

SCHOOL BOARD WORKSHOP

GADSDEN COUNTY SCHOOL BOARD
MAX D. WALKER ADMINISTRATION BUILDING
35 MARTIN LUTHER KING, JR. BLVD.
QUINCY, FLORIDA

September 28, 2021

4:00 P.M.

This workshop was open to the public and electronically recorded.

The following Board members were present: Mr. Leroy McMillan, Chairman; Mr. Steve Scott; Mrs. Karema D. Dudley; Ms. Cathy S. Johnson; and Mr. Charlie D. Frost. Also present were Mr. Elijah Key, Superintendent and Secretary to the Board; Mrs. Deborah Minnis, Attorney for the Board; and others.

1. Call To Order

The workshop was called to order by the Vice-Chairman, Mr. Steve Scott, at 4:05 p.m.

2. Financial Information

None.

3. Facilities Update

Mr. Key turned the workshop over to Mr. Hunter.

Mr. Hunter introduced Dr. David Thayer and Mrs. Violet Brown with the Department of Education Special Facilities Office.

Dr. Thayer shared with the Board a power-point presentation on the statutory requirements for special facility funding. He stated that the Special Facility Construction Account provides necessary construction funds to school districts that have urgent construction needs but lack sufficient resources at present and cannot reasonably anticipate resources in the next three years. He stated that the department shall encourage a construction program that reduces the average size of schools in the district. He stated that a school district requesting funding from the Special Facility Construction Account (SFCA) shall submit one specific construction project, not to exceed one complete educational plant, to the Special Facility Construction Committee. He stated that the district may not receive funding for more than one approved project in any 3 year period or while any portion of the district's participation requirement is outstanding. He stated that the first year of the 3 year period shall be the first year a district receives an appropriation.

Ms. Violet Brown shared with the Board the 3 steps to the application process. She stated that the request must meet the following criteria to be considered by the Special Facilities Committee. She stated that the pre-qualification requirements include the following: the district shall, for a minimum of 3 years before submitting the request and for a continuing period necessary to meet its participation requirement, levy the maximum millage against the district's nonexempt assessed property value as authorized under s. 1011.71(2) or shall raise an equivalent amount of revenue from the school capital outlay surtax authorized under s. 212.055(6); and the construction project must be recommended in the most recent educational plant survey cooperatively prepared by the district and the department and approved by the department. She stated that the project must be deemed a critical need and must be recommended for funding by the Special Facility Construction Review Subcommittee. She stated that if the district School Board seeks inclusion in the department's next annual

capital outlay legislative budget request, the pre-application review request must be made before February 1st. She stated that within 90 days after receiving the pre-application review request, the committee or subcommittee must meet in the school district to review the project proposal and existing facilities. She stated that the review subcommittee includes: two representatives from the Florida Department of Education and two representatives from the districts that don't qualify. She stated that the capacity of all existing facilities within the district as determined by the Florida Inventory of School Houses, the district's pattern of student growth; the district's existing and projected capital outlay full-time equivalent student enrollment; the district's existing satisfactory student stations; the use of all existing district's property and facilities; and grade level configurations. She stated that step 2 – preparation for presentation to Special Facility Construction Committee. She stated that the educational plant survey checklist include the following: the construction project must be recommended in the most recent survey; the construction project must appear on the district's approved project priority list under the rules of the State Board of Education (PPL); the district must have selected and had approved a site for the construction project in compliance with FS 1013.36 and the rules of the State Board of Education; the district shall have developed a district School Board adopted list of facilities that do not exceed the norm for the net square feet occupancy requirements under the State Requirements for Educational Facilities; upon construction, the total cost per student station, including change orders, must not exceed the cost per student station as provided in subsection (6) unless approved by the Special Facility Construction Committee; and there shall be an agreement signed by the district School Board stating that it will advertise for bids within 30 day of receipt of its encumbrance authorization from the department. She stated that the district shall have on file with the department an adopted resolution acknowledging its commitment to satisfy its participation requirement, which is equivalent to all unencumbered and future revenue acquired from s. 9(d), Art. XII of the State Constitution, as amended, paragraph (3)(a) of this section, and s. 1011.71(2), in the year of the initial appropriation and for the 2 years immediately following the initial appropriation. She stated that these are CO&DS funds that will be obligated to the project. She stated that step 3 – once checklist has been completed, the district will present to the Special Facility Construction Committee, outlining their critical need project. She stated that the Special Facility Construction Committee includes: two representatives from the FLDOE; one representative from the Governor's Office; one representative selected annually by the district school boards; one representative selected annually by the superintendents; and a representative of the department shall chair the committee. She stated that the committee shall review the requests submitted from the districts, evaluate the ability of the project to relieve critical needs, and rank the requests in priority order; and the statewide priority list for special facilities construction shall be submitted to the Legislature in the commissioner's annual capital outlay legislative budget request at least 45 days prior to the legislative session. She stated that any district with a new or active project, funded under the provisions of this subsection, shall be required to budget no more than the value of 1 mill per year to the project until the district's participation requirement relating to the local discretionary capital improvement millage or the equivalent amount of revenue from the school capital outlay surtax is satisfied. She stated that Phase 1 construction plans must be approved by the district School Board as compliant with the building and life safety codes before June 1st of the year the application is made. She stated that if a contract has not been signed 90 days after the advertising of bids, the funding for the specific project shall revert to the Special Facility New Construction Account to be reallocated to other projects on the list. However, an additional 90 days may be granted by the Commissioner. She stated that the department shall certify the inability of the district to fund the survey recommended project over a continuous 3 year period using projected capital outlay revenue derived from s. 9(d), Art. XII of the State Constitution, as amended, paragraph (3) (a) of this section, and s. 1011.71(2).

