

Questions from Tuesday, October 20th Meeting

CCHS Cafeteria

\$45mm seems like a lot of money. How was the cost of the project calculated?

Rick Ott - The State of NC keeps track of all school costs. The medium is as much as \$300 per square foot. The low is around \$200 per square foot. This facility is in the lower third of costs of schools. Mr. Ott said he gave the School Board credit; they entered into a design build contract with his company. We will be giving them a guaranteed maximum cost on the cost of the project. The difference is if the project goes over that budget, it comes out of his pocket. If there are any savings under the budget, 100% of those savings stays with the school district.

How many bids were received?

Rick Ott – All of the work itself will be bid out. We will be taking numerous subcontractor bids. There will be some local jobs that will be created. We estimate approximately 100 local jobs will be created during the construction of the high school. All of the bids that we take will be available to the school board; they will be involved in the actual subcontractor selection process.

Will this be a conventional building or will it be metal?

Rick Ott – This will be a conventional building. It will be brick. The brick will not be white. The white building is just a rendering. It will be a 70 year plus long life span building.

There were questions about the second road going out onto Sleepy Hollow.

Rick Ott - That road was not included in the program. We performed a study to make sure everything would fit on this site. We saw that we could do that. This road was not included in the budget. Hopefully, as we start the process, we can get some NCDOT money to do the road if we can. The BOE struggled to get this project down to go to tax payers with

what was thought to be a reasonable budget. They made adjustments until they took about \$10mm out of the project.

Can you get enough grants to build the emergency shelter of the school to emergency shelter standards?

Rick Ott – We are going to construct the building itself. There will be two gymnasiums with locker rooms, showers and toilets, etc. They will be fully functional at the school.

You have to build to a higher standard for hurricanes. That will cost more money. You said there was some grant money you could go after. When can you go after that grant money; once the bond passes, can you go after that money?

Rick Ott – Yes. It is not North Carolina money. That would be Red Cross and FEMA money. And it is typically for things such as emergency generators, etc. We are going to construct the building to current building standards and it will meet the standards for an emergency shelter.

What is the wind impact on that?

Rick Ott – I think it is 135 mph here, but I will need to double check with the engineer.

To go out and get generators and other things you need, if the Bond passes, is there anything you need from the county – from the commissioners – to assist you?

Rick Ott – Maybe. It depends on the type of grant. FEMA is different from Red Cross grants. We haven't done anything with that yet. We are waiting for the Bond to pass.

Have you done that before with other schools?

Rick Ott – Absolutely.

What was your success rate?

Rick Ott - 100% as of right now. Every community needs to have a place that is an emergency shelter. Of course the space can be used for whatever you want to use it for but it could be used for an emergency shelter.

You mentioned no additional staff is required. Is it a fact that you are gaining a new cafeteria within the school system so you will need additional cafeteria staff; is that correct?

Dr. Ferrell – We will need cafeteria staff.

How many people work in this cafeteria now?

Ms. Davis said there are four to five cafeteria staff working every day.

So you will need four to five new cafeteria staff also?

Dr. Ferrell – Not necessarily because it depends on the BOE's decision with what they do with grade configuration. For example, if the BOE decided to try to turn the current middle school into a 4th-5th grade school, so 9th-12th would be at the new school, 6th-8th would be here, and the current middle school would be a 4th-5th grade school, and turn all of the current GPS/CIS facility into a K-3rd school (this is for discussion only), we would not need both cafeterias at those schools. We have two cafeterias on that site now. With changes, we may only need one.

Would it be safe to say that we will have additional students at all of our schools with the new homes being built which will require additional cafeteria staff?

Dr. Ferrell – I think that would be fair to say.

Mr. Ott – The growth that is coming in will broaden the tax base so the pie is bigger and is not the same level of burden.

If the bond passes, when could the school be opened?

Mr. Ott – The plan is to have a ground breaking and start construction in March, 2021. We intend on opening the school in 2023.

So there will be no additional staff increase when the school is opened in 2023 for other additional costs?

Dr. Ferrell – I do not anticipate that if the number of students remain the same. If that changes, then we could require additional staff.

Mr. Ott – A clearer question would be also will the operation costs will go up if we don't build a school. The answer to that question is yes. For example, CECHS; those units will have to be replaced. One of the points that I did want to follow up on is the facility study that was done had about six different options. We looked at adding a new elementary school, doing additions and renovations at the other schools. The most cost effective long-term solution was to construct a new high school, reopen the high school students at a new school and then that really created a lot of additional capacity at all the other schools. When you vote for a new high school, you are really voting to free up space for every school you have – all are overcrowded or over capacity. We looked out to 10 – 15 years demographically and what we thought as far as students coming in. We thought that would take you out 10 to 15 years with capacity for growth.

Two questions: What are some of the early conservation measures that might go into the new high school; and, with the rising building costs right now, do you see that impacting the overall cost of the project?

Mr. Ott - On one side, we are having a hard time getting materials and supplies, etc. due to the short-term disruption of the manufacturing process but it has also created some competition right now among sub-contractors. So if the construction cost of material goes down, we are actually hoping by bidding the project in the spring of next year, we are going to get some favorable costs among private subs.

Every new building we construct today is much more energy efficient than when this facility was constructed. It is just hands down more efficient. One of the things you will be seeing in this building, is the building itself operationally will be more efficient. For example, this building takes a lot of hand labor to clear the floors, etc. The new building will be constructed so that we can put a riding machine in there and you can clean the school up on a much more frequent basis and much more economically.

What is the enrollment of this school?

Amber Davis – CCHS enrollment is 450

Gwen Stevens – CECHS enrollment is 168

What about the enrollment of CMS?

Dr. Ferrell – There are approximately 300-350 students right now at CMS in the 7th and 8th grade.

What is the capacity of the new school?

Rick Ott – The new school will be open for 650 students classroom space and we will have core facilities for 800 students.

How far will this take us?

Rick Ott – This space should take you out 15 years. There are a number of developments that are contemplating coming here, I've spoken with those developers to talk about the types of homes they will be building and who they will marketing these homes to. All of that is subject to change but we have a detailed calculation of how many students and when we think students will be coming out. Typically, speaking you will see all of that growth into the early grades, primary and elementary. The issue with this facility is that it is so limiting. It cannot offer the programming that other kids are getting in the state. The education here is severely limited because of space. This new school will allow a lot more opportunities.

Can the new facility be added onto?

Mr. Ott – If you will notice, there are three academic centers. A fourth can be added and that will accommodate an additional 250-300 students. The design will be such that it would be very economical to expand and add more classrooms. It is more expensive to expand gymnasiums and cafeterias.

The \$45mm includes athletic fields.

This plan solves the growth issues in the county.