

VIRGINIA: AT THE CONTINUATION MEETING OF THE DINWIDDIE COUNTY BOARD OF SUPERVISORS HELD IN THE SCHOOL BOARD CONFERENCE ROOM IN THE PAMPLIN ADMINISTRATION BUILDING IN DINWIDDIE COUNTY, VIRGINIA, ON THE 10TH DAY OF FEBRUARY, 2004, AT 6:00 P.M.

PRESENT:	DONALD L. HARAWAY –CHAIRMAN	ELECTION DISTRICT #2
	HARRISON A. MOODY - VICE CHAIR	ELECTION DISTRICT #1
	ROBERT L. BOWMAN IV	ELECTION DISTRICT #3
	DORETHA E. MOODY	ELECTION DISTRICT #4
	MICHAEL W. STONE	ELECTION DISTRICT #5

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Mr. Donald L. Haraway, Chairman, called the continuation meeting to order at 7:30 P.M.

IN RE: JOINT MEETING – BOARD OF SUPERVISORS & SCHOOL BOARD

The two Boards met to discuss a solution for the school facilities improvement program. The County Administrator reminded the members of the Boards that their main goal, which came out of the retreat last week, was to put a ten-year CIP together for the school system.

Dr. Jim Lanham, Assistant Superintendent, presented the following history and update:

A Framework for Discussing School Facilities
Joint Meeting
Dinwiddie County Board of Supervisors
Dinwiddie County School Board
Tuesday, February 10, 2004
A Framework for Discussing
School Facilities

In the discussion of facilities needs for Dinwiddie County Public Schools, there are certain central questions that can be used to frame the discussion for both the Board of Supervisors and School Board.

Central Questions

- 1) Are we agreed that we are developing a minimum ten-year facilities plan?
- 2) What enrollment figures are we using as planning numbers for the facilities plan?
- 3) What are the financial limitations for additional debt service for facilities?
- 4) Are additional operating expenses and \$500,000-600,000 per year for buses a factor in the financial discussion?
- 5) What is the best solution for the elementary needs of the northern sector of the county? Should a 700 student elementary school be constructed immediately, or a smaller school with core facilities for 700 that could later be expanded? Should Rohoic be expanded and renovated, or simply renovated back to its original footprint? Where should a new elementary school be located?
- 6) What is the best solution for the county's middle school needs? Should the existing middle school facility be part of the future solution for middle school students? Should the solution be one new school, an additional middle school and the existing middle school, or conversion of the high school into a middle school?
- 7) What is the best solution for the county's high school needs? Can they best be accommodated by renovations of the existing high school or by constructing a new high school?

A Framework for Discussing School Facilities

How these questions are answered will determine what the school facilities plan for the county will look like. There have been several different scenarios offered to answer these questions over the past eighteen months.

The BCWH Study

The BCWH study commissioned by the School Board provided enrollment projections as well as five different building alternatives for consideration. The enrollment projections took into account 500 new homes identified at the time of the study.

Projections did not include the Lake Jordan project or other large project planned for the Rohoic district. These additional homes and the children they would bring must be factored into any solution.

The rate of build out of these subdivisions is also a factor. Low interest rates may cause build out to be faster than originally thought.

Enrollment Projections

Year	Projected Enrollment	Actual
2002	4423	4424
2003	4463	4485 (Oct.)
2004	4485	
2005	4500	
2006	4508	

The BCWH Study

The five solutions offered in the BCWH study were comprehensive, ten-year solutions impacting all facilities and ranged in cost from \$81 million to \$98 million.

The former School Board examined the five solutions and endorsed Option 1.

The BCWH Study

Included in Option 1 were:

New High School	\$38.7 million
HS Renovation for MS	\$19.3 million
New Rohoic for 700	\$14.7 million
Southside Renovation/Addition	\$ 5.9 million
Sunnyside Renovation/Addition	\$ 4.4 million
Midway Renovation/Addition	\$ 2.5 million
MS Ren. For SBO/Alt. Ed.	\$ 2.5 million

Option 1 Total \$88.0 million

Compromise Plan

No consensus emerged concerning Option 1.

As discussion continued, another set of scenarios on a smaller scale was developed, all in the \$50-60 million range.

These scenarios were presented to the Board of Supervisors and at a public meeting sponsored by the School Board last October.

Of these options, Scenario I was preferred as a second choice by the former school board, although they acknowledged the plan did not address all of our long range needs.

