

**Joint Board of County Commissioners and Board of Education Committee Meeting**  
**March 9, 2020**  
**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 Tuesday, March 9 at 9:00 am at the Chowan County Public Safety Center, 305 West Freemason St. Edenton, NC 27932.

Attendees:

County Commissioners/Staff

Chair Patti Kersey  
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 (absent)  
Mr. Paul Clifton (absent)  
Dr. Rob Jackson, Supt.  
Sarah Hare, Board Clerk

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

**Update from Board of Education**

Rick Ott with M.B. Kahn Construction Company provided the Committee with a PowerPoint. A copy of the PowerPoint is attached to these minutes and in the meeting file labeled March 9, 2020 Joint Committee Meeting. He noted he has been authorized to advertise for RFP for Architects for a new school to be constructed on the existing John A. Holmes High School campus and other projects as may be determined. He noted that the existing restricted space on the campus includes the football stadium and Hicks Field. He provided information on various Academic Center Space Summaries

## Academic Center #1

General Classrooms  
 Shared Pullout Rooms  
 Demonstration Lab/Prep Classroom  
 Self-Contained Classroom/Toilet/Storage  
 Resource Classroom  
 Conference/Project Pitch Room  
 Media Resource/Production  
 Ext. Instructional Area (Indoor & Outdoor)  
 LC Planning/Work Area  
 Administrative Office  
 Student Individual Toilets  
 Custodial Service Closets/General Storage

Total Square Footage: 20,070 sf  
 Total Student Stations: 311

## Academic Center #2 (STEAM)

General Classrooms  
 Science Lab/Lecture/Prep/Storage  
 CTE Classrooms/Shared Offices  
 Self-Contained Classroom/Toilet/Storage  
 Resource Classroom w/ Operable Partition  
 Shared Pullout Rooms  
 Conference/Project Pitch Room  
 Media Resource/Production  
 Ext. Instructional Area (Indoor & Outdoor)  
 Art Studio/Storage/Kiln  
 LC Planning/Work Area  
 Administrative Office  
 Student/Staff Individual Toilets  
 Custodial Service Closets/General Storage

Total Square Footage: 27,720 sf  
 Total Student Stations: 333

## Fine Arts Center

Auditorium (399 seats)  
 Band Rooms  
 Choral Rooms  
 Distr. Media/Production

Total Square Footage: 16,805 sf  
 Total Student Stations: 81

## Physical Education/Athletics

Gymnasium (1200 seats)  
 Lobby/Concessions  
 Auxiliary Gymnasium  
 Weight Room  
 Locker Rooms/Showers/Toilets  
 Staff Offices/Locker Rooms/Toilets/Storage  
 General Classrooms/Athletic Training Room  
 Fitness Room

Total Square Footage: 33,870 sf  
 Total Student Stations: 146



### Exterior Athletics (Complex)

- New Soccer Field
- Add High Jump and Track Activities
- Artificial Turf on Existing Football Field

## Food Service

- Dining Area
- Food Court/Serving
- Kitchen
- Offices/Storage/Loading Dock

**Total Square Footage: 8,995 sf**  
**Total Student Stations: 0**



## Support Spaces

- Central Administration/Visitor's Center
- Building Services/Restrooms
- General Support Spaces

**Total Square Footage: 6,685 sf**  
**Total Student Stations: 0**



## Alternates

### **Natatorium**

**15,000 to 29,642 sf**

- Pool
- Pool (Leisure)
- Spa
- Classroom
- Restrooms/Lockers/Showers/Storage



### **Culinary Arts**

**10,119 sf**

- Kitchen Area
- Dining/Restaurant Area
- Café/Outdoor Dining
- Waiting/Restrooms/Storage



<b>NEW HIGH SCHOOL (650 student : 1000 core)</b>	
Academic Centers (2)	
Music	
Art	
Distributed Media	
Special Education	
CTE Education	
Physical Education	
Food Service	
Building Services/Restrooms	
Central Administration and Visitor's Center	
Auditorium	
General Support Spaces	
<b>Total Square Footage:</b>	<b>148,389 sf</b>
<i>Alternate 1: Natatorium</i>	<i>15,000 to 29,642 sf</i>
<i>Alternate 2: Culinary Arts</i>	<i>10,119 sf</i>

(A copy of the full PowerPoint is attached to these meeting minutes).

