

**GUILFORD COUNTY BOARD OF COMMISSIONERS
GUILFORD COUNTY BOARD OF EDUCATION
JOINT CAPITAL AND FACILITIES PLANNING COMMITTEE
712 N. Eugene Street Greensboro, NC
Eugene Board Room,
January 31, 2019
2:00 p.m.**

PRESENT: Committee Chairs Deena Hayes and Alan Branson, Commissioners Jeff Phillips, Carolyn Q. Coleman, County Manager Marty Lawing, Board of Education Members H. Winston McGregor, Anita Sharpe, Dr. Sharon Contreras.

ABSENT: None.

ALSO PRESENT: Board Attorney Jill Wilson, Guilford County Schools Facilities Director Julius Monk, Guilford County Schools Chief Operations Officer Scott McCully, Wes Cashwell, Guilford County Facilities Director Daniel Durham, Budget Director Michael Halford, Angie Henry, Deputy County Clerk to the Board Scott Baillargeon, members of the community and media.

I. WELCOME AND CALL TO ORDER

Chairperson Deena Hayes called the meeting to order at 2:05 p.m. and introduced the members from both Guilford County and The Guilford County Schools staff.

Marty provided the background from the final study. He introduced MGT, Humble, Bates, He outlined what the goals were for the day.

Joe Clark outlined the report. Shared the information that had been disseminated to the committee.

Humble discussed the number of pages. Discussed decisions to best support programs and ways to implement them in a big picture. Introduced the

Porsha Bates outlined chapter seven recommendations. She walked the committee through the recommendations of the study. She discussed the drivers, those parameters and considerations within which recommendations were developed. She shared the study findings and a description of the recommendations. She outlined the drivers and the context for long-range master plan. Budget estimates and boundaries. She emphasized the total cost of the project, but noted the number of schools that can be reconditioned and repurposed, or closed. She discussed issues in utilization of middle school magnet program sites. She provided several recommendations to address the

under/over-utilization of schools. Bates discussed the moving of students to accommodate size and space. She shared that the capital funding \$61M. She stated that the idea is to repurpose the structures to prevent rising crime rates in closed schools.

Anita Sharpe asked if any consideration had been given to students who live within the boundaries of schools to include the programs. The recommended size of the district to be considered for adjusted boundaries.

Joe Clark emphasized that the recommendations are only guidelines. Programs are retained in the schools.

H. Winston McGregor asked about the number of students that are non-intended students.

Contreras asked if the demographics of students were considered. She continued to say that some of the magnet schools considered are not in use. She wanted to know if modernization was considered in the face of creating better schools with more to offer students. She expressed concern that parents are more concerned with what school their kids go to over the school magnet program.

Joe Clark shared that demographics were considered by socio-economic status over proximity. He stated that a number of students were traveling a long distance to get to school. He shared that the quality of magnet schools needs to be investigated further to ensure that schools are succeeding together.

Bates shared more details about the demographics and clarified that they will be looking at that facet more closely.

Humble shared further details concerning the demographic study. And shared several other points of note.

H. Winston McGregor expressed concern for the school facilities and how individual

Bates shared the grading of the schools on multiple levels and to consider the updating facilities would cost \$16M.

Joe Clark assessed the tornado damaged schools and provided more background pre-tornado evaluation.

Bates emphasized that school replacement is paramount.

Jeff Phillips asked about the build preference costs, and shared that the magnet schools were over-utilized.

Bates reviewed the issues of capacity in the school buildings. She shared that the policies to reduce classroom sizes will impact utilization. She shared that to reduce the number of seats open in the schools reduces the overall population. She reviewed the number of schools that are over/under-utilized. She shared the range of suitability scores among the school grades. The grades are a “C” grade or below, according to

MGT study. She stressed that the MGT team that provided the site inspections and what those reports showed. She shared the areas that were the most disconcerting.

Joe Clark emphasized the number of inadequate spaces for each school. He stated that many of the buildings had outgrown their usage. Overcrowding and obstructing staff to be effective.

Portia Bates emphasized the dips in sizes across the school buildings. She elaborated the number of areas that were assessed. She shared that to correct the entire building deficiencies overall the cost would be \$1,179,414,700.

Joe Clark outlined the MGT Budget Estimate Formula and highlighted several concerns with renovations costs at the elementary, middle, and high schools. He shared the differences among the costs for different schools. He shared the grading formulas for utilization rates.

Humble provided further details to emphasize the nuances of the assessment. He shared that when schools reach their capacity thresholds, mobile buildings come into play to accommodate suitability.

