

Board Meeting Highlights
Special Called Work Session
October 20, 2015
10:00 A.M.
Gates County Board Of Education Central Office

The Gates County Board of Education met in a special called work session on Tuesday, October 20, 2015 at the Gates County Board of Education Central Office. Madam Chair Glendale Boone called the meeting to order at 10:04 a.m. The following board members were present: Glendale Boone, Ray Felton, Claire Whitehurst and Dr. Daniel Dickerson. Dr. Jeff Perry, Superintendent from Wythe County, and representatives from Ballard Construction were also present.

Dr. Williams addressed the board and stated that the purpose of this meeting is to put together a game plan to present to the county commissioners at the joint meeting beginning at 1:00 p.m. this afternoon. Our mission is to build a new middle school, and we need to provide facts as to what a new school can provide. Our main goal is to educate our students and provide a safe environment for learning to take place. Representatives from the Department of Public Instruction have stated that the school has served the community well, but it is time for a new school.

Dr. Williams then presented a powerpoint. Mr. Joe Harrell, Director of Maintenance, provided 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

Mr. Byrum joined the meeting after the powerpoint was shown. Board members had questions regarding asbestos in the boiler supply lines overhead. Mr. Harrell shared that these lines do still have some asbestos. They also had questions about the finance options, mainly the lease option. It was shared that the lease option is usually more expensive and the contractor has to be willing to provide, but all finance options need to be studied. Board members felt, in order to move forward, we need to have a plan of what our next step of action should be. Dr. Perry suggested that we get a soil report and economic feasibility study done, and then share that with the commissioners.

Mr. Byrum made a motion to allow Dr. Williams to pursue a feasibility study. Mrs. Whitehurst seconded the motion, and the board approved the motion unanimously.

There being no further business, Mr. Felton made a motion to adjourn. Mr. Byrum seconded the motion, and the board approved the motion unanimously. Madam Chair Boone adjourned the meeting at 12:00 p.m.