Compromise Plan

Included in the compromise scenario were:

New 700 student Rohoic	\$14.7 million
New Middle School	\$29.7 million
HS Additions/Renovations	\$ 6.8 million
Upgrade Rohoic Head Start	\$ 1.9 million
MS Ren. For SBO/Alt. Ed.	\$ 2.0 million

Total **\$55.1 million**

February 2004 – A New Beginning

Both boards have come together tonight committed to work together to find a solution for our facilities needs.

Now that we have identified the questions and looked at solutions proposed in the past, lets look at options for the elementary, middle, and high schools as well as alternative uses for existing facilities.

Framing the Elementary Issue

Focus has been on building a new elementary school to relieve overcrowding at Rohoic.

Both Southside and Sunnyside are approaching the point where they will need major renovation.

There are 18 acres of land at Midway to accommodate an addition if needed.

The School Board owns a 62-acre site at the intersection of River and Hart Roads, and has also looked at 100+ acres near the intersection of River and Olgers Roads.

The Rohoic Question

We agreed there is an overcrowding issue.

We disagreed on the best solution.

The former School Board supported construction of a 700-student replacement school.

The former Board of Supervisors favored renovating existing Rohoic and building a smaller new school in northern corridor that would be expandable to 700.

The Rohoic Question

The BCWH study indicated that to make the current Rohoic comparable to our other renovated schools would require a 14,000 square foot addition as well as full renovation of the existing plant to provide a school for 356 pupils. They also indicated that this would be a different type of renovation because there is not sufficient space to lower the ceiling to conceal new ductwork. Rather a new-sloped roof would be required to conceal new HVAC equipment and ductwork.

The Rohoic Question

Operating two schools as opposed to one would require additional operating and transportation costs.

The School Board expressed concerns about the demographic mix of both schools if Rohoic were split.

The School Board expressed concerns about the location of Rohoic on 460 and in such close proximity to the airport.

The Rohoic Question

Concerns were expressed about trying to renovate Rohoic while continuing to operate school there. A better solution might be to built a new 700 student school, then make a decision on the final use of Rohoic based upon the demand at that time. It could then be renovated without having to house pupils during renovation.

The Rohoic Question

A decision must also be made regarding whether the new school in the northern sector should be on the 62 acre site already owned by the School Board, on the 100+ acre site also on River Road, or at some alternate location closer to the existing school.

Should Northside be a part of an Elementary solution?

Northside was returned to the county for alternate use in 1989. More than \$3 million would be needed to reopen Northside, and then it would serve only 240 students. Its classrooms for Kindergarten and First grade would not meet state standards. There is also no space for Art, Music or resource classes.

Extensive replacement of water and sewer systems might also be needed to reopen building. There are also environmental concerns in the building that would have to be addressed. These costs are not included in this estimate. Northside is in wrong location - we need an elementary solution where population growth exists in the Rohoic attendance zone.

The money that would be spent on Northside would be better spent on renovation/additions at Midway estimated at \$2.5 million in Option 1.

The Middle School Question

There are a number of problems with the existing Middle School plant, including overcrowding, traffic pattern, location of the cafeteria, condition of the annex, and environmental concerns about the basement. The exterior appearance of the school belies its serious shortcomings as a middle school.

The Middle School Question

The former School Board, middle school staff, and numerous parents have supported the idea of replacing the middle school rather than undertaking another renovation.

The existing middle school would be an excellent site for an Alternative School, Head Start, School Board Offices, or other school or county uses.

The Middle School Question

There is concern about trying to undertake renovation or construction on the middle school site while school is in session considering how crowded the school is. Also, the middle school instructional program is already a challenge in that facility and will be negatively impacted by construction.

The Middle School Question

While the idea of two middle schools was discussed, there was a strong feeling that the best solution for Dinwiddie was one middle school in an appropriately

designed facility. Two equal middle schools would be very expensive to outfit, staff, and operate and would needlessly duplicate expensive programs and services without sufficient enrollment to justify it.

The Middle School Question

The time to consider two middle schools would be when the county begins moving towards a second high school. Research shows that students are best served when blending different elementary school students into one middle school that in turn feeds one high school. Difficulties arise when trying to blend students from different middle schools at the high school level.

The Middle School Question

Locating the middle school adjacent or closer to the high school would allow for more efficient transportation, shared staff, shared fields, and other shared resources.

There was a strong feeling that the annex portion of the middle school was beyond rehabilitation and should be torn down.

With modifications, the existing high school could be made into an acceptable middle school plant

The High School Question

The need for a new high school takes on new urgency in light of the prospect of 1000+ new homes in the county.

