

Cleveland County Board of Commissioners

August 8, 2022

The Cleveland County Board of Commissioners reconvened from their August 2, 2022 meeting on this date, at the hour of 6:00 p.m. at the Cleveland County Schools located at 400 W. Marion Street in Shelby.

PRESENT: Kevin Gordon, Chairman
Deb Hardin Vice-Chair
Johnny Hutchins, Commissioner
Ronnie Whetstine, Commissioner
Doug Bridges, Commissioner
Brian Epley, County Manager
Tim Moore, County Attorney
Phyllis Nowlen, Clerk to the Board

CLEVELAND COUNTY BOARD OF EDUCATION

PRESENT: Robert Queen, Chairman
Joel Shores, Vice-Chairman
Phillip Glover, Councilman
Dena Green, Councilman
Danny Blanton, Councilman
Coleman Hunt, Councilman
Rodney Fitch, Councilman
Ron Humphries, Councilman
Greg Taylor, Councilman
Kelly Bridges, Clerk to the Board

CALL TO ORDER

Chairman Gordon called the meeting to order, and Pastor Tom Runyon from Beaver Damn Baptist Church provided the invocation and led the audience in the Pledge of Allegiance.

RECONVENE

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board to, *reconvene from the August 2, 2022 regular Commissioners' meeting.*

AGENDA ADOPTION

ACTION: Commissioner Bridges made the motion, seconded by Commissioner Hardin and unanimously adopted by the Board to, *approve the agenda as presented.*

REGULAR AGENDA

PRESENTATION BY MCMILLAN, PAZDAN & SMITH ARCHITECTURE – FACILITIES ASSESSMENT AND EXECUTIVE SUMMARY

Board of Education Chairman Robert Queen called representatives from McMillian, Pazdan and Smith Architecture (MPS), Ben Thompson, Hamilton Cort and Peter Nilson to the podium to present the Facilities Assessment and Executive Summary for Cleveland County Schools. MPS is a regional studio-based architecture planning and interior design firm that has been practicing since 1955 with offices in Charlotte, Asheville, Greenville, Spartanburg, Columbia, and Atlanta. Their services include master planning, programming, architecture, interior design, graphic design, and construction administration. Mr. Thompson stated the purpose of the executive summary report is to present information to the Board of Education and Board of County Commissioners regarding the facilities assessment results, and their potential effects on the community such as

travel/tourism, economic growth and future costs. Through the development of the assessment, the team focused on two primary components, demographic forecast and space utilization. These two data points, in addition to other information collected, form a plan of action.

Mr. Thompson continued by explaining to all Board members the process of gathering and delivering the facilities assessment including cost perspective and building/campus maintenance for Cleveland County Schools in the next five to seven years. The initial assessment begins with an in-field review and data collection, capturing as much information as possible.

In-field reviews included engagement with each school's principal, a select number of teachers and maintenance staff throughout the school districts. A teacher-wide survey was also completed to understand how teachers think about their building. That beginning discovery phase will assist in gathering information on how schools are being used, energy consumption and district enrollment trends to help School Boards make data-driven decisions including long-term maintenance planning.

Cleveland County has 30 school facilities, 27 of which were reviewed. The remaining 3 schools were newer and did not need additional review at the time of evaluation. Assessors then took information from census data including local economic development data, birth and death rates, as well as several other pieces of information the state provides, to assist with the data forecasting. The following executive summary of information was presented in detail to Board members:

1. The resident total fertility rate for the Cleveland County Schools over the life of forecasts is below replacement level. (1.87 vs. 2.1)
2. Most in-migration to the district continues to occur in the 0-to-9 and 24-to-44-year-old age groups
3. The local 18-to-24-year-old population continues to leave the district, go to college or move to other urbanized areas. This population group accounts for the largest segment of the district's outmigration flow and will increase steadily over the last 10 years
4. The primary factors causing the district's enrollment to decrease over the next 10 years is the increase in empty-nest households, the relatively low number of elderly housing units turning over coupled with a flat rate of in-migration of young families
5. Changes in year-to-year enrollment over the next ten years will primarily be due to relatively small cohorts entering and moving through the school system in conjunction with larger cohorts leaving the system
6. The elementary enrollment will slowly increase over the next 10 school years
7. The median age of the district's population will increase from 42.0 in 2020 to 43.1 in 2030
8. Even if the district continues to have some amount of annual new housing unit construction over the next 10 years, the rate, magnitude and price of existing home sales will become the increasingly dominant factor affecting the amount of population and enrollment change
9. Total district enrollment is forecasted to decrease by 351 students, or -2.5%, between 2021-22 and 2026 - 27. Total enrollment will decrease by 125 students, or -.9%%, from 2026-27 to 2031-32

Commissioner Hutchins inquired if building permits were included in the enrollment forecasting. The representatives from MPS advised building permits were included in the study, outlining how the data was collected and formulated for future enrollment growth. Members from both Boards had an open discussion with the MPS representatives regarding population growth, incorporating the rate of development and construction pace.

