

MINUTES
THE ASHEVILLE CITY BOARD OF EDUCATION
SPECIAL MEETING FEBRUARY 15, 2013

The Asheville City Board of Education ("Board") held a special meeting at 8:00 a.m., on Friday, February 15, 2013 in Training Room 203 at the Asheville City Schools Administrative Offices, 85 Mountain Street, Asheville, North Carolina.

Members present were:

Gene Bell, Chairman, presiding
Peggy Dalman
Precious Folston
Jacquelyn Hallum
Al Whitesides

Comprising a quorum of the Board.

Allen H. Johnson, Secretary/Superintendent.

Guest present:

Councilman Marc Hunt

CALL TO ORDER

Chairman Bell called the special meeting to order at 8:03a.m.

Cynthia Grady, Chief Human Resources Officer, Director of Support Services, and Legal Counsel remarked that the presentation by Chad Roberson architect for Asheville Middle School will be to (1) summarize, simplify the numbers, and to better understand the comparison with the prior feasibility study, (2) for the Board and the district's leadership team to gain a good understanding of what they will be viewing; and (3) be able to communicate more effectively to others.

A GENERAL ACCOUNT OF THE SPECIAL MEETING

The Board, Superintendent Johnson, Cynthia Grady and Chief Finance Officer, Donna Watson were encouraged to interrupt the walk-through overview of the individual line items of

the Comparative Analysis Study presented by Chad Roberson of PBC & L Architecture. The presentation provided the Board a comparison of the 2010 Feasibility Study and the 2013 study by Mr. Roberson's firm on Asheville Middle School.

It was pointed out that the studies were based on the number of students served

- 2010 - 765
- 2013 – 1,000

It was observed that the 2010 dollar amount brought forward was equally as costly as the 2013 dollar amount, but at the same time, the 2013 plan would allow for more students.

A Board member raised awareness concerning the building the new facility and how the student enrollment at the middle school may already be beyond capacity when the new school is built and ready for use. Superintendent Johnson shared information with the Board that further substantiated that concern.

Chairman Bell cautioned the group and Mr. Roberson concerning the language used on the line item associated with Project Square Feet. The 2010 study made mention of a partial renovation to include added square footage making the total square foot 173,726 compared to the 2013 study which showed a square footage of 176,756. It was recommended that the word 'cosmetic' be used instead of 'partial' renovation, and to further clarify that the cosmetic upgrade was only performed on the existing gyms and auditorium.

A review of the logic behind the increased difference in the 2013 dollar amount for the Site Construction Costs was mainly due to the detail explanation of what the needs were.

The following was acknowledged by the Board:

- The line item on Demolition Costs was significantly higher for the 2013 study because it included hazardous material removal cost which was not included in the 2010 study.

- Mr. Roberson responded to Peggy Dalman’s question as to why the increase in cost to the project if the duration is longer. Also, he shared that the dollar amount that is associated with the line item is low, but he is able to better justify the figure when a Construction Manager comes on board.
 - The proposed Duration of Construction for the project
 - 2010 – 36 months
 - 2013 – 27 months
- The 2010 and 2013 comparison studies for the line item - Mechanical, Electrical, and Plumbing systems for the new building. Mr. Roberson shared that the new building will have some sustainable components which will decrease the overall operating costs. The 2010 study would have only provided the code minimum. Board member, Peggy Dalman requested that an appendix item be provided as a backup for this line item for future reference, and especially, since there is a projected extra cost involved. Mr. Roberson informed the group that he would present a list of what is being proposed showing which systems are efficient. However, Mr. Roberson was not able to verbalize a projected dollar amount, but promised that he would get that information to her later.
- Mr. Roberson shared that these two line items are the most important on the Comparative Analysis study:
 1. Escalation (inflation) required to bring 2010 study to 2013 dollars
 - a. It was pointed out to the Board that there was not an amount noted for 2013 only 2010
 - b. In order to conduct a comparison between 2010 and 2013, an escalation had to be performed on the 2010 amount
 - c. A review of the standard formula used by the State Instruction Office was presented. It is based on the length of construction. The number of months it takes to get through half-way in the construction process.
 - d. 36 months was escalated from 2010 to 2013
 2. Escalation (inflation) required to get the project to 2015 dollars
 - a. Further clarification on the differences between the two line items was reviewed.
- A review of the different components associated with the Soft Costs Budget of what is and is not included in value. It was recommended that the word ‘value’ be changed to ‘total’.

