

At a Continued Meeting of the Southampton County Board of Supervisors held at the Technical Career Center (Wigwam) together with the Southampton County School Board at 6:00 PM

SUPERVISORS PRESENT

Dallas O. Jones, Chairman (Drewryville)
Walter L. Young, Jr., Vice-Chairman (Franklin)
Walter D. Brown, III (Newsoms)
Carl J. Faison (Boykins-Branchville)
Anita T. Felts (Jerusalem)
Ronald M. West (Berlin-Ivor)
Moses Wyche (Capron)

SUPERVISORS ABSENT

None

SCHOOL BOARD MEMBERS PRESENT

Russell C. Schools, Chairman (Capron)
Roberta T. Naranjo (Boykins)
Mary R. Blackburn (Drewryville)
Denise Bunn (Newsoms)
Diane B. Jones (At Large)
Florence W. Reynolds (Berlin-Ivor)
David P. Watkins (Franklin)

SCHOOL BOARD MEMBERS ABSENT

Christopher A. Smith, Sr. (Jerusalem)
Dr. Deborah Goodwyn (At Large)

OTHERS PRESENT

Michael W. Johnson, County Administrator
James A. Randolph, Assistant County Administrator
Julien W. Johnson, Jr., Public Utilities Director
Susan H. Wright, Administrative Secretary
Richard E. Railey, Jr., County Attorney
Charles E. Turner, Division Superintendent
Mr. William F. Grizzard, Director of Operations
Dr. Roger N. Morris, Director of Administrative Services

Mr. Dallas Jones, Chairman of the Board of Supervisors, called the Board of Supervisors meeting back to order at 6:00 PM. *(Note: The Board of Supervisors meeting of July 24, 2006 was recessed and continued to tonight.)* He introduced the Board of Supervisors members and staff members.

Mr. Russell Schools, School Board Chairman, called the School Board meeting back to order. *(Note: The School Board meeting of August 14, 2006 was recessed and continued to tonight.)* He introduced the School Board members, staff members, and Mr. Brian Camden of Powell Management who was the project manager.

Mr. Camden introduced Mr. Bruce Bruchey of Powell Management, Mr. Kenny Payne of Mosley Architects, Mr. Jack Hasten of Mosley Architects, Mr. Adam Collins, Intern, Ms. Hazel Eclarinal, Intern, and Ms. Christen Delgado, Architectural Student.

The meeting was recessed 30 minutes for dinner.

Upon returning to open session, School Board Chairman, Mr. Russell Schools, turned the meeting over to Mr. David Watkins, School Board member.

Mr. Watkins stated that they were very appreciative of the funds the Board of Supervisors had allotted to them to build a new Hunterdale School. However, they were not going to be able to build a 750-student school like they had talked about a little over a year ago. The money they had allotted would build a 600-student school. They had secured an architectural firm, Mosley Architects, and Powell Management as their construction group. The building committee and School Board had chosen a design for the new school that would be in parity with Nottoway and Meherrin Elementary. The school would look very much the same, but the core function would be for 750 students. The plan before them was that of a 750-student existing school in Suffolk. That

was the school they wanted to build. That school was 84,000 square feet, and they only had a budget for 75,000 square feet. So they would have to cut out approximately 10,000 square feet, meaning they would lose 12 rooms. In doing so, it would not be very feasible to add onto it later. In fact, it would be pretty expensive because the footprint and elevations did not lend itself to be expanded. An additional \$2 million was needed. That \$2 million was all bricks and mortar and would enable them to build a 750-student school.

Mr. Watkins advised that they were very grateful that the Board of Supervisors gave them money a few years ago to build new Nottoway and Meherrin Schools. They had tried to build 500-student schools and ended up with 350-student schools. They basically had to cut 6 classrooms off of each school. Right now they were busting at the seams at Nottoway, and Meherrin was right behind it. They felt that with all the rezoning that had taken place in the County, especially in the Franklin District, they needed to build this school for 750 students. He informed that they were in the final stages of acquiring the property. Before them was a preliminary site plan. The school would be situated on 30 acres on the far western side of the Cutchins Farm. They were appreciative of the money that had been allotted, and if that was all they were going to have, they would build a 600-student school. But with the growth and density in that part of the County, they needed to build a 750-student school. They wanted the Board of Supervisors to know where they stood. They would follow their direction. They were at a crunch point right now and needed to know fairly quickly whether the Board was so inclined to provide the additional money or not, as they needed to have the school up for bid by February 1 so the school could be opened in September 2008.

