

Highlights
Special Joint Meeting with County Commissioners Meeting Minutes
October 20, 2015

The Gates County Board of Education met in a special called meeting on Tuesday, October 20, 2015 at the Merchants Millpond State Park. The following board members were present: Glendale Boone, Ray Felton, Leslie Byrum and Claire Whitehurst. Others attending the meeting were County Commissioner Madam Chair Linda Hofler, and Commissioners Henry Jordan, J. Ray Freeman, Jack Owens and Billy Felton. Also attending were Natalie Rountree, County Manager, Sandy Pittman, Financial Services Director, Joe Harrell, Director of Maintenance for Gates County Schools, Rube Blanchard, Director of Finance for Gates County Schools and Dr. Barry Williams, Superintendent. Guests present were Dr. Jeff Perry and representatives from Ballard Construction.

Dr. Williams began the meeting at 1:09 p.m. and thanked everyone for their presence and their willingness to discuss the possibility of building a new middle school. A powerpoint was provided with Dr. Jeff Perry providing detailed information as the powerpoint was shown. The following are highlights from the powerpoint:

CENTRAL MIDDLE SCHOOL FACILITY SUMMARY

1. Enrollment (380)
2. Construction Dates (1957, 1965, & 1997)
3. Grades served (6th – 8th)
4. Current SF (70,000)
5. Staff
 - a. Administrators (2)
 - b. Guidance (1)
 - c. Nurse (1)
 - d. Teacher/Media (36)
 - e. Support staff (8)
6. Total Classrooms (33)
7. Computer labs (2)
8. Science labs (0)
9. Media/Library (1)
10. Gym

CURRENT DEFICIENCIES: HEALTH ISSUES

1. Asbestos throughout building
2. Lead in paint (pre 1978)
3. Lead in copper solders
4. Lack of backflow valves
5. Increasing mold occurrences
6. Mold in windows (single pane)

7. No hot water in some restrooms
8. No controlled fresh air exchange
9. Unattached tile

CURRENT DEFICIENCIES: SAFETY ISSUES

1. Risk of roof collapse (wind/snow)
2. Risk of wall collapse
3. Few doors/hardware lockdown
4. Multiple external doors (18)
5. Satellite classrooms (no security)
6. Antiquated camera system
7. Antiquated fire alarm system
8. No automated lockdown
9. Antiquated key entry system
10. No safety glass
11. Limited panic bars

CURRENT DEFICIENCIES: STRUCTURAL ISSUES

1. Wind/storm roof capacity
2. Wall load bearing capacity
3. I-Beams retrofitted
4. Lintels 7/8th not rated for load
5. No airspace/insulation brick/block
6. Single-pane windows (energy/mold)
7. No overhead insulation
8. No showers in locker room
9. Single 2" main water supply
10. Abandoned potable water below slab
11. Wetwell grinder pump station
12. Limited GFCI/grounding electrical
13. Single remote thermostat
14. Current HVAC is at end of life cycle

CURRENT DEFICIENCIES: TRAFFIC ISSUES

1. No queuing lanes
2. Accidents on Highway 158
3. No separation of buses & cars
4. Inadequate parking for athletics
5. Crosswalk with mobile units
6. Open sidewalks accessible to cars

CURRENT DEFICIENCIES: ELECTRICAL ISSUES

1. Insufficient electrical supply
2. No modern grounding on wiring
3. Two separate services for power
4. Antiquated ceiling T12 lighting
5. Inadequate/unsafe wiring in labs
6. Antiquated waste pump wiring
7. Multiple power meters
8. Exposed 208/460 electrical panels

CURRENT DEFICIENCIES: MAINTENANCE ISSUES

1. Recurring roof leaks
2. Recurring mold abatement
3. Panic bars don't meet code
4. Dysfunctional boiler (only on low)
5. Subsurface return risk of flooding
6. No insulation on direct pipe burial
7. No modern HVAC (safety/cost)
8. Diesel leak will contaminate stream

CURRENT DEFICIENCIES: INSTRUCTIONAL ISSUES

1. Insufficient climate control
2. Insufficient lighting
3. Classrooms condemned
4. Lack of technology
5. Insufficient ventilation
6. Insufficient space (piano room)
7. Insufficient storage
8. Limited athletic storage
9. Limited computer labs
10. No science labs
11. Use of mobile classrooms

CURRENT DEFICIENCIES: COMPLIANCE ISSUES

1. Kitchen equipment not up to Code
2. Kitchen ventilation not up to Code
3. Limited ADA restroom compliance
4. Limited ADA compliance with doors
5. Inadequate energy efficiency
6. Inadequate fire alarm system

UNIFIED MESSAGE

1. Number of Irresolvable Problems
2. Impacted Health of Students/Staff
3. Building Is Unsafe
4. Renovation Is Not An Option
 - a. Fiscally irresponsible to renovate
 - b. Structurally impossible to renovate
 - c. More costly to renovate
 - d. Interrupt instructional program
5. Responsibility to Provide Facilities
6. Prevent Potential Liability

EDUCATIONAL SPECIFICATIONS

1. Determined at Future Date
2. Basic Data for Planning
3. Square Footage (90,000 sf)
4. School Location (on site)
5. Construction time (18 months)
6. Schedule
 - a. Fall/Winter (planning/design)
 - b. Spring (site work)
 - c. Summer (construction)

PLANS FOR OLD FACILITY

1. Demolish Older Wings
2. Convert Area to Increased Parking
3. Utilize Area to Improve Traffic Flow
4. Keep New Section
 - a. Use for staff development
 - b. Use for meeting room
 - c. Use for community center
 - d. Expand programming

FINANCE OPTIONS

1. Joint Project with Commissioners
2. Certificates of Participation
 - a. Selling of bonds
 - b. Works like a mortgage
 - c. Debt service
3. Lease Option
 - a. Contractor owns building

- b. Pay interest for period of time
- c. End of construction – pay contractor
- d. Ownership reverts back to school
- e. Allows quick construction
- f. Allows pay-off of debt
- g. More expensive in long term

Discussion after the powerpoint included comments regarding the amount of land that we currently have for the middle school, questions regarding the expansion of Highway 158 in the future, financing options, possibility of funds from state, current county debt and the importance of keeping the public informed. Dr. Perry stated that an economic feasibility report would answer questions and provide valuable information. Mr. Byrum stated that the Board of Education had met in the morning and approved a motion to allow Dr. Williams to pursue the feasibility study. Dr. Ben Matthews, from the Department of Public Instruction, was available by speaker phone, to answer questions. Ms. Hofler stated that the commissioners would compile a list of questions and provide to Dr. Williams. Another meeting will be held on October 29, 2015 to discuss replacing the roof on the school.

Mr. David Boone, a former graduate of Central School, spoke about the value of preserving the history of the school.

The meeting was adjourned at 2:30 p.m.