Additions and Renovations
- ◆ J.A. Holmes High School
 - ◆ Built from 1950 to 1983; noted as “Poor-Fair”
 - ◆ \$41.9 mil for Years 0-5 for a new school; replace obsolete facilities and Building Code/Life Safety issues

Current High School Facility

- ◆ 130,482 SF; 16 acres
- ◆ 629 Students; 207 SF/Stud.; 754 capacity
- ◆ 40 classrooms; 78% utilization; 18 stud./teaching station
- ◆ Office spaces do not meet current needs
- ◆ Security - Open campus with an abundance of entry points and too many building access points
- ◆ ADA issues need to be addressed
- ◆ Maintain the Asbestos Management Plan (AHERA)
- ◆ Auditorium and Gymnasium are outdated and are too small
- ◆ Cafeteria and kitchen are outdated and are too small
- ◆ Media Center does meet current needs and is too small
- ◆ Interior space conditioning type is not consistent
- ◆ Not all areas have air conditioning

School Capacity

◆ Classroom Capacity

- ◆ (Qty. of Classrooms) X (Avg. Students per classroom)

◆ Core Capacity

- ◆ Size of Cafeteria ((Core/3 servings) X (14 sf/student))
- ◆ Size of Media Center ((Core) X (6 sf/student))

(Which takes precedent – Cafeteria or Media Ctr.?)

◆ School Capacity

- ◆ Judgement Call; consider the Classroom and Core
- ◆ Can the ADM be accommodated within the Core and are there enough classrooms?
- ◆ Student/Staff safety during inclement weather and class changes (proximity)

High School Capacity

Handout #1

HIGH SCHOOL CAPACITY WORKSHEET (4 x 4 Block Schedule @ 77%)			
School Name: JA Holmes High School @ 600		School Code:	
	Number of Teaching Stations	Capacity per Teaching Station	Optimal Capacity
Capacity Generating Spaces:			
Academic Classrooms: (Eng., For.Lang., Soc. Studies., Math, Science)	15	X 22 =	330
Science Labs: (Science Classrooms Listed as Academic Classrooms)	5	X 18 =	90
Arts Education Classrooms: (Visual Arts, Band, Chorus, Dance, Drama)	3	X 22 =	66
Business/Office Education Classrooms: (Typing/Keybd, Computer App., Business, etc.)	3	X 22 =	66
Main Gym (count as 2 teaching stations)	2	X 2 X 25	100
Auxillary Gym (count as 1 teaching station + PE Classroom)	1	X 25	25
Service/Marketing Classrooms/Labs: (Consumer/Health Occup., Home Econ., Marketing)	1	X 15	15
Workforce Development Labs: (Do not count associated classrooms)	3	X 15	45
Self-contained Exceptional Children Clrms:		X 10 =	0
Non-Capacity Spaces:			
Resource (Pull-Out Programs) Classrooms:		X 0 =	0
In-School Susp., Extra-Curric. Rooms:		X 0 =	0
Weight, Wrestling Rooms		X 0 =	0
Classroom used with a Vocational Lab: (Do not count H.S. non-capacity spaces as teaching stations)		X 0 =	0
TOTAL	33		737

New School Program

Handout #2

	DPI 600 (5/3/16)	DPI 800 (5/3/16)	600 Classroom/800 Core
Number of students	600	800	600
Core capacity	600	1,000	800
Exceptional Children (S/C)	1	1	1
Video Production fac.			
Dance/Drama	1	1	1
Gymnasium # seats	600	1,000	800
Wrestling (Y/N)	N	N	N
Auditorium (Y/N)	Y	Y	Y
Auditorium seats	240	400	400
Dining Servings	3	3	3