Any decision regarding the high school would have to factor in the role that both the Rowanty Technical Center and the Governor's School would play in the education of our students.

The current technical areas at the high school were not included in past renovations.

The High School Question

The current high school has insufficient corridor space, cafeteria space, locker room space, library space, classroom space, gymnasium space and restroom space for its current population, much less room to grow. An addition will not address these basic infrastructure issues.

Construction of a comprehensive high school adjacent to the current high school merits very serious consideration. A new school would have to be large enough to serve our needs up to the point where a second school would be warranted. It would serve as the cornerstone of our division's instructional programs and allow us to expand opportunities available for our students. The current high school could be renovated to serve the middle school population.

Viable Alternatives for Buildings

The Board of Supervisors expressed concern about abandoning any existing buildings. However, there are realistic options available for utilizing both the Middle School and Rohoic.

Alternative School is needed to deal with specific portion of population needing different programs for success in school and to ensure other schools achieve accreditation.

Current middle school, with some modification, could easily house an Alternative School (6-12), Head Start, consolidated School Board Offices, or Technology.

Viable Alternatives for Buildings

Head Start needs appropriate classroom and office space for their program. Costs savings for program if they could move out of leased trailers.

School Board office needs to consolidate operations into one location and also provide county with needed space in Pamplin Building. Adequate maintenance, training, and storage is also needed for school's growing technology operations. A joint vehicle maintenance facility could be established at our existing bus garage to serve all county vehicles.

Viable Alternatives for Buildings

Rohoic could also be used for county or school needs. Rohoic location would also make property marketable to business community to recoup some construction costs. Rohoic could also be used for additional Social Services, Recreation, or other space, or eventually house expanded pre-school or vocational programs for the community.

Where do we go from here?

We must develop a plan that will meet elementary, middle, and high school needs that will be driven by enrollment growth and program needs. With facilities already inadequate for current enrollment, we must move as quickly as possible to formulate a plan that will serve our county's citizens for the next decade.

The members of the two boards and staff had a lengthy discussion regarding the enrollment in the middle school; the number of homes expected to be built in the county; the RFP which has already been sent out for an architect; how the facilities would be paid for; the necessity of coming to an agreement on what is needed so that structuring of figures can be worked on; having proffers and increasing fees for zoning and building permits; and how much the real estate taxes would have to be increased to finance the \$88 million dollar facilities plan; the location of an elementary school in the northern end of the county; whether to build a new 700 student elementary school or renovate Rohoic and build another smaller school; the need to consider demographics when making the decision about the new elementary school; the placement of the new elementary school on Route 460; locating the new school on River Road; foreseeable traffic problems if new school is located on River Road;

The County Administrator was requested to have the financial consultants prepare a capital fund analysis for Option 1 for the school improvements as well as any innovative funding opportunities. She commented that the school board would need to provide the figures and the time line for when the money would be needed. Dr. Lanham replied he would try to get in touch with the architect and provide the updated information to her.

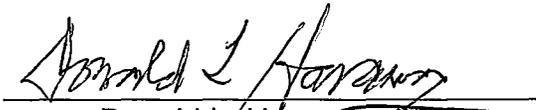
IN RE: MOTOROLA CHANGE ORDER # 8

The County Administrator presented change order # 8 to the Board for approval. She commented when the crew started digging the hole for the guy wire anchor they hit some mulch and organic materials, which had to be removed in order to stabilize the tower. "The scope of work would include removal of the organic material encountered at the landfill site guy anchor. The material that will be removed from the anchor hole will need to be replaced with site fill. Dinwiddie County will have to dispose of the evacuated organic material and supply the site fill. The cost is \$4,889."

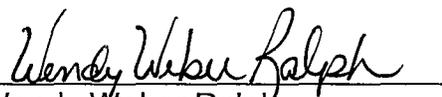
After a lengthy discussion, the Board requested that the County Administrator have the Buildings and Grounds Director check the site and situation and provide a report to verify the soil conditions before they authorized the change order.

IN RE: ADJOURNMENT

Upon Motion of Mr. Moody, Seconded by Mr. Stone, Mr. Stone, Ms. Moody, Mr. Bowman, Mr. Moody, Mr. Haraway voting "Aye", the meeting adjourned at 10:45 P.M. to be continued to 11:00 A.M., Tuesday, February 17, 2004 in the Multi-purpose Room of the Pamplin Administration Building to discuss By-Laws/Code of Ethics and the second EMS unit.



Donald L. Haraway, Chairman

ATTEST: 

Wendy Weber Ralph
County Administrator

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