Mr. Watkins clarified for Board of Supervisors Chairman, Mr. Dallas Jones, that they did not plan to turn the current Hunterdale School over right now. They may have to leave it there as possibly somewhere to put some alternatives and different things as a stop gap. They could remove all of the portables, as the portables were what overloaded that site.

Mr. Watkins stated that they felt this new school could possibly put off any expansions of Nottoway and Meherrin. He did not know exactly how they would do that. Mr. Charles Turner, Division Superintendent, and his staff were working on some scenarios. They were not real interested in moving boundaries, but would do so if they had to.

Mr. Watkins clarified for Supervisor Jones that they did not want to move the boundaries too frequently. If they moved them, they would try to do it in clusters. That was something Mr. Turner and his staff would work on. Mr. Bill Grizzard, Director of Operations, was very involved in those things, because he knew where all the children were and in what houses and what would make the most sense, so they would impact the fewest number of families and try to make sure that it fit into the existing bus routes, etc.

Supervisor West asked what was the original cost proposal of a 750-student school with everything they had to consider at that time including water, sewer, and having to purchase the land? Mr. Watkins replied \$19.3 million. Supervisor West asked what was their proposal to the Board of Supervisors at that time? Mr. Watkins replied \$19.3 million. Supervisor West asked what was the value of the land donated by Hampton Roads Development? Powell Management advised that the value was \$1.5 million easily.

Mosley Architects clarified for Supervisor West that they took their study out to 2010, but did not look at it in terms of demographics for each school – they looked at it at the elementary, middle, and high school levels. That was because at that time, they did not know where the development would occur or how the School Board would choose to handle it. They first did the study in 2004, and at that time, they felt that a 750-student school would more than handle the projections up to 2010, and possibly several years beyond that. That was without knowing what development would occur, and thus without considering the development that had already occurred or may be occurring around this school site. Supervisor West asked if the current estimate was 0.7 school children per household? Mosley Architects replied that it could range from 0.5 to 0.7.

Supervisor West asked what was the present enrollment at Hunterdale? Mr. Watkins replied that they had 406 students and the capacity was 317.

Mosley Architects clarified for Supervisor West that based on the 2004 study, by 2010, they would have to find somewhere to put 433 elementary students.

Supervisor Brown advised that he had a serious concern about this school not being able to be expanded upon. Any school built in this County needed to be architecturally designed to lend itself to be expanded upon at minimal costs. Mr. Watkins clarified for Supervisor Brown that both Nottoway and Meherrin could be expanded very easily. The core at both of those schools was for 500 students. Supervisor Brown advised that he understood that, but this particular school did not lend itself to expansion without excessive cost. Mr. Watkins advised that was if they cut out those rooms. He stated that a 750-student school was as big an elementary school as you wanted to have. Powell Management concurred. Mr. Watkins stated that you did not want an elementary school over 750. He clarified for Supervisor Brown that if they built a 600-student school, they could expand it but it would be more costly. He pointed out on the preliminary site plan the particular wings that would have to be cut if they went with a 600-student school. He explained that the center area was smaller and did not lend itself to double corridors. If you tried to add classrooms later to match it up, the classrooms would become too far apart and the plan itself would become so large that small children could not get there efficiently. That was why they were asking for a 750-student school.

Supervisor West asked what was the actual capacity or functional use of a 750-student school considering certain amounts of space that were required for certain things? Mosley Architects advised that the capacity of any school building was governed by the teacher student ratio. He acknowledged that there were a lot of resource spaces that could range from 3 students to 12 students. That ratio was largely mandated by the State Department of Education. Mosley Architects added that some of the rooms in the proposed new school would have partitions and the rooms could be made larger or smaller depending on the needs.

