

Grayson County Board of Supervisors and
 Grayson County School Board
 School Facilities Study Meeting
 December 3, 2018

Board of Supervisors members attending were: Brenda R. Sutherland, Kenneth R. Belton, John S. Fant, Michael S. Hash and Thomas R. Revels. Also, in attendance were William L. Shepley, Mitchell L. Smith and Leesa A. Gayheart.

School Board members attending were: Diane Haynes, Fred Weatherman, Rick Sage, Tracy Anderson and Randy Shinault. Also, in attendance were Kelly Wilmore and Mary Paisley.

IN RE: APPROVAL OF AGENDA

Mr. Weatherman made the motion to approve the agenda for the Grayson County School Board; duly seconded by Mr. Sage. Motion carried 5-0.

Supervisor Revels made the motion to approve the agenda for the Grayson County Board of Supervisors; duly seconded by Supervisor Fant. Motion carried 5-0.

IN RE: PRESENTATIONS OR REQUESTS

Mr. Wilmore turned the presentation for the School Facilities Study over to the RRMM Architects, Chris Phillips, project manager. copy of the study will be kept on file in the County Administrator's office.

COST SUMMARY						
School	All In Cost	Hard Costs Only	Gross Existing Building Area	Additions	Total Building Area	Cost / SF
Fairview Elementary School	\$6,200,000	\$4,711,762	27,000	5,000	32,000	\$147
Independence Elementary School	\$6,400,000	\$4,671,379	29,000	5,000	34,000	\$137
Independence Middle School	\$10,000,000	\$7,873,912	48,675	14,000	62,675	\$126
Independence High School	\$6,500,000	\$4,975,239	58,600	0	58,600	\$85
CATE	\$4,900,000	\$3,506,000	35,500	0	35,500	\$99
<i>Baywood Elementary</i>	<i>\$4,750,000</i>	<i>\$3,600,000</i>	<i>24,000</i>	<i>0</i>	<i>24,000</i>	<i>\$150</i>

School	All In Cost	Hard Costs Only	Gross Building Area	Cost / SF
Grayson East PreK-8	\$33,900,000	\$27,114,000	108,000	\$251
Grayson East PreK-5	\$25,300,000	\$20,234,000	76,000	\$266

FAIRVIEW ELEMENTARY SCHOOL

All IN COST - \$6.2 Million

Major Costs

- All new M/E/P systems - \$702,000
 - Ductless Split System similar to High School
- "Front Door" / Admin Addition - \$950,000
- All new roof - \$410,000
- All New Finishes - \$438,000
- Asbestos Abatement - \$211,000
- Site Improvements - \$218,000
- Modular Classroom Rentals During Construction - \$200,000

Minimal or Not Included

- No kitchen equipment
- Minimal FF&E
- Minimal tech.

INDEPENDENCE ELEMENTARY SCHOOL

All IN COST - \$6.4 Million

Major Costs

- All new M/E/P systems - \$2.1 million
 - Ductless Split System similar to High School
- 4 Classroom Addition - \$1 million
 - Replace Modular Units
- Enclose and Expand Kitchen - \$337,000
 - Add 1,000 SF, Reno 750 SF
- All new windows - \$106,000
- Improve Access to Play Area - \$125,000
- New Wood Gym Floor - \$85,000
- Modular Classroom Rentals During Construction - \$200,000

Minimal or Not Included

- No roof work
- No kitchen equipment
- Minimal FF&E
- Minimal tech.

CATE

All IN COST - \$4.9 Million

Major Costs

- All new M/E/P systems - \$2.20 million
 - Reuse existing boiler plant
- All new interior finishes - \$495,000
- All new windows - \$72,000

Minimal or Not Included

- No additions
- No roof work
- No major alteration of interior spaces
- Minimal FF&E
- Minimal tech.
- Minimal site work

INDEPENDENCE HIGH SCHOOL

All IN COST - \$6.5 Million

Major Costs

- All new M/E/P systems - \$791,000
 - Additional Ductless Split Systems to supplement the existing
- All new interior finishes - \$900,000
- Asbestos abatement - \$258,000

Minimal or Not Included

- No additions
- No roof work
- No major alteration of interior spaces
- No kitchen equipment
- Minimal FF&E
- Minimal tech.
- Minimal site work
- Band Building & Auditorium Not Included

INDEPENDENCE MIDDLE SCHOOL

All IN COST - \$10 Million

Major Costs

- All new M/E/P systems - \$1.3 million
 - Ductless Split System similar to High School
- All new interior finishes - \$632,000
- 12 Classroom Addition - \$3.5 million

Minimal or Not Included

- No roof work
- No major alteration of interior spaces
- No kitchen equipment
- Minimal FF&E
- Minimal tech.
- Minimal site work

SCENARIO SUMMARY

	Scenario A Grayson East PreK - 8	Scenario B Grayson East PreK - 5	Scenario C Renovate Elems / Middle	Scenario D Renovate Five	Scenario E Baywood & Middle	Scenario F Baywood & Three
PRE-K THRU 5		\$25,300,000				
PRE-K THRU 8	\$33,900,000					
FAIRVIEW ELEMENTARY			\$6,200,000	\$6,200,000		
INDEPENDENCE ELEMENTARY			\$6,400,000	\$6,400,000		
INDEPENDENCE MIDDLE		\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
INDEPENDENCE HIGH	\$6,500,000	\$6,500,000		\$6,500,000		\$6,500,000
CATE	\$4,900,000	\$4,900,000		\$4,900,000		\$4,900,000
BAYWOOD ELEMENTARY					\$17,600,000	\$17,600,000
TOTAL	\$45,300,000	\$46,700,000	\$22,600,000	\$34,000,000	\$27,600,000	\$39,000,000

