

JOINT SCHOOL FACILITIES COMMITTEE

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

MINUTES

October 25, 2022

10:00 a.m.

<https://vimeo.com/763844827>

Committee Members Present: David Hill (Commissioner and Committee member, HCBC)
J. Michael Edney (Commissioner and Committee member, HCBC)
Amy Lynn Holt (Committee member, HCBPE)
Blair Craven (Committee member, HCBPE)

Also Present Was: John Mitchell (County Manager)
Amy Brantley (Assistant County Manager)
Chris Todd (Business and Community Development Director)
Samantha Reynolds (Finance Director)
Bryan Rhodes (Capital Project Manager)
Sonya Flynn (Budget Manager/Internal Auditor)
Jimmy Brissie (Emergency Management Director)
Kathy Finotti (PIO – Videotaping)

Henderson County
Public Schools: Mark Garrett (Superintendent, HCPS)
Carl Taylor (Chief Administrative Officer, HCPS)
Martin Ballard (Director of Capital Projects, HCPS)

CALL TO ORDER

Chairman Craven called the meeting to order and welcomed those in attendance.

APPROVAL OF AGENDA

Vice-Chair Holt made the motion to approve the agenda as presented. All voted in favor, and the motion carried.

APPROVAL OF MINUTES

Commissioner Hill made the motion to approve the minutes of July 27, 2022. All voted in favor, and the motion carried.

DISCUSSION OF MAINTENANCE, REPAIR, TECHNOLOGY, AND SAFETY ALLOCATIONS FOR FY2023

John Mitchell discussed the present economic situation, noting that we find ourselves in an unusual inflationary spiral, which is driving up the cost of construction. The numbers which had been developed for budgetary purposes a few years back by Novus, therefore, are no longer comparable to the current market. The committee had agreed that staff should go back and revise the list of construction projects into ones that could be afforded in the fiscal year and bring those back for the committee's consideration before discussing with the full Board of Commissioners regarding a change to the approved MRTS list of projects.

Chris Todd and Bryan Rhodes reviewed the following PowerPoint, reminding the committee of ongoing projects, as well as new projects before the committee for consideration.

Approved:

MAINTENANCE PROJECTS (MAINTENANCE)

- FY 22-23 – Various Paving

There are 4 locations identified by the school system, to be touched in this project. They include North Henderson High, Apple Valley Middle, Hendersonville Elementary and Upward Elementary (new back of school/bus parking).

- FY 21-22 – Contingency/Strategic Capital

This is kept in reserve for major shortfalls, to the operating systems of HCPS, throughout the year. Or to be kept in reserve for over budget items requested on the MRTS Fiscal Year Budget.

- FY 22-23 – Contingency/Strategic Capital

This is kept in reserve for major shortfalls, to the operating systems of HCPS, throughout the year. Or to be kept in reserve for over budget items requested on the MRTS Fiscal Year Budget.

MAINTENANCE PROJECTS (REPAIRS)

- FY 21-22 – West Henderson Renovation and Addition

For phase 1, this project is to add a new front entrance (double point entry) and connect the Admin area to the commons area. This would enclose the front courtyard area, securing that space. It also include connecting X building to the Gym, enclosing and securing the rear courtyard area. Phase 2 is for an added science wing, that is being designed as a part of phase 1.

- FY 20-21 – Upward Elementary Cafeteria Expansion and Secure Entry

This project includes the expansion of the cafeteria, into the now courtyard area, adjacent to the dining room. Also, it reverses the front and back of the school's layout, creating a double point entry, by reworking the front office layout, for security.

- FY 21-22 and 22-23 – New Bus Garage

This project is to design and build a new HCPS Bus Garage. It is to take the place of the old bus garage that is in disrepair and does not meet the space needed for the fleet they service today.

MAINTENANCE PROJECTS (TECHNOLOGY)

- FY 22-23 – Chromebooks

This project is to help keep the school system running with their one-to-one ratio of Chromebooks to kids, as they reach end of life (no longer updatable), or damaged from use or abuse.

MAINTENANCE PROJECTS (SECURITY)

- School Security Cameras – Elementary Schools

FY22-23 - This project is for phase 2 of the security camera system, that completes the system wide installation of a new hardware and software security system. It has already been bid and BOC approved. It is now ready to go to contract and will within approximately a week.

> APPROXIMATELY 33 MILLION DOLLARS IN ESTIMATED PROJECT COSTS
> APPROXIMATELY 8.2 MILLION DOLLARS IN FUNDING

Site	Project	Budget	Estimated Cost
Upward Elementary	Acad Cafeteria and Secure Entry	\$702,000.00	\$2,500,000.00
West Henderson	Renovation and Addition Phase 1 Phase 2 A&E included in cost	\$2,000,000.00	\$5,000,000.00
West Henderson	Renovation and Addition Phase 2	\$0.00	\$12,000,000.00
Central Office	Contingency/Strategic Capital	\$317,792.00	
Elementary	Schools	\$700,000.00	\$700,000.00
Technology	Chromebooks	\$300,000.00	\$300,000.00
Transportation	Bus Garage, with preliminary A&E	\$1,325,000.00	\$12,000,000.00
Various	Paving	\$500,000.00	\$500,000.00
Central Office	Contingency/Strategic Capital	\$392,792.00	

Mr. Todd noted that the first two items on the Repairs list – West Henderson and Upward Elementary involved both repairs and security. Phase 2 for West Henderson is a significant add for the project, which could potentially be included in the A&E for both projects.

John Mitchell clarified that the projects on the above image were projects that had been approved as MRTS projects, with the budget amount being what had been included in the Novus assessment. The estimated cost column reflected what we believe the market projections would reflect. Those numbers had come from a variety of different architectural assessments.