Mr. Ott shared that he spoke with Davenport and Associates (The County's Financial Advisor) and they will need the cost information and he will have that in the next 2-3 weeks. He stated that Davenport will then look at the tax impact. He stated the costs can go down but they cannot go up after the three readings of the Bond. He stated the next 60 days are critical to the project schedule. He noted the next steps are to finalize the cost estimate, coordinate with the financial advisor, coordinate with the County's Bond Counsel and finalize approval of the Referendum with the County Commissioners.

County Commissioners Chair Patti Kersey asked how Mr. Ott got the 1,000 core number which is higher than the demographic study.

Mr. Ott stated he did not believe the numbers in the demographic study. He stated that while jobs are being pushed to urban areas, manufacturing jobs are coming back to this area with the ports being located in Virginia Beach. He stated he believed the area will see stabilization and student graduates will stay in this area. He stated the Boards will have the option to add the third proposed center or just build what is needed now.

County Commissioners Chair Patti Kersey asked if the discussions regarding various ownership on the site have begun.

Dr. Jackson stated that he has asked Hackney High to begin working on this process and he is to update the Board of Education on his progress. He also noted that with regards to the question about demographics, he stated the building is designed to serve the community for the next 70

years and the demographic information does not go out that far. He stated the core capacity does not address the need for wider spaces for security reason.

Mr. Ott stated he felt the previous demographic study was heavily swayed by the great recession. He noted prior to 2008 there were projections for growth in the area.

### **Update from Board of Commissioners**

Mr. Howard stated that the Financial Advisor is putting together information on various funding approaches. He stated their plans include the potential needs-based grant of \$15 million, one option includes the additional \$10 million that was proposed for this year's state budget. He stated he would recommend the bond counsel come for a future meeting to further discuss the options. He noted the Bond Counsel is working to plug in the dates and project deadlines into the proposed timeline.

County Commissioners Chair Patti Kersey asked how the Boards could have a referendum and not know if the additional monies would be funded.

Mr. Howard stated the Boards will have to present the full project amount and make the public aware of the potential for additional funds.

Dr. Jackson stated that the Boards will know in September or October if the funds will be awarded and the County would sell the unused bonds.

County Commissioners Chair Patti Kersey stated it is very important that the public be aware of the potential costs prior to this being placed on the ballot. She stated the Boards will have to give the public opportunities to speak and participate in the discussions for this to be successful.

Board of Education Chair Gene Jordan stated that the Board of Education agrees and wants to hold multiple public meetings.

Mr. Ott stated that the third reading of the bond includes a public hearing. He stated the schools will host a series of public meetings to have input on the conceptual design in order to have a good number on the cost estimate.

### **Discussion next steps**

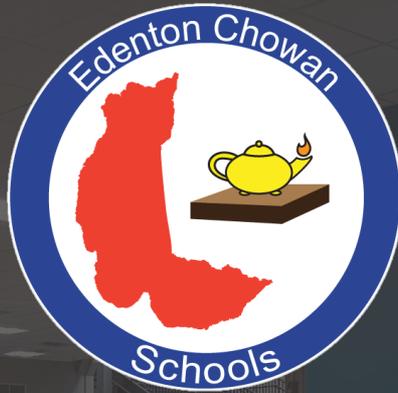
Mr. Howard stated he thinks Davenport needs to present.

### **Next Meeting**

The Committee agreed to schedule the next meeting for March 30, 2020 at 9:00am. (this meeting was later cancelled due to COVID-19 concerns and state requirements for social distancing, the next meeting has not been set).

### **Adjourn**

Being no further business, the Chairs each declared the joint committee meeting adjourned.



