Board Meeting Highlights
Special Called Session
January 2, 2017

The Gates County Board of Education met in a special called meeting on Monday, January 2, 2017, at the Gates County Board of Education Office. Chairman Ray Felton, called the meeting to order at 11:00 a.m. The following board members were present: Ray Felton, Glendale Boone Leslie Byrum, Dr. Daniel Dickerson and Claire Whitehurst. The purpose of the meeting was to discuss Central Middle School.

Mrs. Boone made a motion to approve the agenda. Mrs. Whitehurst seconded the motion, and the board members approved the motion unanimously.

There was moment of silence followed by the Pledge of Allegiance.

Mr. Felton recognized Mr. Randy Baker and Dr. Jim Watson from Pinnacle Architecture, P.A., and asked Dr. Williams to speak.

Dr. Williams stated that the county commissioners had asked that we present them with a plan for Central Middle School, a cost estimate for renovation, and information regarding the Qualified School Construction Bond.

Dr. Williams then recognized Mr. Baker and Dr. Watson and asked them to present their findings regarding renovation or constructing a new building for Central Middle School.

Dr. Watson commended the Board Members for their tenacity in pursuing this endeavor after the tax referendum was voted down. He said it is evident that the board has put the interests of the students first. But whatever decisions are made, the cost is going to continue to go up, the longer that we wait.

They presented the following:

OPTION #1
Renovating the existing building including Re-roofing or total roof replacement:

In their opinion, this option is not a viable solution due to the excessive cost of the renovations. Pinnacle Architecture has not performed an extensive evaluation of this school; however, they have reviewed an evaluation study performed by JKF Architecture, dated June 3, 2015 for the Gates County Board of Education. This study reports major structural deficiencies and extensive problems with the plumbing, HVAC, and the electrical systems. Also, the structural integrity of the exterior walls will not support the construction of a roof replacement due to existing building code requirements.

OPTION #2
Demolish and reconstruct the administration, 8th grade wing, gymnasium, and renovate the 7th grade wing.

This option is based on keeping the current sixth and seventh grade buildings. Additionally the existing cafeteria will be utilized. New construction consists of an eighth grade wing, gymnasium, locker rooms, media center, music/band room, art room, group toilet, teacher work room and an administrative area including guidance and student support services.
The existing seventh grade wing will be renovated. It may include upgraded HVAC system, floor coverings, lighting, windows and doors. The existing sixth, seventh grades areas along with the cafeteria will be painted.

Proposed Budget
40,000 S.F. new construction @ $150.00 per ft. $6,000,000
10,000 S.F. renovation @ $65.00 per ft. $ 650,000
Site Work (Additional parking) $ 300,000
Furniture, Technology $ 210,000
Contingency 4% $ 286,400
Fees (Architectural, Engineering, Civil, Permits) $ 552,000
TOTAL $7,998,400

OPTION #3
Demolish the current administration, 8th grade wing, gymnasium, and 7th grade wing leaving existing 6th grade wing and cafeteria, and kitchen area.
This option is based on keeping the current sixth grade building. Additionally the existing cafeteria will be utilized. New construction consists of an eighth grade wing, 7th grade wing, gymnasium, locker rooms, media center, music/band room, art room, group toilet, teacher work room and an administrative area including guidance and student support services.
The existing sixth grade area along with the cafeteria will be painted.

Proposed Budget
50,000 S.F. new construction @ $150.00 per ft. $7,500,000
Site Work (Additional parking) $ 300,000
Furniture, Technology $ 210,000
Contingency 4% $ 320,400
Fees (Architectural, Engineering, Civil, Permits) $ 624,000
TOTAL $8,954,400

The board members asked many questions during the presentation. There was a discussion regarding Qualified School Construction Bonds and the Qualified Zone Academy Bonds. Dr. Watson said that both bonds can be used at the same time if you

are renovating part of the building and building a new section. These bond funds would save the county a considerable amount of money in interest.

Chairman Felton requested a break for lunch at 1:00 p.m., and thanked Mr. Baker and Dr. Watson for the information they provided.

The board reconvened at 2:00 p.m. Dr. Williams introduced Mr. A.R. Chesson and Daniel Plyler from A.R. Chesson Construction Co., Inc. They were contacted by Gates County Schools to assess the current condition of Central Middle School, and determine if it appeared feasible to renovate the existing 1957 and 1967 portions of the building, and to provide any additional ideas or insight that could improve the situation at the school campus. A. R. Chesson and Mr. Plyler visibly reviewed the entire campus and most specifically, 1957 and 1967 buildings,and surveyed the roofs and mechanical spaces. They concluded that renovation of the 1957 building is not economically feasible. While it could be accomplished, there are many roofing, thermal, mechanical, electrical, plumbing and ADA concerns that must be addressed to meet current codes. There are also structural concerns with the roof framing and anchorage into the walls. Due to the many updates and repairs required and the logistics of accomplishing this while school is in session, they recommended the replacement of the 1957 building.