The second component of the assessment is the school facilities maintenance planning and projected costs. Focus areas in this section of the study included building and campus physical conditions, specializations, renovations, enrollment and operations. Board members were advised when making decisions regarding current maintenance and long-term planning to also include ADA requirements, safety, visibility improvements security and building energy efficiency. Assessors went to every single school in the district, going room by room and identifying deficiencies throughout the school campus. The information collected then generates a deficiency report, which includes a severity rating for each issue found, that goes to the maintenance department. That deficiency report helps develop a maintenance plan moving forward. The final section of the assessment is the executive summary. Key points of the summary include:

- Maximizing operational efficiency and effectiveness should inform key decisions on maintaining, improving, or changing each campus within the school system's portfolio of buildings
- Maintain the school system's four identified enrollment zones for student matriculation from Kindergarten through 12th Grade
- Continue to maintain and improve each of the school system's four high school campuses in their current locations
- In each enrollment zone, campuses should be designated by age group. Age grouping should include Elementary Schools (K-5th Grade), Middle Schools (6th-8th Grade), and High School (9th – 12th Grade)
- For Cleveland County Schools overall, and for the Shelby and Kings Mountain attendance zones specifically, smaller age groups in an 'intermediate' campus should be considered for elimination. Instead, these age groups should consider following the age groupings listed above
- For Cleveland County Schools, the optimal elementary school enrollment ranges from 450 – 600 students. Optimal middle school enrollment ranges from 800 – 900 students. Optimal high school enrollment ranges from 1,000 – 1,500 students
- Program types should expand 'choice' offerings and may include special education, early childhood education, technical education, college preparatory education, or other similar programs that may develop.

The Facilities Assessment and Executive Summary for Cleveland County Schools is a recommended action plan to be used as a tool moving forward with school improvements, long-term maintenance planning and achievable short-term projects. MPS representatives transitioned into the projected construction and total project costs of the maintenance planning. Indirect construction costs include required due diligence studies, surveys, general conditions, professional fees, legal costs, permitting and inspection costs, technology infrastructure and insurance among other similar costs. These represent 23 – 37% of the overall project budget depending on the project's typology, complexity and size. Cost escalation is a variable percentage of direct costs for the project's duration; therefore, it is also directly related to the Capital Improvement Plan Master Schedule. The costs are projected to escalate 8% per year after June 2023. Due to the complexity of this total project, unforeseen conditions, especially now due to rising inflation rates, cost escalation and product availability a contingency of a minimum of 10% is important. If every issue was addressed immediately the cost estimator found that spec direct cost is about \$106.3 million, looking at all 27 schools assessed which were reviewed in detail by MPS.

The following information and PowerPoint were presented to Council members and Commissioners. (a full copy of the MPS Facilities and Executive Summary is on file at Cleveland County Schools and the County Clerk's Office).



Our Team

 Ben Thompson AIA, ALEP K-12 Studio Director, PIC	 Hamilton Cort AIA Project Manager	 Aubrey Donnellan AIA, LEED GA, NCARB School Assessor / Architect	 Peter Nilson AIA, NCARB School Assessor / Architect	 Sara Bonesteel School Assessor
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Board of Education

 Mr. Robert Queen BOARD, CHAIR	 Mr. Joel Shores BOARD, VICE-CHAIR	 Mr. Danny Blanton BOARD MEMBER
 Mr. Rodney Fitch BOARD MEMBER	 Mr. Phillip Glover BOARD MEMBER	 Ms. Dena Green BOARD MEMBER
 Mr. Ron Humphries BOARD MEMBER	 Mr. Coleman Hunt BOARD MEMBER	 Mr. Greg Taylor BOARD MEMBER

District Leadership

 Dr. Stephen Fisher SUPERINTENDENT	 Mrs. Jennifer Wampler ASSISTANT SUPERINTENDENT OF OPERATIONS AND HUMAN SERVICE	 DR. BRIAN HUNNELL ASSISTANT SUPERINTENDENT
 Mr. Chip Childers MAINTENANCE DIRECTOR	 Mr. Ed Richards ENERGY MANAGER	

AGENDA

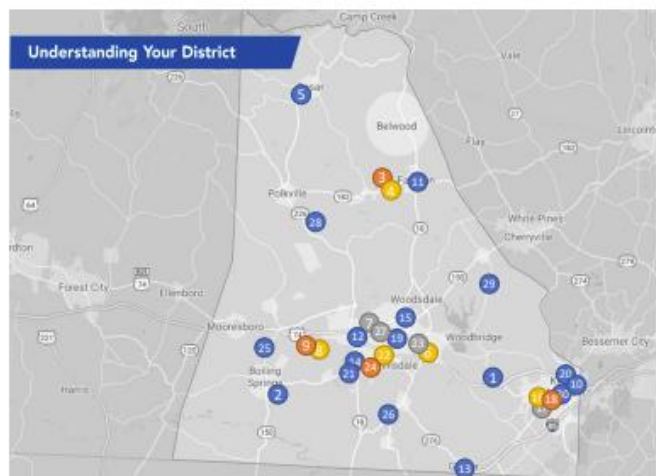
- I. Introduction, Purpose and Team
- II. Demographic Forecasts & Building Utilization Study
- III. Facilities Physical Needs Assessment
In-Field Review and Deficiencies Reporting
Building Assessment and Prioritization
Software/Demonstration
Executive Summaries
- IV. Take Aways
Goals and Guiding Principles
Recommendation by Attendance Zone
Cost Estimating