# EDUCATIONAL SPACE PROGRAM

New High School  
650 student : 1000 core

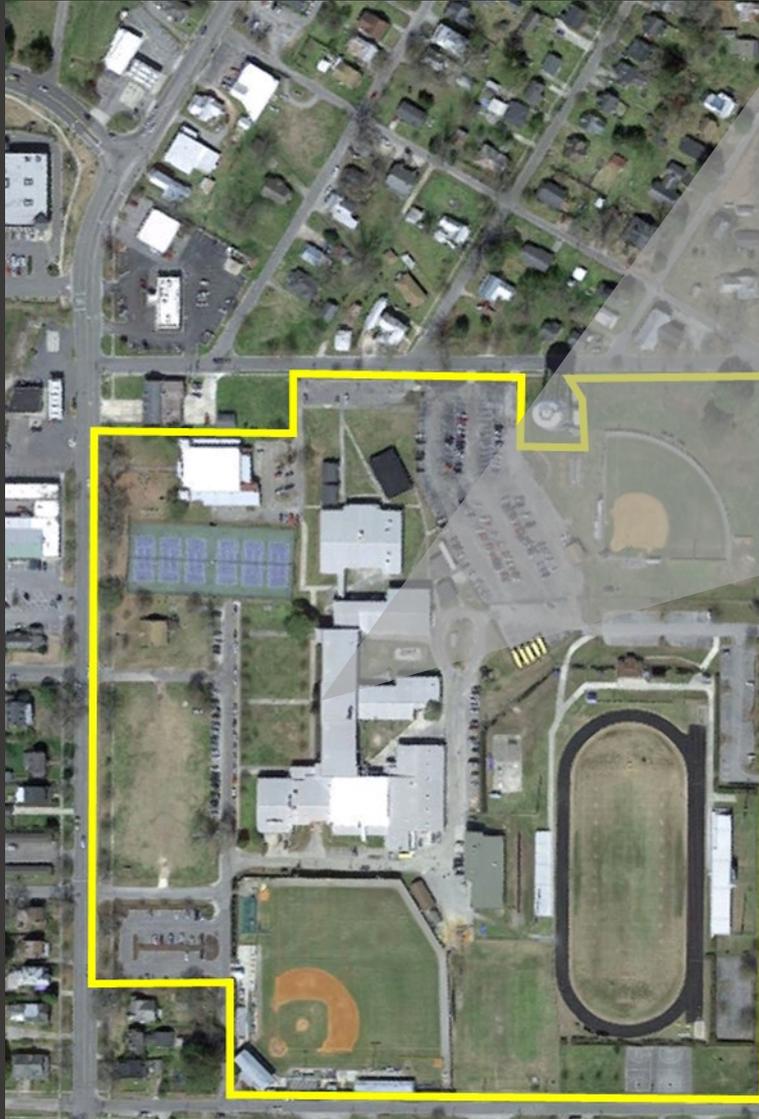


M. B. Kahn  
Kahn Construction Co., Inc.



M. B. Kahn  
Construction Co., Inc.

# Current John A. Holmes High School

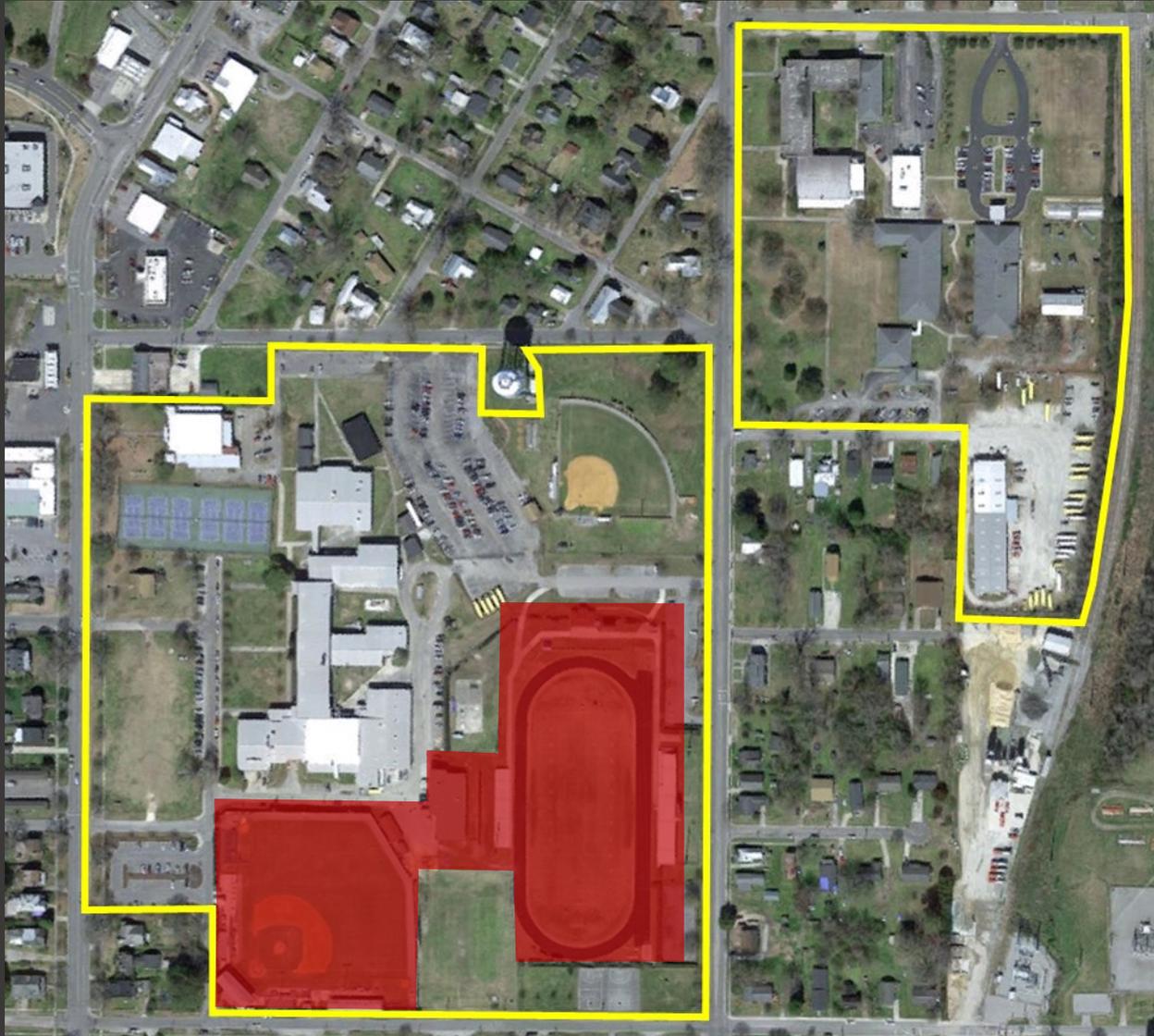


Originally built in 1950  
Approx. enrollment=550 students  
Historic Hicks Field  
Constricted campus



M. B. Kahn  
Construction Co., Inc.

# Current High School Campus





**SAFE & SECURE**

**TRANSPARENT**

**FLEXIBLE**

**COLLABORATIVE**

**SUSTAINABLE**

“Fishbowl of Learning”



M. B. Kahn  
Construction Co., Inc.

# Design Considerations

A photograph of a school hallway with brick walls and large windows. An American flag and a blue flag are visible in the background. A decorative plant is in the foreground. A dark grey overlay with white text is at the bottom right.

## OCCUPANT HEALTH & SAFETY

- Secure vestibules
- Public vs. private spaces
- Individual student restrooms
- Visual site lines for monitoring students



M. B. Kahn

KAHN Construction Co., Inc.

# Design Considerations



## FLEXIBLE INSTRUCTIONAL SPACE

- Flexible furniture
- Concrete flooring
- Roll-up doors
- Adjustable utilities





M. B. Kahn

KAHN Construction Co., Inc.

# Design Considerations



**American  
Red Cross**

*Together, we can save a life*

## PUBLIC SHELTER DESIGN CRITERIA

*“The public shelter design criteria, which are also known as the Enhanced Hurricane Protection Area or EHPA criteria, were developed to ensure that appropriate new educational facilities can serve as public hurricane evacuation shelters.”*



