Joe Clark provided complete assessments of each school to include site and constructional space. He shared that the report provides a list of classrooms types, and take into account that all spaces are not in use all the time. He shared the four different measuring techniques to assess the schools. He discussed the several models used to gain insight on future projections.

Scott McCully emphasized the tornado event and the particular amount of nuance in terms of the tornado damage.

H. Winston McGregor asked what causes the capacity to drop/decrease.

Joe Clark stated the NC Legislature authorized a class size reduction over the next three years that has been accounted for in the assessment.

Humble spoke to the graphic and the grading and prioritization of things that need to be addressed.

Joe Clark discussed the future impacts to enrollment if...

Contreras shared the inequities and difference in sizes of schools, and the districts that have been able to do this in a cost-effective way, was it cost out? If there is no middle/elementary school, what would be the costs? She stated that cost-effective options make coming to a decision easier. She emphasized that smaller schools in relation larger schools, and reduce size to reduce overall costs.

Joe Clark stated that that it had not been considered due transportation or area served. He emphasized that there is a deficiency among schools in capacity.

Humble emphasized that experience suggests that it will not reduce the operating costs.

Contreras noted that most of the schools need to be renovated which would reduce overall costs.

Joe Clark provided a brief overview of the information to educate the committee for how to read the information. He shared the capacity limits throughout the disparate phases and their costs.

Bates clarified that the budget is set to return a building back to perfect status.

Humble shared the nuances between renovation and suitability needs, and student size does not impact the overall combined score.

Joe Clark outlined the costs between phases and grades.

Discussion ensued among the committee about the costs and implementing the different phases among grades (elementary, middle, high, and magnet). They discussed the previous bond implemented for upgrades in 2008 and if the money was poorly spent.

Carolyn Coleman asked with regard to the buildings that were impacted by the tornado, how would the negotiations impede the process.

Deena Hayes asked about building conditions regarding board policy and whether or not ...cost per pupil on the elementary level.

Joe Clark provided feedback regarding the board policy—the reputation of equity increased reputation in all schools to increase participation. Program equity must be addressed.

Carolyn Coleman asked that equity be defined in this sense.

Alan Branson asked about other regions working on this type of construction. He expressed concerns for the business people who provide higher taxes to fund increased costs of schools.

Joe Clark provided background for the school funding model and stressed that those old models must be reimagined to be effective. Public/Private partnerships.

Discussion ensued among the committee concerning creative ways to raise the funds to impact the costs. Lottery dollars for construction and the disagreements among NC concerning the lotteries.

H. Winston McGregor asked what the number of portable units were.

Joe Clark did not know.

Humble provided feedback

Discussion ensued concerning the portables.

Jeff Phillips spoke to pg. 93 estimation for suitable educationally efficiency recommendation. He asked for clarification on the way the paragraph is worded and conditions of buildings.

Discussion ensued concerning the nuances of deficient spaces in relation to deficient education programs.

Jeff Phillips stated that there is still a lot of work to be done and listed the numerous areas to be addressed. He noted the unusual nature of Guilford County to have two cities and the burdens associated with that situation. He asked that MGT define their term repurposed.

Humble provided feedback.

Joe Clark provided several pathways to build a strategy model to finance this project. He suggested avoiding the 2020 election to submit a bond referendum.

Scott McCully spoke to the next steps for the committee. He outlined what the committee would be tackling next in the future. He suggested that in the next thirty days to present in front of the entire County Commissioners and Board of Education. He asked that any questions be submitted by February 8, 2019, directed to either Marty Lawing or Scott McCully. He recommended keeping the Joint Facility committee assembled to address upcoming issues. He shared that a bus tour would be assessable to outline the information. He asked the funding partners to support the team and visit other innovative schools across the country to solve funding problems and to meet the needs of the 21st century.

Anita Sharpe asked about the design of police and EMS facilities, and when would that portion of the project wrap up.

Discussion ensued concerning the current contract with MGT or if there is other work that needs to be identified.

Scott McCully shared that they are not that far along in the process.

H. Winston McGregor stated that the numbers are indicative of what students and parents have been lamenting for a while.

Portia Bates suggested that the summary report be considered during the facility walk.

Phillips asked for clarification concerning the scope of work McCully has been focused on and asked where the scope of work begins and ends after today.

Joe Clark stated that the scope of work will be completed by February 28, 2019. He thanked the Committee for their work and wrapped up the meeting.

II. UPDATE ON STATUS OF FACILITIES STUDY

None.

III. OTHER BUSINESS

Chairman Branson asked if there were any other items to be discussed.

IV. ADJOURN

There being none, the committee adjourned by general consent at 4:30 p.m.

_____November 26, 2019
Committee Chair, Alan Branson

_____November 26, 2019
Committee Chair, Deena A. Hayes