In their review of the 1967 building, they believed that updates are required. However, felt that renovation of this building is feasible and cost effective. The roof structure concerns are not present within this building like in the 1957 building. There are still thermal, mechanical, electrical, plumbing and ADA updates needed, but this is an achievable option. Also, the electrical service at the rear of this building, powers both the 1967 and 1997 buildings. Should the 1967 building be demolished, this would create challenges and significant costs to provide electrical power to the 1997 building.

They offered the following options:

Option #1 is the complete renovation of the 1957 and 1967 buildings and additional parking lot space to provide more room for student drop off and pick up. A list of inclusions is listed below.

Option #2 is the demolition of the 1957 building, the renovation of the 1967 building and a building addition to replace the 1957 building. The area where the 1957 building is currently located would then become additional parking and children drop off & pick up area. A list of inclusions is listed below.

Option #3 is to replace the roof on the 1957 and 1967 buildings. By doing so the mechanical systems and window systems are greatly impacted and replacement is included in this option.

Option #1:

 RENOVATION OF THE 1957 & 1967 BUILDINGS

 Total Costs- Base Price- $12,703,573

- The 1957 building is 32,800 square feet
- The 1967 building is 12,000 square feet
- The scope of work for the 1957 & 1967 buildings included is listed below.

Demolition

 Asbestos Abatement of flooring, pipe insulation, roof deck
 Remove all roofing materials:
 1957 Building- 4 ply tar roof, spray foam roof, tectum roof panels
 1967 Building- Gravel roof
 Remove all plumbing, mechanical, electrical systems complete
 Remove all steel window systems and entrance doors along the exterior
 Remove all floor tiles and ceiling grid
 Remove all interior corridor windows and corridor doors and frames
 Remove canopies entirely for replacement
 Remove gymnasium wood floor and sports equipment

New Work

 New Metal Roof Decking over existing steel bar joists (1957 building only)
 New TPO membrane roof, copings, trims
 Reinforce the masonry below the steel beam installed in each classroom (1957 building only)
 Attempt to grout fill the exterior masonry walls (1957 building only)
 Core Fill spray insulation in all exterior Masonry wall cavities
 New aluminum canopies
 New storefront window systems at all entry doors and classroom windows
 Each classroom window to contain emergency egress window unit
 Change as many exterior doors as possible to exit only door hardware for building security
 Infill the removed corridor windows with masonry
 Install ADA compliant, fire rated door frames and doors in all classrooms from corridors
 Create a fire rated corridor with a drywall ceiling spanning between the corridor walls
 Install new 3” water service from Hwy 158, to replace the 2” that is existing
 Install a 8” fire line from Hwy 158 for sprinkler system
 Reestablish all restroom wall layouts and fixture placement for ADA compliance
 Ceramic tile in all Restrooms and Locker Rooms
 New room finishes to include floor tile or carpet, gymnasium wood floor, acoustical ceiling grid (painted structure in classrooms and gym), painting
 Marker Boards in all classrooms
 Media Center casework
 Metal lockers in Corridors and Locker Rooms
 Display case for Lobby
 Toilet Partitions, Toilet Accessories, Fire Extinguishers, Window Blinds

- Projection Screens
- Sports Equipment and Bleachers in the Gym
- Sprinkler system throughout all renovated areas of the building
- New plumbing system with the exception of the under slab drain piping
- New mechanical system with split system roof top units to eliminate the boiler system
- Updated DDC mechanical controls system
- New electrical system completely
- New fire alarm

Notes:

- Additional parking lot (10,000 SF) is included to be an extension of the existing bus parking
- Includes rental, set up, dismantle of 20 classroom trailers set up during the construction phase
- Estimated construction phase would take 18 months
- Does not include permits or tap fees
- See Alternate Pricing for Design, Testing, Furniture, Contingency, Low Voltage Systems and Replacement of HVAC Roof Top Units on 1997 building

Base Price for Above Outlined Scope of Work $12,703,573
Design (Architect / Engineering Firm) $ 1,400,000
Testing $ 50,000
(Materials, Special Inspections, Geotech Survey, Topographic Survey)
Furniture $ 350,000
Contingency $ 600,000
Data / Intercom / Security Systems $ 200,000
Total $15,303,573