	TS	SF	No.	Total	TS	SF	No.	Total	TS	SF	No.	Total
Academic Classrooms:												
English	5	850	5	4,250	7	850	7	5,950	5	850	5	4,250
Foreign Language	2	850	2	1,700	2	850	2	1,700	2	850	2	1,700
Social Studies	4	850	4	3,400	5	850	5	4,250	4	850	4	3,400
Math	4	850	4	3,400	6	850	6	5,100	4	850	4	3,400
Science:												
Physical Science	1	1,200	1	1,200	2	1,200	2	2,400	1	1,200	1	1,200
Biology	2	1,200	2	2,400	2	1,200	2	2,400	2	1,200	2	2,400
Chemistry	1	1,500	1	1,500	1	1,500	1	1,500	1	1,500	1	1,500
Physics	1	1,200	1	1,200	1	1,200	1	1,200	1	1,200	1	1,200
Other Science	0	1,200	0	0		1,200	0	0	0	1,200	0	0
Prep rooms		250	2	500		250	3	750		250	2	500
M/SCI Computer Lab	0	850	0	0		850	0	0	0	850	0	0
sub-total	20			19,550	26			25,250	20			19,550

New School Program/Cost Handout #3

	DPI 600 (5/3/16)			DPI 800 (5/3/16)			Blend (600/800)		
Number of students	600			800			600		
Core capacity	600			1,000			800		
Exceptional Children (S/C)	1			1			1		
Video Production fac.									
Dance/Drama	1			1			1		
LA/SS/M/Sci Classrooms	20			26			20		
Other Teaching Stations	13			15			13		
Gymnasium - No. of Seats	600			1,000			800		
Wrestling (Y/N)	N			N			N		
Auditorium (Y/N)	Y			Y			Y		
Auditorium seats	240			400			400		
Dining Servings	3			3			3		
Total Net Sq. Ft.	87,114			105,911			91,169		
Walls, toilets, circ., mech @ 37.0%	32,232			39,187			33,733		
Grand Total Square Footage	119,346			145,098			124,902		
Land Acquisition (4k/acre)	46 Acres	\$184,000		48 Acres	\$192,000		46 Acres	\$184,000	
Construction Cost	\$29,597,853			\$35,984,321			\$30,975,579		
Soft Cost (17%)	\$5,031,635			\$6,117,335			\$5,265,849		
Project Budget	\$34,813,488			\$42,293,656			\$36,425,428		
Sq.Ft./Student	199			181			208		
Optimal capacity	745			917			745		
Total teaching stations	33			41			33		
Students/teaching station	18			20			18		

1. "Typical Space Profiles" are examples of possible school space programs that apply the NC Public Schools Facilities Guidelines. Profiles **are not** standards or mandates.
2. Costs do not include off-site improvements,
3. Probable Construction Cost is based on escalated 2015 data reported to DPI and other similar data.
4. "Blend" would involve construction of a 600 Classroom Capacity school with a Core Capacity for 800. School can increase classroom usage (increase capacity) with Block Scheduling when and if needed.

Updated 2008 Scenario

Handout #4

Addition/Renovation Program

	Updated 2008 Scenario
Number of students	1,000
Core capacity	1,000
Exceptional Children (S/C)	2
Video Production fac.	
Dance/Drama	1
LA/SS/M/Sci Classrooms	25
Other Teaching Stations	15
Gymnasium - No. of Seats	1,200
Wrestling (Y/N)	Y
Auditorium (Y/N)	Y
Auditorium seats	480
Dining Servings	3

Updated 2008 Scenario Addition/Renovation Cost

Handout #4

New Construction	161,548	sf	40,063,904
Renovation	31,321	sf	4,071,730
Demolition	102,711	sf	986,026
Sitework	146,548	sf	3,693,010
Total Construction			\$48,814,669
Soft Costs (17%)			\$8,298,494
Total Updated Project Cost			\$57,113,163

1. Construction Cost is based on escalated 2015 data reported to DPI and other similar data.
2. Soft Cost includes A/E fees, surveys, construction testing, furniture and equipment, contingency, etc.

