

**ISS Facilities Use Committee**  
**November 6, 2023**  
**3:00pm - 3:45pm**  
**(Facilities & Planning - Conference Room)**

**PURPOSE:** Review and recommend facilities usage, long range facilities planning, funding for capital projects, and property sales & acquisition.

**Attending:** Dr. James, Tim Ivey, Abby Trent, Anita Kurn, and Charles Kelly,

**Meeting minutes in Blue**

**AGENDA**

ITEM	Person Reporting	NOTES/ACTION
<b>CELEBRATIONS</b>	All	<ul style="list-style-type: none"><li>• Meetings for New Elementary School have been going well</li><li>• Mezzanine renovation at F&amp;P is underway and going well</li><li>• Pressly renovations have started and a lot of improvements are happening there</li></ul>
<b>PROPERTY SALES &amp; ACQUISITION</b>	Tim Ivey	<p><b>Ebenezer Property:</b></p> <ul style="list-style-type: none"><li>• No longer listed with Colliers Reality</li><li>• Property has been advertise</li><li>• No reasonable offers so far</li><li>• <i>Inquiry last week from Cornerstone Christian Academy but no offer yet.</i></li></ul> <p><b>Monticello:</b></p> <ul style="list-style-type: none"><li>• The Sheriff's Department will be moving to a new location.<ul style="list-style-type: none"><li>◦ Waiting on timeframe</li></ul></li><li>• Will need to decide on what to do with property afterwards</li><li>• Site = just over 14 acres</li></ul>

## UPDATE ON CAPITAL PROJECTS

Tim Ivey

### Capital projects approved by the BOE:

Project	Funding Source / Est. Cost	Architect / Contractor
ADR to F&P	Fund Balance / \$4 mill	Adams & Associates
<p><i>NEW Educational Support Center (ESC) at Facilities &amp; Planning:</i></p> <ul style="list-style-type: none"> <li>• Architectural contract for new building approved by BOE.</li> <li>• Design has been submitted to plans and review.</li> <li>• Awaiting permitting so we can prepare for bids.</li> <li>• Estimated cost = \$3 million</li> </ul> <p><i>Warehouse Mezzanine Renovation:</i></p> <ul style="list-style-type: none"> <li>• Funding = \$1.2 million from Capital carryover already earmarked for F&amp;P renovations</li> <li>• Construction has started</li> <li>• Estimated completion date is April 2024</li> <li>• Mezzanine renovations will house the Student Services Department and most of the Tech Department from ADR and Unity.</li> </ul> <p><i>Pressly Renovation:</i></p> <ul style="list-style-type: none"> <li>• The EC Department will be stationed at Pressly along with DPATS</li> <li>• Plans for EC finalized - preparing to send to plans and review</li> <li>• Construction on section for EC Department has started</li> <li>• Estimated completion time for EC is March 2024</li> <li>• Estimated date for moving DPATS to Pressly is June 2024</li> <li>• AIG / Virtual School will remain at Pressly in Mega Unit</li> </ul>		
Harmony Enclosure	Fund Balance / \$3 mill	Pinnacle
<ul style="list-style-type: none"> <li>• Architectural contract approved by BOE.</li> <li>• Initial design plans presented and approved</li> <li>• Still waiting on revisions from the architect and for the project to be submitted to plans and review for permitting.</li> <li>• Estimated cost is most likely \$3 mill</li> <li>• New classroom furniture purchased for this wing (delivered in June)</li> </ul>		
SHS CTE Reno / Barbering	Sale of Mt. Mourne / \$1.3 mill	Adams & Associates
<ul style="list-style-type: none"> <li>• Contract awarded to LeFave Construction</li> <li>• Estimated completion date is middle of December 2023</li> <li>• Waiting on Electrical Panel</li> <li>• Project is on track to be completed on time</li> </ul>		