Notes:

1 Scenario D is 75% of Scenario A

2 Scenario F is 86% of Scenario A

SCENARIO A – GRAYSON EAST PREK - 8

SCENARIO A

- ALL NEW PRE-K THRU 8 – 108,000 SF
- CLOSE INDEPENDENCE ELEMENTARY & FAIRVIEW ELEMENTARY
- RENOVATE HIGH SCHOOL AND CATE

• **\$45,300,000**

- REPURPOSE IMS? NO COSTS INCLUDED AT THIS TIME
- DOES NOT INCLUDE COSTS OF CONVERTING IES TO ADMINISTRATION OFFICE

SCENARIO B – GRAYSON EAST PREK - 5

SCENARIO B

- ALL NEW PRE-K THRU 5
- CLOSE INDEPENDENCE AND FAIRVIEW ELEMENTARY SCHOOLS
- RENOVATED / EXPAND INDEPENDENCE MIDDLE SCHOOL, HIGH SCHOOL AND CATE

• **\$46,700,000**

- DOES NOT INCLUDE COSTS OF CONVERTING IES TO ADMINISTRATION OFFICE

SCENARIO C – RENOVATE ELEMENTARY AND MIDDLE

SCENARIO C

- NO NEW SCHOOL
- RENOVATE / EXPAND INDEPENDENCE ELEMENTARY, FAIRVIEW ELEMENTARY, AND INDEPENDENCE MIDDLE SCHOOLS

• **\$22,600,000**

- NO WORK AT IHS AND CATE

SCENARIO D – RENOVATE FIVE

SCENARIO D

- RENOVATE / EXPAND FES, IES, IMS, IHS, AND CATE.

• **\$34,000,000**

SCENARIO E – BAYWOOD AND MIDDLE

SCENARIO E

- CONVERT BAYWOOD ELEMENTARY SCHOOL TO A PRE-K THRU 5
 - RENOVATE (24,000 SF @ \$150/SF)
 - BUILD ADDITION (50,000 SF @ \$250 / SF)
 - IMPROVE SITE / UTILITY CONDITIONS - \$1.5 MILLION ALLOWANCE
 - **\$17,600,000**
- RENOVATE / EXPAND IMS
 - **\$10,000,000**
- **\$27,600,000**

SCENARIO F – BAYWOOD AND THREE

SCENARIO F

- CONVERT BAYWOOD ELEMENTARY SCHOOL TO A PRE-K THRU 5
 - RENOVATE (24,000 SF @ \$150/SF)
 - BUILD ADDITION (50,000 SF @ \$250 / SF)
 - IMPROVE SITE / UTILITY CONDITIONS - \$1.5 MILLION ALLOWANCE
 - **\$17,600,000**
- RENOVATE / EXPAND IMS
 - **\$10,000,000**
- RENOVATE IHS AND CATE
 - **\$6,500,000 + \$4,900,000**
 - **\$39,000,000**

SCENARIO SUMMARY

	Scenario A Grayson East PreK - 8	Scenario B Grayson East PreK - 5	Scenario C Renovate Elems / Middle	Scenario D Renovate Five	Scenario E Baywood & Middle	Scenario F Baywood & Three
PRE-K THRU 5		\$25,300,000				
PRE-K THRU 8	\$33,900,000					
FAIRVIEW ELEMENTARY			\$6,200,000	\$6,200,000		
INDEPENDENCE ELEMENTARY			\$6,400,000	\$6,400,000		
INDEPENDENCE MIDDLE		\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
INDEPENDENCE HIGH	\$6,500,000	\$6,500,000		\$6,500,000		\$6,500,000
CATE	\$4,900,000	\$4,900,000		\$4,900,000		\$4,900,000
BAYWOOD ELEMENTARY					\$17,600,000	\$17,600,000
TOTAL	\$45,300,000	\$46,700,000	\$22,600,000	\$34,000,000	\$27,600,000	\$39,000,000

Notes:
 1 Scenario D is 75% of Scenario A
 2 Scenario F is 86% of Scenario A

Main Campus/GC High; Independence Middle; CATE



RRMM ARCHITECTS

Independence Elementary School



RRMM ARCHITECTS

Fairview Elementary School



RRMM ARCHITECTS

Baywood Elementary School



RRMM ARCHITECTS

Supervisor Sutherland noted that the Board of Supervisors would like to see Fries and Grayson Highlands data sheets (which were not included). Mr. Wilmore asked Mr. Shepley if the County would split the cost and Mr. Shepley noted that we would. Discussion continued regarding the study. Mr. Anderson stated that immediate needs should be addressed now along with the capacity issues at each school.

IN RE: ADJOURN MEETING

Supervisor Fant made the motion to adjourn; duly seconded by Supervisor Hash. Motion carried 5-0.

Mrs. Haynes adjourned the School Board.