Blended Approach

Handout #5

Addition/Renovation Program

	Blend and Options
Number of students	600
Core capacity	800
Exceptional Children (S/C)	1
Video Production fac.	
Dance/Drama	1
LA/SS/M/Sci Classrooms	20
Other Teaching Stations	13
Gymnasium - No. of Seats	800
Wrestling (Y/N)	N
Auditorium (Y/N)	Y
Auditorium seats	400
Dining Servings	3

Blended Approach

Addition/Renovation Cost

Handout #5

New Admin Suite	7,640	sf	\$1,894,720
New Classrooms (2 Story)	12,000	sf	\$2,976,000
New Dining/Kitchen	6,353	sf	\$1,575,544
New Auditorium	7,100	sf	\$1,760,800
New Gymnasium/Phys. Ed.	20,800	sf	\$5,158,400
New Media Center	7,476	sf	\$1,854,048
New CTE	10,500	sf	\$2,604,000
Renovate 2 Story Classroom Bldg.	31,321	sf	\$4,071,730
Demolition	102,711	sf	\$986,026
Sitework	146,548	sf	\$3,693,010
Total New Sq. Ft.	71,869	sf	
Walls, toilets, circ., mech (37%)	26,592	sf	\$6,594,699
Construction Cost			\$33,168,977
Soft Costs (17%)			\$5,638,726
Project Budget			\$38,807,703

1. Construction Cost is based on escalated 2015 data reported to DPI and other similar data.
2. Soft Cost includes A/E fees, surveys, construction testing, furniture and equipment, contingency, etc.

DPI Average School Cost - 2010 to 2017

AVERAGE SCHOOL COSTS				
	#	Total Cost	Building Area	Cost/sq.ft.
Year : 2017				
Elementary	6	\$127,503,995	595,200	\$214.22
Elem/Middle	1	\$25,183,584	130,319	\$193.25
Middle	1	\$39,780,754	224,000	\$177.59
Totals/Avg:	8	\$192,468,333	949,519 sq.ft.	\$202.70
Year : 2016				
Elementary	6	\$121,395,530	626,076	\$193.90
Elem/Middle	1	\$35,529,187	187,978	\$189.01
Middle	3	\$103,440,115	568,186	\$182.05
Totals/Avg:	10	\$260,364,832	1,382,240 sq.ft.	\$188.36
Year : 2015				
Elementary	8	\$143,342,030	762,514	\$187.99
Elem/Middle	1	\$26,140,080	129,283	\$202.19
Middle	5	\$133,835,739	752,027	\$177.97
High	2	\$111,064,948	512,194	\$216.84
Totals/Avg:	16	\$414,382,797	2,156,018 sq.ft.	\$192.20
Year : 2014				
Elementary	5	\$82,265,786	481,495	\$170.85
Middle	5	\$132,025,595	624,547	\$211.39
High	1	\$57,234,177	328,979	\$173.98
Totals/Avg:	11	\$271,525,558	1,435,021 sq.ft.	\$189.21

Costs are contract amounts for new schools and do not include land, furnishings, design fees, surveys, testing or legal expense. All schools are not included - only reports received.

SCHOOL PLANNING, NCDPI
07-Dec-17

Issues for a New vs. Addition/Renovation

- ◆ Decision – new versus addition/renovation project
 - Community/Staff/User Group input to Board(s)
 - Board(s) decision
- ◆ New School Project:
 - ◆ Everything is new
 - ◆ The program will meet current and future needs
 - ◆ Campus/building security easily incorporated into new design
 - ◆ Less expensive to incorporate technology rich classrooms (CoT)
 - ◆ Construction will cost less per square foot
 - ◆ More energy efficient
- ◆ Addition/Renovation Project:
 - ◆ History – memories – community “Node”
 - ◆ Stay at current location
 - ◆ More difficult to incorporate up-to-date campus/building security
 - ◆ Continued need for Asbestos Management Plan (AHERA)
 - ◆ Do not need to go through land purchase process
 - ◆ Spread out Cash Flow over longer period of time