		SHS Field House	Sale of Mt. Mourne / \$2.75 mill	Adams & Associates
		<ul style="list-style-type: none"> <li>In the process of selecting an appropriate location for Field House that will work within our budget. The SHS Stadium is in a floodplain with specific building requirements.</li> <li>Design plans will pick back up once the CTE/Barbering project is completed.</li> </ul>		
		LNES Gym	Sale of Mt. Mourne & Capital Funds / \$3.6 mill	ADW
		<ul style="list-style-type: none"> <li>In the process of getting approval for the required retention pond upgrades needed to convert property to high density (6 to 12 month process)</li> <li>Gym design with ADW Architects will pick back up once the high density plan is approved.</li> </ul>		
		NIHS Stadium Upgrade	Capital & Lottery / \$3.7 mill	GeoSurfaces
		<ul style="list-style-type: none"> <li>Design Build RFQ awarded to GeoSurfaces</li> <li>Anticipated completion date of 8-17--23 for turf</li> <li>Mondo track surface to be installed in October</li> <li>Working with school on track equipment needs</li> <li>This project is on target to and should be wrapped up by the end of October</li> </ul>		
		RFQ Remaining Athletic Stadium Upgrades	Capital & Lottery / approximately \$3 million for each site	GeoSurfaces
		<ul style="list-style-type: none"> <li>RFQ advertised for the remaining HS sites</li> <li>RFQ Committee reviewed submitted proposals and selected GeoSurfaces</li> <li>RFQ Awarded to GeoSurfaces</li> <li>Working with GeoSurfaces on contract to be approved</li> <li>State Budget = \$2 million for this project</li> <li>Beginning the process of getting a quote together for WIHS</li> <li>Will present quote for approval at the December COW and BOE</li> </ul>		
		Shepherd Mega Unit	Capital Funds	CESI
		<ul style="list-style-type: none"> <li>Contract awarded to LeFave Construction</li> <li>Mega Unit (Boxx Modular) is installed and in use</li> <li>Paving change order approved by BOE and paving is completed</li> <li>In the process of completing final punch list to receive final CO</li> <li>Estimated completion date is end of October 2023</li> <li>Waiting on DOT recommendations before continuing with Phase II which includes extending the car rider line and moving the bus entrance / exit.</li> </ul>		

Harmony Gym Renovation	Capital & Lottery / \$1 million	Adams & Associates
<ul style="list-style-type: none"> <li>Funding: Approximately = \$1 million <ul style="list-style-type: none"> <li>K-12 Athletic Facilities Grant = \$142,000</li> <li>R&amp;R Lottery Funds = \$633,000 (Approved by BOE and BOCC)</li> <li>Capital Funds Anticipated for completion = \$225,000</li> </ul> </li> <li>Project Scope: <ul style="list-style-type: none"> <li>Replace dry rotted floor trusses and replace the entire gymnasium floor with new hardwood surface.</li> <li>Add handicap accessible bathrooms and renovate the office and storage area.</li> <li>Replace HVAC unit and add new roof on flat roof section below the HVAC unit.</li> </ul> </li> <li>Design finalized and project has been reviewed by DPI</li> <li>Approved Lottery Distribution of \$663,000 has been provided to the district</li> <li>Plan to advertise for bids in January and asks for BOE approval in February</li> </ul>		

#### Other Capital Projects:

#### WCHS - Updated estimate:

- We are still on target for releasing the project for bids in January as long as we get permitting**
- BOCC approved \$120 million including FFE:
- Next steps are to get the project finalized for bid. (The timeframes are estimates of when each step will be completed and depend on whether we are required to redesign anything or not.)
  - Project is submitted to zoning for permits - (3 months - August 2023)
    - Plans are at Troutman waiting to be moved to the County for Plans & Review**
  - Plans submitted to DPI and County for review simultaneously - (4 months - December 2023)
    - Plans are being reviewed by DPI and we have gotten some comments back already**
  - Formal Bids - (January 2024)
  - Break Ground - (March/April 2024)
- Please know that once we receive approval from zoning, the board can vote to send it out for bids while it is being reviewed by DPI and the County. This is usually not recommended since this will significantly increase the change orders for the project and bids typically come back higher if you bid in the fall as compared to January with larger construction projects. There is also a high possibility of not being able to break ground during the winter months and this could add additional months to the project completion.