Commissioner Hill asked about the variance between the \$5.1M approved in the FY23 budget, and the \$8.2M available. Amy Brantley answered that following the end of FY22, the monies remaining for on-going projects were moved forward into the current fiscal year.

Site	Project	Budget	Cost	Delta
Upward Elementary	Reno Cafeteria and Secure Entry	\$702,000.00	Receive from FY21-22 CO contingency and from FY22-23 CO contingency and various paving and from FY21-22 Bus Garage A&E	\$2,072,584.00

HCPS MRTS FY 2020-2021

Site	Project	Budget	Cost	Delta
West Henderson	Reno and Addition	\$2,000,000.00	Received from FY22-23 New Bus Garage	\$5,000,000.00
Transportation	Bus Garage A&E	\$325,000.00	Move to Upward Elementary	\$0.00
Central Office	Contingency	\$317,792.00	Move to Upward Elementary	\$0.00

HCPS MRTS FY 2021-2022

Site	Project	Budget	Cost	Delta
Elementary Schools	Security Camera Systems	\$700,000.00	\$700,000.00	\$0.00
Transportation	Bus Garage	\$3,000,000.00	Move to West High Reno & Addition	\$0.00
Technology	Chromebooks	\$300,000.00		
Various	Paving	\$500,000.00	\$335,000.00 move to Upward Elementary	\$165,000.00
Central Office	Contingency	\$392,792.00	Move to Upward Elementary	\$0.00

HCPS MRTS FY 2022-2023

Site	Project	Budget	Cost	Delta
Elementary Schools	Security Camera Systems	\$700,000.00	\$700,000.00	\$0.00
West Henderson	Renovation and Addition	\$5,000,000.00		
Technology	Chromebooks	\$300,000.00		
Various	Paving	\$165,000.00	\$5,400.00	\$159,600.00
Upward Elementary	Reno Cafeteria and Secure Entry	\$2,072,584.00		

PROPOSED HCPS MRTS FY 2022-2023
DEVELOPED WITH THE INPUT FROM HCPS STAFF

Mark Garrett noted that with security being the priority, the above slide outlined the recommendation from the public schools on how to proceed with existing projects. Although the bus garage remains a high priority, given the timing of that project they recommend moving that project down on the list.

Blaire Craven confirmed that the Upward Project was the top priority. Mark Garrett noted that the project consisted of flipping the entrance, so there is an airlock and enough room to punch into the existing office and make it the secure entrance. That would allow for addition space to be able to expand the cafeteria. The current cafeteria can only accommodate one grade at a time, causing lunch to run from 10:30 to 1:30.

There was discussion about how the paving plan for Upward fell into the overall project. The consensus was that it could fall into a future fiscal year. Mr. Garrett also noted that DOT had some funding available for where buses run. He was working in conjunction with Mr. Taylor to identify the appropriate DOT representatives to work with in Henderson County.

There followed additional discussion confirming that the two security projects were the highest priority, and the bus garage would then be next given how long it had been under discussion. Commissioner Hill asked about security at East Henderson High, and if any other schools were in need of security renovations. Mark Garrett noted that the East High campus is a concern, and options might include perimeter fencing perhaps similar to the fencing at Hendersonville High, while additional options are evaluated.

Following a brief discussion about enrollment and the potential for future redistricting, with student distribution driving a lot of future decisions about how future projects will be prioritized, the conversation returned to the bus garage. Currently, Sugarloaf Elementary is the site that is being evaluated for the garage. No other property has been identified for the garage, but a real site plan at Sugarloaf would be beneficial to determine feasibility and cost. Chris Todd reminded the Committee that an architect has been selected for the garage, and that exploratory site work at Sugarloaf would cost about \$20,000. It was noted that bus ridership constitutes about 50% of students, and HCPS has about 121 buses to support those riders.

The \$12M estimate for site work at Sugarloaf was estimated at \$3M - \$4M but could go higher based on the stream. Per DPI, the necessary acreage for a new garage was estimated at about 15 acres. The estimated building size included 8 bays, and a small office area and restrooms. Following additional discussion, John Mitchell suggested Mr. Todd and Mr. Taylor work together to determine how much property is necessary, and to look around the County to see what other options current under County or HCPS ownership would be suitable and require less site work.

Blaine Craven asked if a traffic study had been completed at Fletcher Elementary for the EMS Base project. Jimmy Brissie stated that the Board of Commissioners had approved the architectural firm for the project. That traffic study was being discussed with the architect and DOT, who are currently working on conducting the traffic assessment and study in house. He estimated that the project would likely be ready to break ground at the beginning of 2023, with a 12-month time frame estimated on project completion. Mr. Craven requested they be kept in the loop on the traffic study, so they can prepare for ingress and egress during construction.

The Committee then summarized the priorities for the MRTS projects going forward:

1. Upward Elementary. Begin the building renovations for security and cafeteria expansion now. Additional paving would be addressed later, working with DOT on potential funding.
- 2a. West Henderson High School – Phase I. Start moving forward with Phase I design work, present the contract to the Board of Commissioners for approval, and proceed likely using the Construction Manager at Risk method.
- 2b. West Henderson High School – Phase II. Phase II on hold until further notice.
3. Bus Garage. Chris Todd and Carl Taylor will with DPI to determine what is needed for the bus garage.
4. East High Security. Review options and report back to the Committee at a future meeting.
5. Fletcher Elementary – EMS Project. Complete the traffic count and report back to the Committee at a future meeting.

There was some additional discussion about the funding for, and use of, Chromebooks, as well as the use of school facilities and turf fields for outside organizations.

Motion:

Blair Craven made the motion to adjourn at 11:14 a.m. All voted in favor, and the motion carried.

ADJOURN

Amy R. Brantley, Assistant County Manager

J. Michael Edney, Commissioner