Project Comparison

Handout #7

	A/R Blended		A/R Updated 2008 Scenario		New HS (600/800)	
Number of students	600		1,000		600	
Core capacity	800		1,000		800	
Exceptional Children (S/C)	1		2		1	
Video Production fac.						
Dance/Drama	1		1		1	
LA/SS/M/Sci Classrooms	20		25		20	
Other Teaching Stations	13		15		13	
Gymnasium - No. of Seats	800		1,200		800	
Wrestling (Y/N)	N		Y		N	
Auditorium (Y/N)	Y		Y		Y	
Auditorium seats	400		480		400	
Dining Servings	3		3		3	
New Construction	71,869	17,823,512	161,548	40,063,904	91,169	22,609,912
Renovated Area	31,321	4,071,730	31,321	4,071,730	0	0
Demolition	102,711	986,026	102,711	986,026	0	0
Sitework	146,548	3,693,010	146,548	3,693,010	0	0
Walls, toilets, circ., mech @ 37.0%	26,592	6,594,699	0	0	33,733	8,365,667
Grand Total Square Footage	129,782		192,869		124,902	30,975,579
Land Acquisition (4k/acre)		\$0			46 Acres	\$184,000
Construction Cost		\$33,168,977		\$48,814,669		\$30,975,579
Soft Cost (17%)		\$5,638,726		\$8,298,494		\$5,265,849
Project Budget		\$38,807,703		\$57,113,163		\$36,425,428
Construction Time	3 years		3 years		2 years	
Escalation (7% per year)		\$3,482,743		\$5,125,540		\$2,168,291
Total Project Budget		\$42,290,445		\$62,238,703		\$38,593,719
Sq.Ft./Student		216		193		208
Optimal capacity		745		917		745
Total Teaching station	33		41		33	

Construction Cost Comparison

◆ 2008 Project

- ◆ New Construction 165.41/SF
- ◆ Site Work 20.77/SF
- ◆ Demolition 8.05/SF
- ◆ Renovation 90.76/SF
- ◆ Soft Costs 17.6%

◆ 2015 Facility Needs Survey

- ◆ New Construction 183.02/SF
- ◆ Site Work 23.79/SF
- ◆ Demolition 16.20/SF
- ◆ Renovation 26.73/SF
- ◆ Soft Costs 20.4%

◆ Current Scenarios

- ◆ New Construction 248.00/SF
- ◆ Site Work 25.20/SF
- ◆ Demolition 9.60/SF
- ◆ Renovation 130.00/SF
- ◆ Soft Costs 17%

Funding Mechanisms

- ◆ Tier 1 Funds

 - ◆ \$15,000,000

 - ◆ Will it be available; any restrictions?

 - ◆ Project must be very near to “shovel ready”

- ◆ Local Bond Referendum

 - ◆ Decision

 - ◆ What amount? Get current cost estimate or update budget before amount is finalized

 - ◆ Will it pass?

- ◆ County - Capital Funding

Reality Check and Next Steps

◆ Issues related to build new or renovate

■ New:

- ◆ Start fresh and everything is new and meets current needs
- ◆ No slow downs due to avoiding students attending classes or school schedules
- ◆ The program of spaces will meet current/future educational trends
- ◆ Cost less per square foot due to easier construction; shorter build-out timeframe
- ◆ Quicker turn around for a completed project

■ Addition/Renovation:

- ◆ Stay at current location – History, memories, “Community Node”
- ◆ Do not need to go through land purchase process
- ◆ Spread out Cash Flow over longer period of time by 1 year
- ◆ Messy construction process; school schedule; student interfacing; close coordination with the removal of ACBM's (for the protection of students, staff, and contractors)