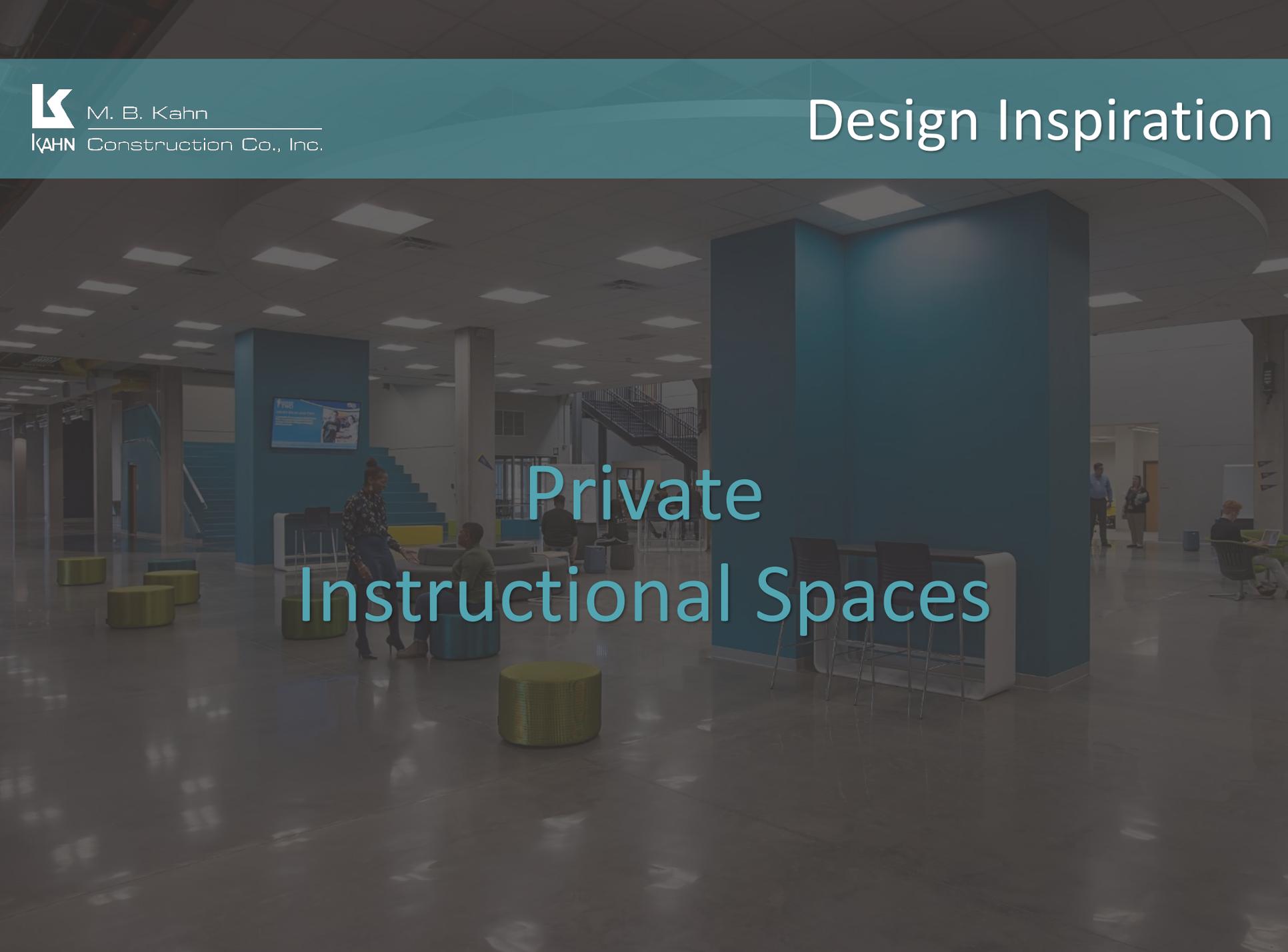




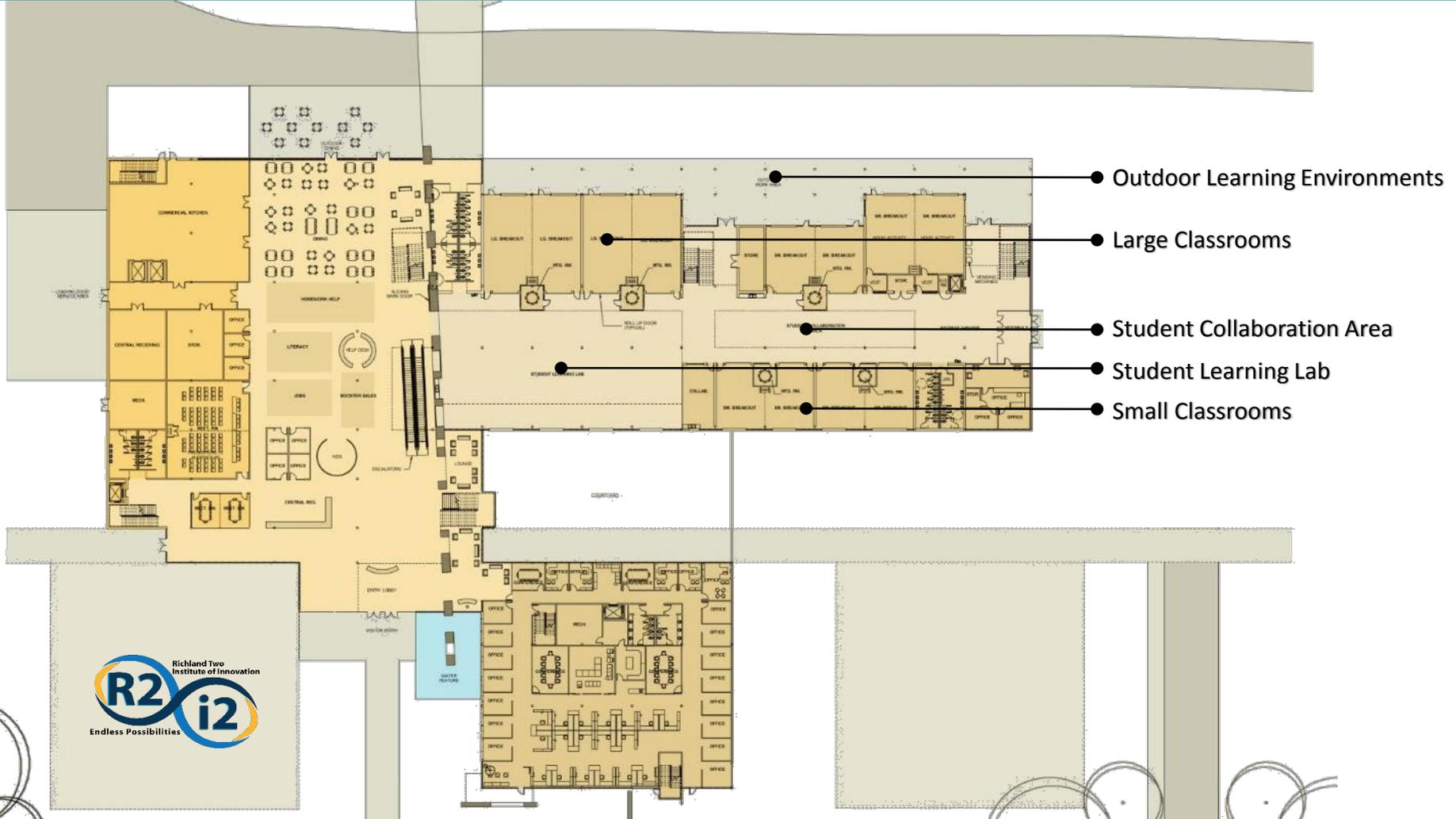


M. B. Kahn  
Construction Co., Inc.

# Design Inspiration

A wide-angle photograph of a modern, open-plan instructional space. The room features large, teal-colored square pillars and a ceiling with recessed square lighting. In the foreground, several bright green, cylindrical ottomans are arranged on a light-colored floor. People are seen interacting in the space, including a woman standing and talking to a seated man. In the background, there are blue stairs, a white bar area with high stools, and a person sitting at a table with a laptop. The overall atmosphere is bright and collaborative.

## Private Instructional Spaces





## ACADEMIC CENTERS

- Flexible classrooms/labs
- Integrated self-contained classrooms
- Integrated CTE spaces
- Collaboration spaces
- Extended instructional area (*int. & ext.*)



## FINE ARTS

- Band/Orchestra
- Art Studio
- Distributed Media



M. B. Kahn  
Construction Co., Inc.

# Design Inspiration

A photograph of a modern, open-plan public community space. The room features a polished, reflective floor, a ceiling with recessed square lighting, and several large, teal-colored square pillars. In the foreground, there are several bright green, cylindrical ottomans. A woman in a patterned top and blue pants is standing and talking to a child sitting on one of the ottomans. In the background, there are blue stairs, a white reception desk, and other people sitting at tables. The overall atmosphere is bright and inviting.

## Public Community Spaces

## CENTRAL ADMINISTRATION

- Administration offices
- Visitor's center
- Guidance suite
- Health/Nurse area



## GATHERING SPACES

- Integrated lecture learning
- Flexible cafeteria
- Theater-style auditorium



M. B. Kahn

KAHN Construction Co., Inc.

# Design Inspiration

## ATHLETICS

- Gymnasium
- Auxiliary gymnasium
- Soccer field
- Misc. exterior athletic upgrades
- Football field turf





M. B. Kahn  
Construction Co., Inc.

# Design Inspiration

A photograph of a modern office interior. The space is characterized by large, teal-colored square pillars and a ceiling with recessed square lighting. In the foreground, several bright green, cylindrical ottomans are arranged on a light-colored, reflective floor. A woman in a patterned top and dark pants is standing and talking to another woman who is sitting on a blue ottoman. In the background, there are grey sofas, a staircase with teal steps, and other people working at desks. The overall atmosphere is bright and contemporary.

Alternates



## ALTERNATE INSTRUCTIONAL SPACE

- Culinary Arts



## ALTERNATE COMMUNITY SPACE

- Aquatics Center





M. B. Kahn

Construction Co., Inc.