Councilman Marc Hunt excused himself from the meeting and requested to meet with Superintendent Johnson so that he can ‘catch up’ on the direction of the project. He also shared his thoughts on what he considered would make a compelling and accurate analysis of the project.

In one response to Councilman Marc Hunt's comment, Ms. Grady requested to know where on the Comparative Analysis Study, can they make mention of the dollar amount to periodically renovate the existing facility?

Chairman Bell recommended that further review of the remaining line items should cease. The Board then became engaged in a discussion on strengthening their presentation points for the funding of the project. The Board also recapped the previously mentioned presentation pointers on how to best maximize their time that will be allotted to present at the meeting with the Buncombe County Commissioners on March 5, 2013.

The Board briefly discussed the four possible alternates that would affect the construction cost and after a brief review, unanimously agreed that the alternates will be included in their presentation when they meet with the Buncombe County Board of Commissioners on March 5, 2013 as requested by County Manager, Wanda Greene.

Chairman Bell requested to know from Mr. Roberson if he had a comparison figure amount on what the cost would be to renovate the existing facility as to building a new one. Mr. Roberson directed the Chairman Bell to the two line items listed under the Apples to Apples Comparison:

The Board continued their discussion on the possible argument strategies for a new school for Asheville Middle School.

It was the consensus of the Board to endorse the total Project cost with alternates as presented by Chad Roberson.

Board member, Precious Folston reminded Mr. Roberson to make the changes to the report that was recommended by the Board during the review of the Comparative Analysis study.

Cynthia Grady discussed suggested items for consideration with the Board concerning the new school projects. The Board agreed that before they would act upon the suggested consideration items, they would first schedule meetings so that they could consult with the commissioners, Holly Jones and David Gantt in how to proceed.

Superintendent Johnson also informed the Board concerning additional funds that will be included in the presentation for the new Isaac Dickson Elementary Schools when the Board meets with the county commissioners on March 5, 2013.

Mr. Roberson ended his presentation in reminding the Board that once the Construction Managers at Risk are on board, they will ensure the guaranteed maximum dollar amount and it will not change.

Cynthia Grady reviewed with the Board the Probable Budget for the New Isaac Dickson Elementary School with and without the alternates. Superintendent Johnson informed the Board that at his request to the architects, a list showing all the alternates was pulled so that they could review all the items for consideration separately.

Donna Watson asked for clarity on the Potential Site Scope Changes on the alternates list, and if those items are included in the total cost. It was suggested that a line item be added to the project Budget amount to include the contingency for the site changes. It was also recommended a list of the additional funds that were mentioned earlier be included the project budget before the March 5, 2013 presentation.

Superintendent Johnson informed the Board that the committee assigned to look into securing a meeting space for the William Randolph School's student has suggested renting meeting spaces at Stephen Lee Recreational Center.

Superintendent Johnson requested to know which of the Board members will be attending the meeting to be schedule with the Commissioner Holly Jones. It was noted that

Peggy Dalman and Jacquelyn Hallum will attend the meeting with Mr. Johnson and Cynthia Grady once it has been scheduled.

Board member, Jacquelyn Hallum requested to have an impact statement – to see how the new project will be impacted with and without the alternates. Superintendent Johnson mentioned that he would ask principal of Isaac Dickson, Brad Johnson to provide the Board with that list.

Superintendent Johnson reviewed the growth charts for all the schools with the Board.

ADOURNMENT

At 9:15 a.m., the special meeting was adjourned.

Gene Bell, Chairman

Allen H. Johnson, Secretary/Superintendent