Reality Check and Next Steps

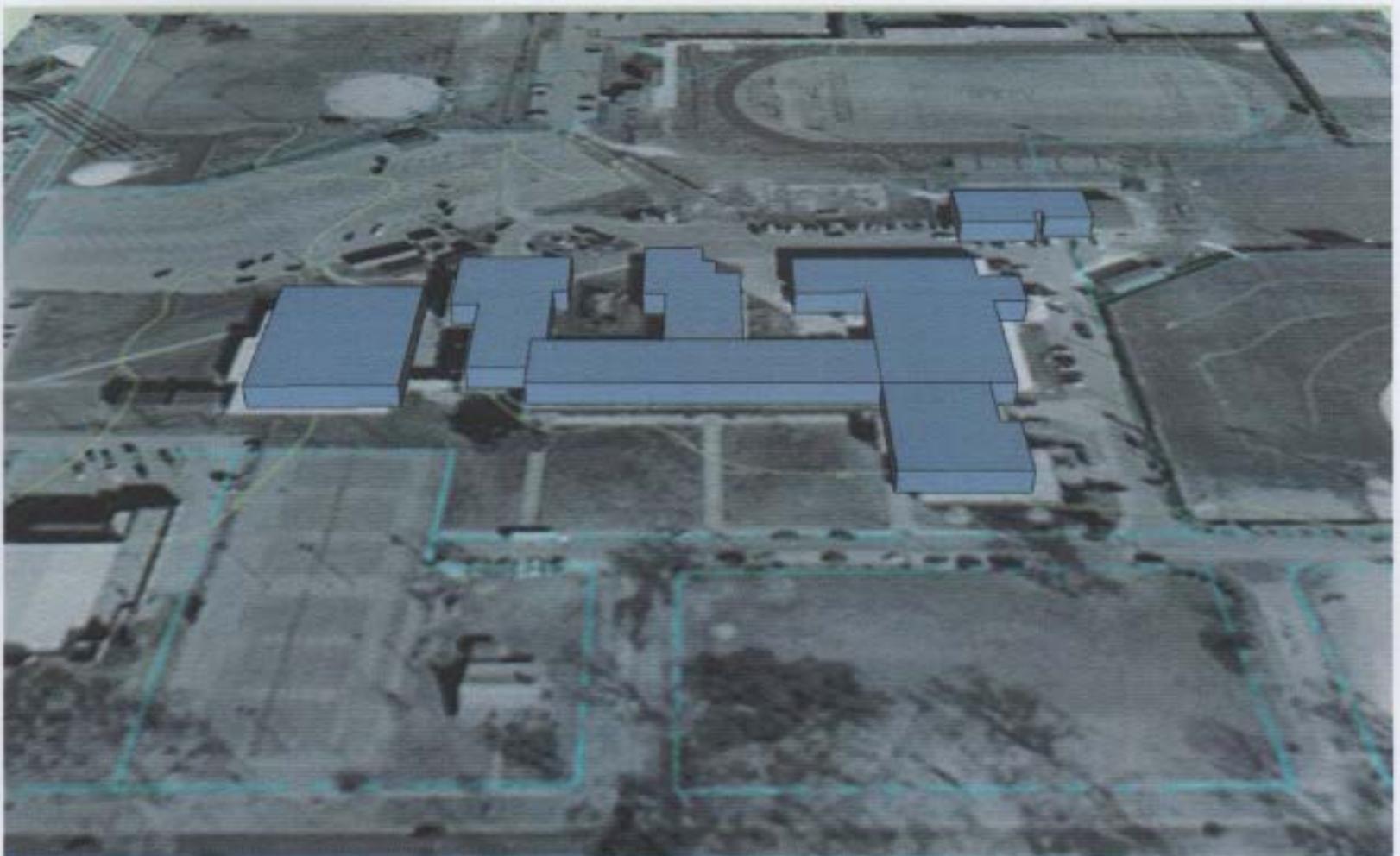
- ◆ Decision – new versus addition/renovation project
 - Board(s) based decision
 - Community/User Group/Staff input
- ◆ What can realistically be done with possible fund types.
 - Tier 1 Funds - \$15,000,000
 - Local Bond/County Capital Funding – updated budget or a current cost estimate must be done just before a decision is made
- ◆ The Bond Project
 - Bond Package can be put together without hiring an architectural firm
 - Community meetings to educate and gather support
 - Define the Scope of the project; helps establish funding needs; Work with the BoCC, County Manager/CFO, and LGC for timing/amount
 - Ask for more than you may need; you don't have to spend it all
 - Construction cost for new and renovation is not very predictable
- ◆ The Project (post bond)
 - Retain an architectural firm
 - Involve the community and users in design process – Interactive Design

Project Phasing

- ◆ New vs. Renovation/Addition:
 - New: 2 year construction process
 - ◆ Acquire property
 - ◆ Retain A/E firm for design
 - ◆ Design/Bid
 - ◆ Build
 - ◆ Move-in
 - Addition/Renovation: 3 year construction process
 - ◆ Retain A/E firm
 - ◆ Design/Bid
 - ◆ Build Auditorium/Dining/Media Ctr.
 - ◆ Demolish Auditorium/Media Ctr.; Build Gymnasium
 - ◆ Demolish Gym/Dining; Build classroom addition, new Admin Suite and new CTE building; renovate 2 story classroom building