Replacement of 1997 Building Mechanical Equipment $ 390,000

OPTION #2

- **DEMOLITION OF THE 1957 BUILDING, RENOVATION OF THE 1967 BUILDING, NEW ADDITION AND SITEWORK IMPROVEMENTS**
- **Total Costs- Base Price- $10,498,946**
- Scope of work for Renovation of the 1967 building is the same as listed above
- Included in the new addition would be as follows (See attached layout and rendering)
- 44,894 square foot building consisting of gymnasium, locker rooms, main office area, lobby, ADA compliant gang restrooms, media center, 14 classrooms, art room, storage rooms, janitor closet and band room.
- The back corridor and gymnasium area will be Pre Engineered Metal building construction with metal roof panels, full height brick veneer, exterior aluminum storefront window systems in all spaces

- The extension of the 1997 wing will remain the same construction type as the 1997 portion which is load bearing masonry with bar joists roof framing and EPDM roof membrane,
  brick veneer, and exterior aluminum storefront systems in each classroom
- Site work including new parking, drop off area, new sanitary sewer pump station and rerouting of sanitary sewer piping, new 3" domestic water piping, new 8" fire line, fire lane, dumpster screen, underground roof drain system, landscaping, building termite treatment
- Included in the new construction is the following:
- Aluminum canopy from the 1967 building rear corridor to the new classroom building
- Fire rated corridor (Walls, Doors, Door Frames)
- Continuous catwalk will be over the main corridor for mechanical equipment placement and maintenance accessibility
- Storage cabinets and counter in Classrooms and Teacher Workroom
- Hollow Metal Door Frames & Wood Doors
- Overhead Coiling Door at Art Room
- Coiling Shutter at Concession Area
- Aluminum Storefront window system in all classrooms
- Ceramic tile in all Restrooms, Locker Rooms
- New room finishes to include floor tile or carpet, gymnasium wood floor, acoustical ceiling grid, painting
- Marker Boards in all classrooms
- Media Center casework
- Metal lockers in Corridors and Locker Rooms
- Display case for Lobby
- Toilet Partitions, Toilet Accessories, Fire Extinguishers, Window Blinds
- Projection Screens
- Sports Equipment and Bleachers in the Gym
- Sprinkler system to be installed in all new construction and renovated areas
- Plumbing to be all new and tie into the existing sanitary sewer system
- New Mechanical system to be partly VRF and partly split system packaged units, all systems will tie into the existing DDC Control system
- New Electrical system from the upgraded Electrical service at the rear of the 1967 building
- Perform asbestos abatement of 1957 building and tear down the 1957 building in its entirety
- Notes:
- Estimated construction phase would take 14 months
- Does not include permits or tap fees
- See Alternate Pricing for Design, Testing, Furniture, Contingency, Low Voltage Systems and Alternate Classroom Space

Base Price for Above Outlined Scope of Work $10,498,946

Design (Architect / Engineering Firm Under CM @ Risk Format) $ 630,000

Testing $ 60,000
(Materials, Special Inspections, Geotech Survey, Topographical Survey)

Furniture $ 350,000
Contingency $ 350,000
Data / Intercom / Security Systems $ 200,000
Total $12,088,946

Larger Classroom Building Option (8 Classrooms, 2 Teacher Work Rooms) $ 1,468,050
Replacement of 1997 Building Mechanical Equipment $ 390,000
Design Adder for Bid Delivery without CM @ Risk Format $ 420,000

OPTION #3

NEW GABLE ROOF, MECHANICAL SYSTEMS AND STOREFRONT SYSTEMS ON THE 1957 AND 1967 BUILDINGS

Total Costs- Base Price- $5,016,537
Remove the existing roof materials and roof substrate on the 1957 classroom building
Remove the existing roof materials on the gymnasium building
Remove the existing roof materials on the 1967 building
Remove the HVAC systems completely including the roof top units
Asbestos abatement of roofing materials and pipe insulation
Install metal decking roof substrate on the 1957 classroom building
Lay 2' of additional masonry block and brick at the exterior walls for truss bearing
Install metal stud roof truss system bearing on the new masonry walls
Install metal deck over the roof trusses for insulation support
Install R-30 rigid roof insulation board to meet current energy code requirements
Install standing seam metal roof panels, gutters and downspouts
Gymnasium building to have new R-30 roof insulation and TPO roof system
Install new HVAC VRF system in the 1957 classroom building and the 1967 building
New Split System roof top units in the Gymnasium building
Replace all single pane steel windows with new aluminum storefront systems so the glazing will meet energy code and mechanical equipment can be sized appropriately
Notes:
Estimated Construction Phase would take 2 Summers
Does Not include permits
See Alternate Pricing for Design and Contingency

Base Price for Above Outlined Scope of Work $5,016,537
Design (Architect / Engineering Firm) $ 350,000
Contingency $ 150,000
Total $5,516,537

The board had several questions, and there was extensive discussion regarding the report. Mrs. Glendale Boone made a motion to adjourn. Mr. Byrum seconded the motion and the board members approved the motion unanimously. Chairman Felton adjourned the meeting at 4:35 p.m.