

JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

MINUTES

August 9, 2019

11:00 a.m.

<https://youtu.be/gqBTYyL-g3g>

Committee Members Present: William Lapsley (Vice-Chairman and Committee member, HCBC)
J. Michael Edney (Commissioner and Committee member, HCBC)
Amy Holt (Committee member and Chairman, HCBPE)
Bo Caldwell (Committee member and Superintendent, HCBPE)
Blair Craven (Committee member, HCBPE)
Rick Wood (Committee member, HCBPE)
Teresa L. Wilson (Henderson County Clerk to the Board, HCBC)

Also Present:

Henderson County

Steve Wyatt (County Manager)
Amy Brantley (Assistant County Manager)
Thad Ninneman (Capital Projects Manager)
Sonya Flynn (Budget Analyst)
David Berry (Construction Manager)
John Mitchell (Director of Business and Community Development)
Kathy Finotti (PIO – Videotaping)

Henderson County
Public Schools

Dr. John Bryant, Associate Superintendent for Administrative Services
Kathy Johnson, Administrative Assistant to Superintendent Bo Caldwell &
Henderson County Board of Education

CALL TO ORDER

Commissioner Edney called the meeting to order and welcomed those in attendance.

APPROVAL OF MINUTES

Blair Craven made the motion to approve the minutes of March 26, 2019. Rick Wood seconded the motion. All voted in favor and the motion carried.

Review of the School Administration's proposal for the current and subsequent fiscal years.

Steve Wyatt stated informally the committee will review the projects and at the end of this meeting the committee will need to take action and make a recommendation to the Board of Commissioners.

Superintendent Bo Caldwell stated Flat Rock and Rugby HVAC systems will be a two year project. Using the 10 year facility plan the School Board looked at projects and prioritized them. The projects include roofing, paving, and technology (which is not included in a funding stream). Occasionally the public schools receive unfunded mandates from the State of North Carolina, such as the change in the K-3 reading program to I-Station technology program.

Listed under other, the School Board would like to move \$300,000 for Chromebooks. A contingency line has been added in the amount of \$200,000. The demolition of the former Hillandale Elementary School has been on the School Board's budget for years but was not included in their ten-year plan. It is an eye sore and nuisance and needs to be demolished as soon as possible. Johnson Farm Sewer Improvement needs to be connected to the line along Highway 191, as we are doing work at West Henderson High School resolving

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issues at their stadium. An ADA Study of stadiums needs to be done at East Henderson and West Henderson High Schools. The football stadiums have not been upgraded with ADA codes.

**HENDERSON COUNTY PUBLIC SCHOOLS
FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVE PROJECTS
PLANNED PROJECTS**

	FY 19-20	FY 20-21
ELEMENTARY SCHOOLS		
Dana		
Gym Roof	\$ 140,000	
Etowah		
Gym Roof	\$ 110,000	
Glen Marlow		
Paving		\$ 50,000
Hendersonville		
iWorks (Control System)	\$ 40,000	
Upward		
Main Entrance/Cafeteria	\$ 702,000	
MIDDLE SCHOOLS		
Flat Rock		
HVAC - Phase I	\$ 1,000,000	
Paving	\$ 50,000	
HVAC - Phase II		\$ 1,632,000
Gym Roof		\$ 124,000
Rugby		
HVAC - Phase I	\$ 1,000,000	
Paving	\$ 100,000	
Secure Main Entrance	\$ 500,000	
HVAC - Phase II		\$ 1,687,000
Gym Roof		\$ 124,000
HIGH SCHOOLS		
East		
Paving	\$ 100,000	
North		
Paving		\$ 300,000
West		
iWorx and fan coil replacement	\$ 70,000	\$ 80,000
Paving	\$ 100,000	
Y-Hall Classroom Roofs		\$ 114,000
OTHER		
ADA Study - Stadiums	\$ 25,000	
Demolition of former Hillandale	\$ 197,000	
Contingency	\$ 200,000	
Project Empower Chromebooks	\$ 300,000	\$ 300,000
Central Office - Building Roof		\$ 110,000
Johnson Farm - Sewer Improvement		\$ 102,000
TOTAL	\$ 4,634,000	\$ 4,623,000

ANNUAL MRTS FUNDING	\$ 4,670,760	\$ 4,670,760
3 cent TRE = \$4,670,760		
LESS EXPENDITURES	\$ 4,634,000	\$ 4,623,000
TOTAL	\$ 36,760	\$ 47,760
CUMULATIVE VARIANCE	\$ 36,760	\$ 84,520

Steve Wyatt stated throughout the process we have been talking about four years and a four year commitment. What we are doing today is showing the first two years of that plan. Changing priorities has been discussed and the ability to be flexible as things change. These are budget numbers and we do not know what the actual costs will be. This committee will need to review this list a couple of times throughout

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the year, to be able to adjust it as the needs arise. Perhaps in January the Superintendent will be called to give a progress report.