		<p><b>New Elementary School:</b></p> <ul style="list-style-type: none"> <li>● Needed to help with overcrowding at Shepherd, Troutman, and Lakeshore Elementary Schools</li> <li>● BOCC set aside \$10 million to help start this project.</li> <li>● September 2023 - BOE Approval to request design funds from BOCC</li> <li>● October 2023 - BOCC approves \$3.5 million for design costs <ul style="list-style-type: none"> <li>○ Plan to utilize existing school design as a starting point or prototype</li> <li>○ Potential site is our Parkertown Rd property and also exploring other property options in this area</li> </ul> </li> <li>● Steering Committee Update: <ul style="list-style-type: none"> <li>○ Steering committee to help decide the process, architect and delivery method for this project: <ul style="list-style-type: none"> <li>● BOE - Dough Knight &amp; Anita Kurn</li> <li>● BOCC - Melissa Neader &amp; Burt Connolly</li> <li>● ISS Staff - Scott Hager, Tim Ivey, &amp; Dr. James</li> <li>● County Staff - Beth Mull</li> <li>● Community Member - Jennifer Christian</li> </ul> </li> <li>○ Steering Committee has had two meetings: <ul style="list-style-type: none"> <li>■ Decided to use Design Build Method for this project</li> <li>■ Looking to see if there are other options for a site just to verify if Parkertown property is our best option.</li> <li>■ RFQ will be released in early December to select an architectural firm with the deadline for submissions in early January.</li> <li>■ Next meeting - January 17th so the Steering Committee can score RFQ and begin the process of selecting an architect.</li> <li>■ Once the Steering Committee chooses the architect, they will help select additional design team members to represent stakeholders (Teachers, parents, additional community members etc...)</li> </ul> </li> </ul> </li> </ul>
<p><b>GRANTS:</b> <b>NBPSCF GRANT</b></p>	<p>Tim Ivey</p>	<p>NC DPI Needs-Based Public School Capital Fund -</p> <ul style="list-style-type: none"> <li>● Grant Application opens November 13, 2023</li> <li>● Maximum Award Amounts will be announced November 13, 2023 <ul style="list-style-type: none"> <li>○ <i>2022-2023 NBPSCF Maximum Awards:</i> <ul style="list-style-type: none"> <li>■ Up to \$30 million for an Elementary School</li> <li>■ Up to \$40 million for a Middle School</li> <li>■ Up to \$50 million for a High School</li> </ul> </li> </ul> </li> <li>● Applications and supporting materials due January 15, 2024</li> <li>● May be used for new construction and/or repair and renovations</li> </ul>

		<ul style="list-style-type: none"> <li>● Iredell County is eligible with a requirement of 35% matching funds</li> <li>● Applications need both BOE and BOCC approval with commitment to the 35% matching funds if awarded</li> <li>● Possible projects for grant application identified by the Facilities Task Force: <ul style="list-style-type: none"> <li>○ Additional funds for New High School - (35% = Bond Funds)</li> <li>○ New Elementary School – (35% = between \$18 and \$10.5 million depending on the maximum award amount. BOCC has already committed \$10 million)</li> <li>○ Lakeshore Middle expansion (35% = County Funding)</li> </ul> </li> </ul> <p>If approved by BOE applications and supporting materials will be presented to the BOCC on December 5, 2023</p>
<b>RECOMMENDATIONS FOR ITEMS TO BE PRESENTED TO THE BOE</b>	All	<p>The following items will be presented to the the BOE as a recommendation from the Facilities Use Committee at the Dec COW and Board Meeting:</p> <ul style="list-style-type: none"> <li>● COW: <ul style="list-style-type: none"> <li>○ Approval of West Iredell High School Athletic Stadium Upgrade</li> </ul> </li> <li>● BOE <ul style="list-style-type: none"> <li>○ Approval of West Iredell High School Athletic Stadium Upgrade</li> </ul> </li> </ul>
<b>FOR THE GOOD OF THE GROUP</b>	All	<ul style="list-style-type: none"> <li>● None at this time</li> </ul>
<b>UPCOMING MEETING DATES</b>		<p><b>23-24 Meetings will be held prior to the monthly COW meeting instead of the BOE meeting.</b></p> <ul style="list-style-type: none"> <li>● February 5, 2023</li> <li>● May 6, 2023</li> </ul> <p>Additional meetings may be requested by committee members</p>