Board members asked questions, shared their concerns and made comments during the presentation of the Special Facility Construction Account.

Mr. Hunter shared with the Board a power-point presentation updating the New School Planning Committee recommendation for a new school. He stated that one major directive for the committee was that the new school be located within the Quincy city limits. He stated that the committee's first goal was to confirm there was district owned property that would be suitable for the new PreK-8 school. He stated that the committee reviewed the following sites: George W. Munroe – wasn't the preferred location and there were challenges to fit the new school on the site; James A. Shanks Middle School – after working through some elevation challenges, it was determined the site was a good location and could accommodate the new school; Gadsden Elementary Magnet School – while it was a prime location, the site was too small to adequately fit the new school; Carter Paramour Academy – not a preferred site and site was too small to fit the new school; Stewart Street Elementary School – this site has a lot of potential but the committee feels strongly this site should be saved for future use. She stated that the committee's only site recommendation is James A. Shanks Middle School. He stated that in order to provide the Board the proper tools so sell the New School Project to the public, the Architect has provided the district with some conceptual drawings of what the project could look like placed on the Shanks site. He stated that three different layouts were presented for consideration.

Mr. Greg Kelly, Architect with Clemmons, Rutherford & Associates, stated that Layout Scheme No. 1 allows the district to build all of the new buildings before razing the existing buildings which eliminates the need to move students for construction, it also renovates the old gym. He stated that Layout Scheme No. 1 is the committee's number one pick. He stated that Layout Scheme No. 2 is phased and allows the district to build approximately 50% of the school before demolition. Students would be relocating from the old buildings to the new. The old campus would be razed and start construction on the second half of the new school. He stated that this plan does not save the old gym. He stated that the committee picked Layout Scheme No. 2 to be the number two pick. He stated that Layout Scheme No. 3 requires relocating all students and the demolition of all buildings prior to the start of work. He stated that this plan does not save the old gym but it is the easiest plan for construction. He stated that the committee picked Layout Scheme No. 3 to be the third pick. He stated that the exit plan for the new school will include the following: George W. Munroe Elementary School – raze buildings No. 1 – 10, remodel buildings 11 & 12 into Head Start PreK classrooms, re-purpose building 14 into Head Start office space; and improve grounds to meet new occupancy. James A. Shanks Middle School – build new school and race the old school. Gadsden Elementary Magnet School – raze all buildings. Carter Parramore Academy – raze buildings 2, 6 & 7; repurpose and remodel building 1 into turnaround program building; renovate building 3 (cafeteria); renovate building 4 (gym); and remodel building 5 into breakout conference/training rooms. Stewart Street Elementary School – renovate portables; repurpose buildings 2 & 3 into storage facilities; and remodel buildings 1, 4, 5 & 7 into ancillary office space.

In response to Mr. Frost's concern about renovating Stewart Street Elementary School now, Mr. Hunter stated that renovating Stewart Street now would not match the student stations. He stated that a decision was needed by the Board on the selection of a Layout Scheme for the new school.

Mr. Greg Kelly addressed the Board to answer questions and concerns by the Board. He stated that the application has to be made before February 1st and time is still available but the site choice is required.

Following discussion, the Board agreed to schedule a meeting during the regular meeting to select a Layout Scheme for the new school.

4. Educational Items by the Superintendent

Mr. Key confirmed with Mr. Mays that the district has been getting the maximum mills.

Mr. Mays stated that the district has been getting the maximum 1.5 mills.

5. School Board Requests and Concerns

None.

6. The workshop adjourned at 5:18 p.m.