Bo Caldwell noted since the list was presented to the County several weeks ago, he has spoken with Senator Edwards. As of right now, the State has not adopted a budget, and the School Board is working off of last year's State budget. In the State budget \$13m is supposed to come to Henderson County Public Schools for construction projects. Mr. Caldwell has asked Senator Edwards how this works, but is still waiting on the details. As far as legislation goes, you must show how the projects are in need, that the projects are shovel ready, you must have an architect, plans, and schematics for DPI in order for these projects to be approved. If that is the case, the School Board may come to the County and request to get started on some of these 10-year projects that are shovel ready. The School Board may also request adjustment of some of these numbers in order to hire an architect firm.

Commissioner Edney asked if the County has already budgeted for some of these projects, would this no longer be a need.

Bo Caldwell responded that projects they would be looking at are items such as additions at Atkinson or projects that are in their 10 year facility plan but not included in the budget with the repair and maintenance. They are big capital projects. Two "temporary" mobile units have been at Atkinson School since the nineties. The focus currently has been on single point access and controlling of exterior lots, but mobile units unlock the doors in the very back. The Board of Education will set the priorities and bring them back to the Board of Commissioners. If the State gives them funds to use, one consideration is 1950 bus garage as well. It is not in the current plan however, Mr. Caldwell would like to go ahead and proceed with getting plans, architects, etc. if the Board of Education approves.

Commissioner Lapsley asked if the money could go toward Hendersonville High School, because the project is already in works. The County has not committed financially yet for the turf at Hendersonville High School. He questioned if the commissioners have already committed on paper to fund a project, does that make it ineligible for these funds.

Bo Caldwell responded it is early in the game and all of the questions have not been answered, nor the money approved yet.

Steve Wyatt noted that the funding, if approved, would not be \$13m up front, it will something like \$1.3m over 10 years.

Blair Craven had heard four years and that it had to be new construction.

William Lapsley stated when the commissioners first approved Chromebooks, it was a four year plan to fund the Chromebooks. The line item would be continued because the Chromebooks would become outdated. Is this the fifth year and are we now starting to replace them?

Bo Caldwell answered we are starting to replace some of the very first ones purchased at our high schools. We have done one to one in our high schools and are close to finishing up one to one in the middle schools. Now we need to get down to the elementary schools. The Board of Education's plan was to look at a four year plan and also to begin looking at the elementary schools. We purchased \$300 Chromebooks, and you get what you pay for, when they are used from 8:00 a.m. until 3:00 p.m. they do wear out. Therefore, yes, some will have to be replaced.

Blair Craven noted DPI has said that we must use I-Station, a diagnostic assessment tool, for our K-3 grades. We must have the hardware available in December or January when that starts up.

William Lapsley pointed out a couple of paving projects on the list and asked if the Board of Education envisions those being done next spring.

Bo Caldwell was not sure, depending on how long it takes the engineer to get his plans drawn and bid out. You have to do weekends when you do paving projects in schools, and therefore it will probably be late spring or early summer in June.

William Lapsley stated in his experience he would try to lump them together to achieve a better price. A plan will be necessary so that the contractors knows what you are talking about, but bid it by the square yard. Mr. Lapsley questioned the central office building roof, the long term intent of the building has not been discussed. Before the Board commits to building a roof, he feels a closer look needs to be taken at the building. Does the Board of Education see this project for 3 years out or 10 years out?

Bo Caldwell responded the School Board has not talked about it much. The central office needs work. The roof is in bad shape, some offices have heat (radiator) and some don't, no elevator to the second floor, and on and on. When funds are limited and you are looking at building new schools, it is hard to spend money on a central office when there are other needs.

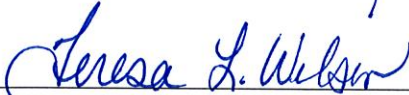
William Lapsley feels fixing the roof at the central office should at least be on the table.

Mike Edney asked if Windows products could be used on the Chromebooks.

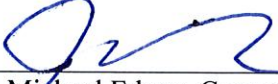
Bo Caldwell responded google drive is used with Chromebooks. Work is saved to the Cloud so that they can come back and retrieve their information. Chromebooks do not have a hard drive.

William Lapsley made the motion to approve recommended changes to the planned projects list. Mike Edney seconded the motion. All voted in favor and the motion carried.

Mike Edney made the motion to adjourn at 11:40 a.m. All voted in favor and the motion carried.



Teresa L. Wilson, Clerk to the Board



J. Michael Edney, Commissioner

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