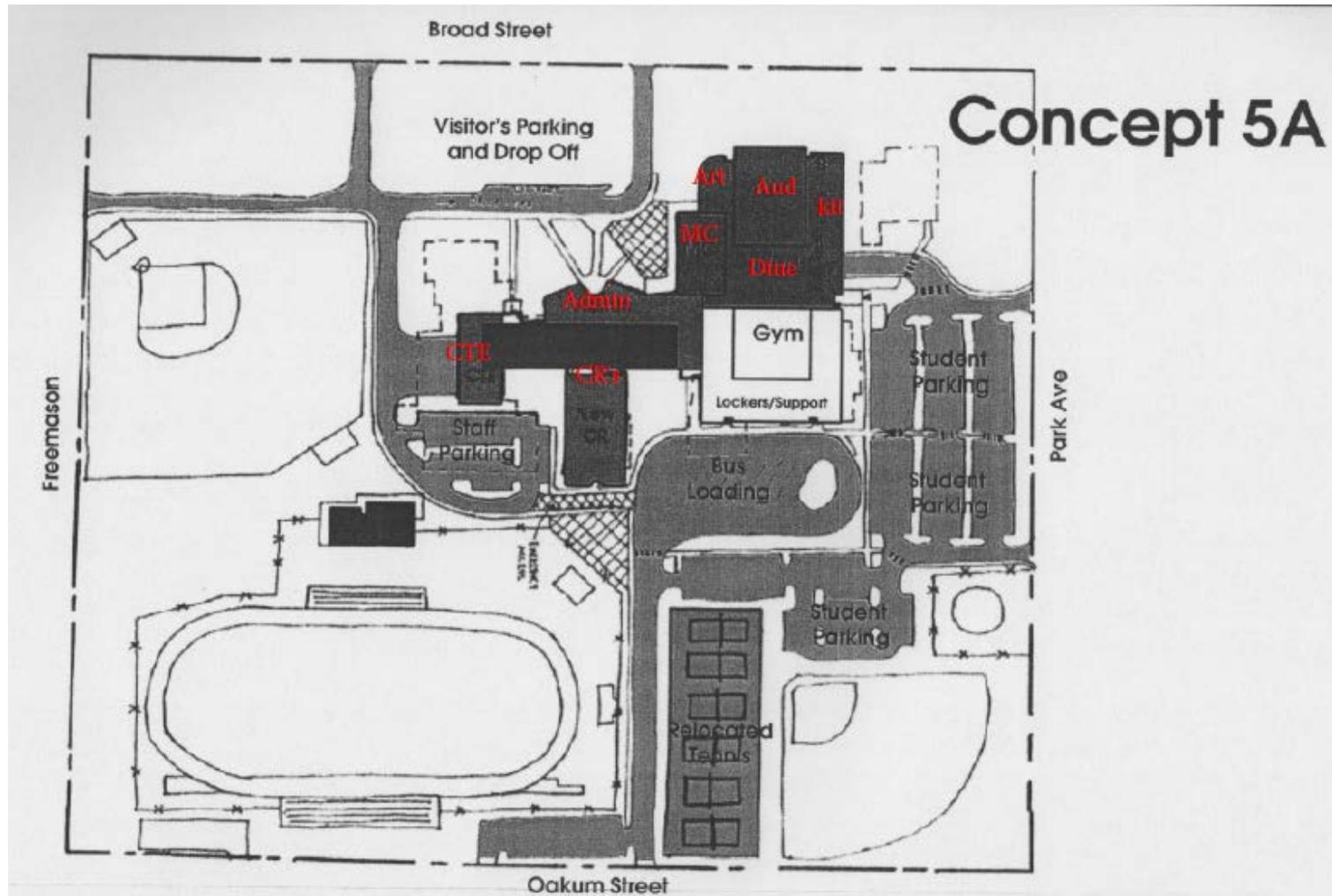
Existing Facility

(2008 Moseley Architects image)