Mr. Watkins advised that they chose this proposed school design because its parity was similar to Nottoway and Meherrin and because it was an existing, working school. Since it was a working design, they should have minimal change orders. They thought this was the right school for Southampton County.

Supervisor Brown asked if they were to build a 600-student school today, what would it cost 5-10 years from now to expand it to allow for 150 more students? Powell Management and Mosley Architects advised that construction costs were steadily climbing. And when expanding a school, you also had to pay to have brick and mortar removed so that it could be expanded upon. It would probably cost about \$5 million 5 years from now.

Powell Management pointed out that if they went with the larger footprint for a 750-student school, they would be getting better utilization of space because if the plan were reduced to a 600-student school, small spaces that were important in remediation would be lost.

Mr. Watkins advised that they built new Nottoway and Meherrin Schools, and 4 years later, they were at capacity. When they built the high school, they received enough money to pretty much build the facility they had proposed to build, and 13 years later, they had 4 portables there. They put 2 portables there last year and 2 this year. So 13 years and 4 portables was not too bad.

School Board Chairman, Mr. Russell Schools, stated that he thought Mr. Watkins had done a good job of bringing them up to speed on where they were. At this time, they needed the Board of Supervisors' blessing on which way they wanted to go.

Supervisor West asked if a \$2 million expansion at Nottoway Elementary to handle growth in that area, and sticking with a 600-student Hunterdale school, and not having to tap into the need to change boundaries, would be of value to them? Mr. Watkins replied yes, it would be of value, but he did not know how much value because they had not done a study on that. Mr. Watkins asked Mosley Architects and Powell Management if they could tell them, to the best of their knowledge, how much it would cost to add 6 classrooms (1 classroom each for grades 1-5 and a resource room, for example) to Nottoway Elementary, which was designed for 500 students? Mosley Architects and Powell Management began to calculate the costs.

Board of Supervisors Chairman, Mr. Dallas Jones, stated that constituents were going to ask why they could not use the old Hunterdale school to make up the slack instead of asking for an additional \$2 million to increase the capacity of the new school? Mr. Watkins advised that they probably could use the old Hunterdale school because it had an air conditioning system and a roof, but it needed internal repairs such as all new restrooms, etc. He did not know what that would cost. At some point, you could not keep maintaining it like you were going to keep it forever. Mr.

Watkins clarified that the site of the current Hunterdale school was only 12 acres. With such limited space, you just could not put 600 students on that site. School Board Vice-Chairman, Roberta Naranjo, concurred.

Supervisor Felts advised that she had been asked why all of our schools were 1 level – why were we not building 2-level schools? She noted that a lot of the new schools in the Suffolk area were 2-level. Powell Management advised that the 2-level schools in the Suffolk area were not elementary schools. You did not want an elementary school to be over 1 level for safety reasons. And as long as you had the land, a 1-level school was desirable because it was less expensive to build.

Powell Management and Mosley Architects informed that it would cost about \$1.8 million to add 6 classrooms to Nottoway Elementary.

Supervisor West asked if it would be better to build the 600-student school now, and then deal with the \$1.8 million that may be needed 2 or 3 years down the road to expand Nottoway Elementary? That would give the Board of Supervisors some breathing room. Powell Management and Mosley Architects pointed out that the \$1.8 million was what it would cost today – not 2 or 3 years down the road.

Division Superintendent, Mr. Charles Turner, advised that building a 750-student Hunterdale Elementary would eliminate having to expand Hunterdale in the future.

Supervisor Wyche indicated that he was in favor of a 750-student school.

Vice-Chairman Young acknowledged that growth had occurred in the Hunterdale area and that growth would continue to occur throughout the County, but he did not think it would all occur in that area.

Supervisor Faison advised that he would love to see them stick with this design and build a 750-student school, but the problem was the money. He would have to wait and see where the County was in its ability to fund it.

Supervisor West stated that they had to look at the impact on the taxpayers.

There being no further business, the meeting was adjourned at 7:17 PM.

Dallas O. Jones, Chairman

Michael W. Johnson, Clerk