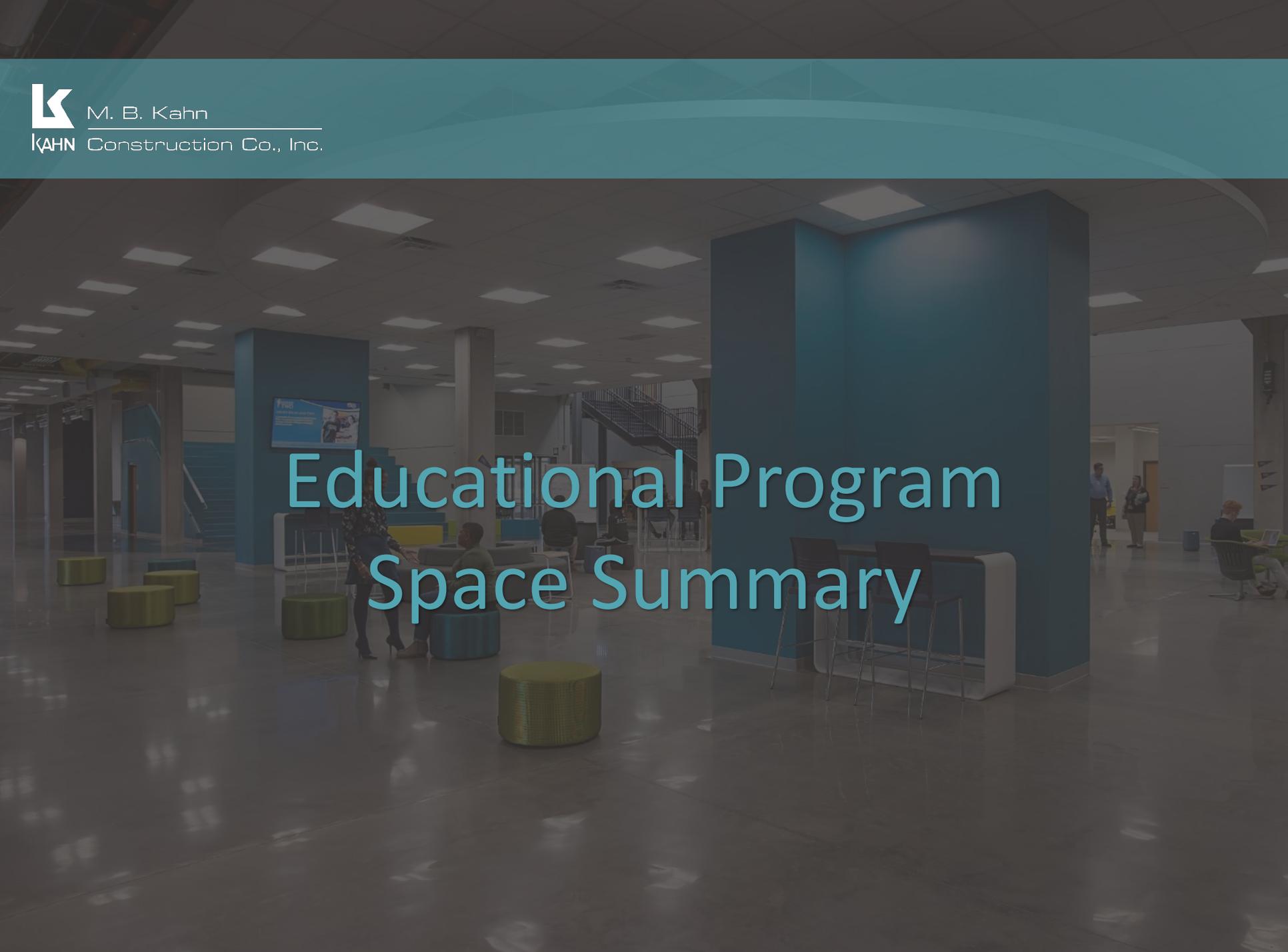
As you build for the future, remember,  
it's not just a school...

It's the center of our **Community!**



M. B. Kahn

Construction Co., Inc.

A wide-angle photograph of a modern educational program space. The room features a high ceiling with a grid of recessed square lights. Large, teal-colored columns are spaced throughout the area. In the foreground, several bright green, cylindrical ottomans are arranged. People are seen sitting on these ottomans and at a long, white counter with teal sides. In the background, there is a staircase and a display board. The overall atmosphere is bright and open.