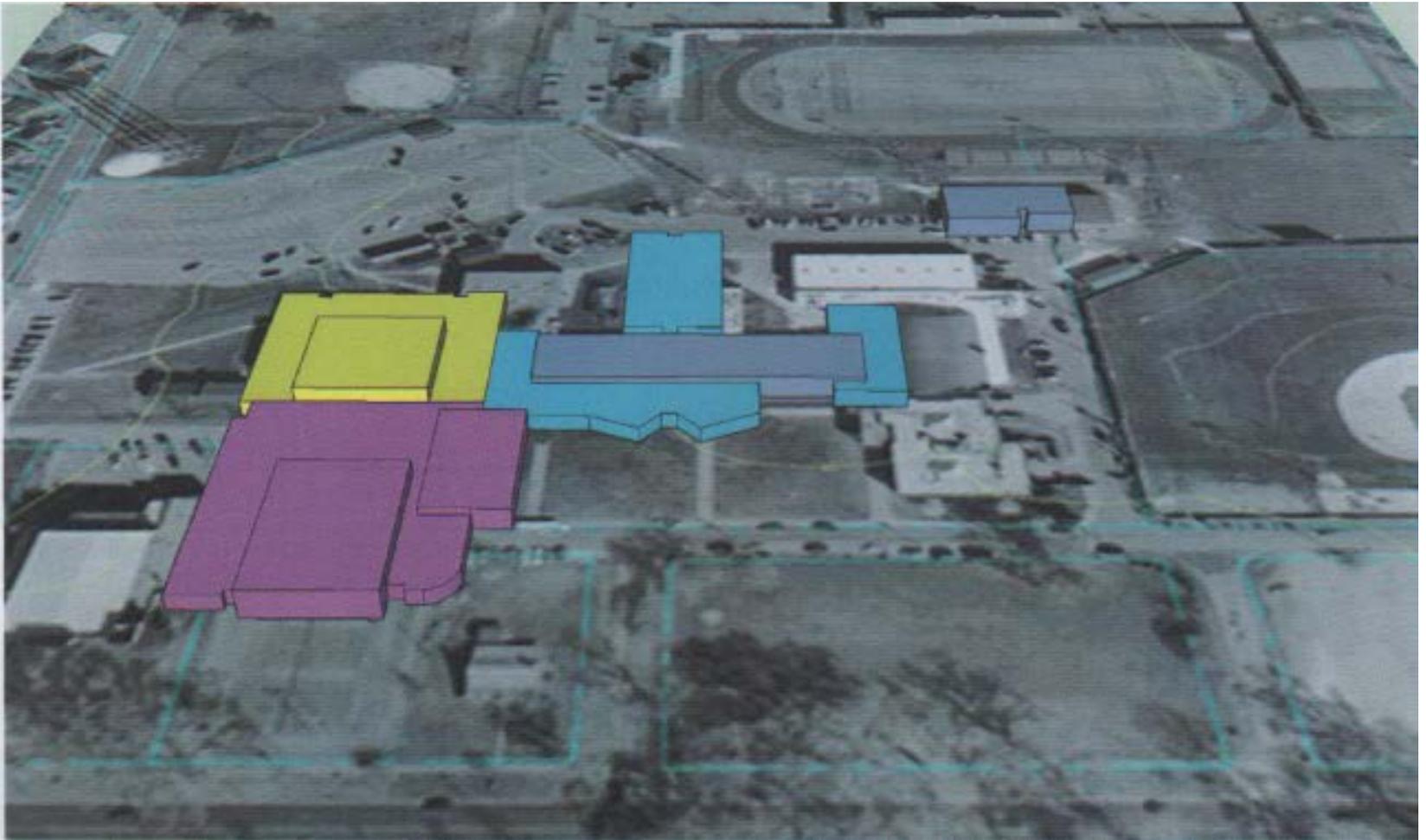
Completed A/R

(2008 Moseley Architects image)



Completed A/R

(2008 Moseley Architects image)



Discussion Period

- ◆ Decision to build a new school or do an addition/renovation project
- ◆ Assess existing school to determine real needs for A/R project (school profile)
- ◆ Funds that will be needed for the selected project
- ◆ Amount needed from the county, a local bond, or both