# Educational Program Space Summary

## Academic Center #1

- General Classrooms
- Shared Pullout Rooms
- Demonstration Lab/Prep Classroom
- Self-Contained Classroom/Toilet/Storage
- Resource Classroom
- Conference/Project Pitch Room
- Media Resource/Production
- Ext. Instructional Area (Indoor & Outdoor)
- LC Planning/Work Area
- Administrative Office
- Student Individual Toilets
- Custodial Service Closets/General Storage

---

**Total Square Footage: 20,070 sf**  
**Total Student Stations: 311**

## Academic Center #2 (STEAM)

- General Classrooms
- Science Lab/Lecture/Prep/Storage
- CTE Classrooms/Shared Offices
- Self-Contained Classroom/Toilet/Storage
- Resource Classroom w/ Operable Partition
- Shared Pullout Rooms
- Conference/Project Pitch Room
- Media Resource/Production
- Ext. Instructional Area (Indoor & Outdoor)
- Art Studio/Storage/Kiln
- LC Planning/Work Area
- Administrative Office
- Student/Staff Individual Toilets
- Custodial Service Closets/General Storage

---

**Total Square Footage: 27,720 sf**  
**Total Student Stations: 333**

## Fine Arts Center

Auditorium (399 seats)

Band Rooms

Choral Rooms

Distr. Media/Production

---

Total Square Footage: 16,805 sf

Total Student Stations: 81

## Physical Education/Athletics

Gymnasium (1200 seats)

Lobby/Concessions

Auxiliary Gymnasium

Weight Room

Locker Rooms/Showers/Toilets

Staff Offices/Locker Rooms/Toilets/Storage

General Classrooms/Athletic Training Room

Fitness Room

---

Total Square Footage: 33,870 sf

Total Student Stations: 146



## Exterior Athletics (Complex)

- *New Soccer Field*
- *Add High Jump and Track Activities*
- *Artificial Turf on Existing Football Field*

## Food Service

Dining Area

Food Court/Serving

Kitchen

Offices/Storage/Loading Dock

---

Total Square Footage: 8,995 sf

Total Student Stations: 0



## Support Spaces

Central Administration/Visitor's Center

Building Services/Restrooms

General Support Spaces

---

Total Square Footage: 6,685 sf

Total Student Stations: 0

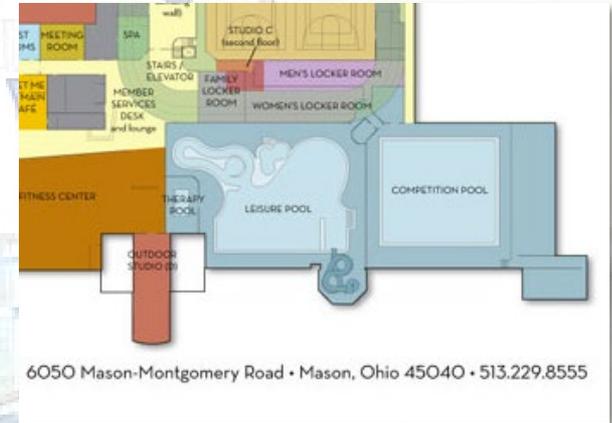


## Alternates

### Natatorium

**15,000 to  
29,642 sf**

- *Pool*
- *Pool (Leisure)*
- *Spa*
- *Classroom*
- *Restrooms/Lockers/Showers/Storage*



### Culinary Arts

**10,119 sf**

- *Kitchen Area*
- *Dining/Restaurant Area*
- *Café/Outdoor Dining*
- *Waiting/Restrooms/Storage*



<b>NEW HIGH SCHOOL (650 student : 1000 core)</b>	
Academic Centers (2)	
Music	
Art	
Distributed Media	
Special Education	
CTE Education	
Physical Education	
Food Service	
Building Services/Restrooms	
Central Administration and Visitor's Center	
Auditorium	
General Support Spaces	
<b>Total Square Footage:</b>	<b>148,389 sf</b>

*Alternate 1: Natatorium* 15,000 to 29,642 sf

*Alternate 2: Culinary Arts* 10,119 sf





M. B. Kahn

KAHN Construction Co., Inc.

# Next Steps

JOHN A HOLMES HIGH SCHOOL

## Next Steps

1. Finalize Cost Estimate
2. Coordinate with Financial Advisor
3. Coordinate with Bond Counsel
4. Finalize Approval of Referendum with County Council