Comprehensive Approach

- Step 1 DISCOVER**
Operational data collection
Physical building assessment
Population and enrollment forecast
- Step 2 APPRAISE**
Cost Projections
Facility Utilization Appraisal
Economic drivers + Student Outcomes
Stakeholder engagement, User + Community
- Step 3 IMPROVE.**
Maintenance Planning
Capital Improvements Planning
Value Driven Design + Improvement

Initial Data Collection

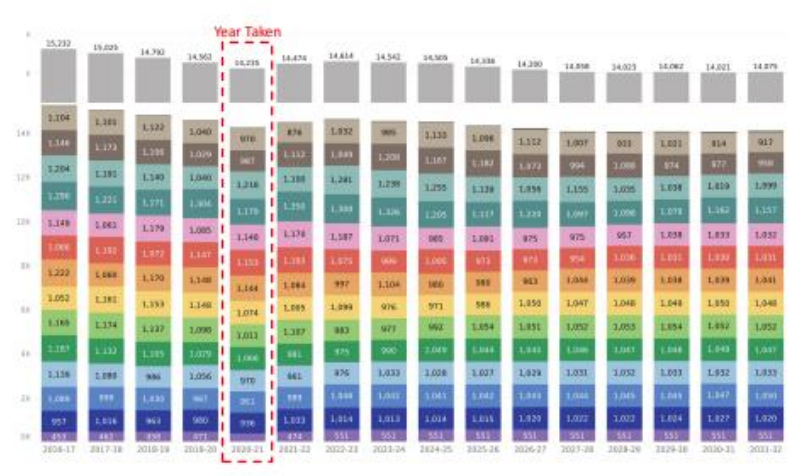
- Pre-Assessment Questionnaire
- Historical Enrollment Data Collection
- Define target ratios
- Define existing space usage
- Operational Data Collection
- Interview School Administration + District-wide Teacher Surveys



SCHOOLS

1. Bethune Elementary	11. Kings Mountain Intermediate
2. Belling Springs Elementary	12. Kings Mountain Middle
3. Bells Middle School	13. Middle Elementary
4. Burr's High School	14. North Elementary
5. Cedar Elementary	15. North Valley High School
6. Cleveland Early College H.S.	16. Shady High School
7. Cleveland Intermediate School	17. Shady Intermediate School
8. Cedar High School	18. Shady Middle School
9. Cedar Middle School	19. Springdale Elementary
10. East Elementary	20. Trawling Tree Elementary
11. Feltton Elementary	21. Trawling Tree Academy
12. Gresham Elementary	22. Union Elementary
13. Hill Elementary	23. Union Middle School
14. John Lee Elementary	24. West Valley High School
15. Jefferson Elementary	25. West Valley Middle School
16. Kings Mountain High School	

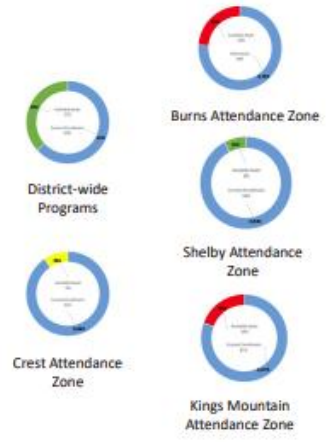
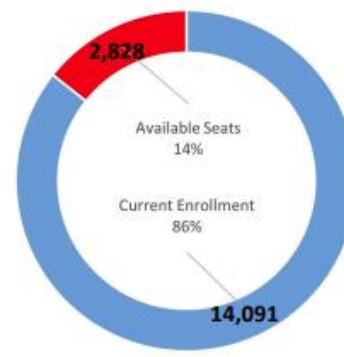
● Elementary ● Middle ● High ● Other



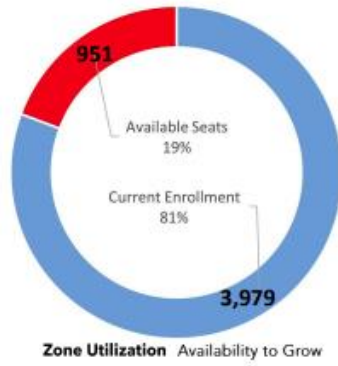
EXECUTIVE SUMMARY:

- The resident total fertility rate for the Cleveland County Schools over the life of forecasts is **below replacement level** (1.87 vs. 2.1).
- Most in-migration to the district continues to occur in the 0-to-9 and 24-to-44 year-old age groups.
- The local 18-to-24 year-old population continues to leave the district, going to college or moving to other urbanized areas. This population group accounts for the largest segment of the district's out migration flow and will increase steadily over the last 10 years.
- The primary factors causing the district's enrollment to decrease over the next 10 years is the **Increase in empty-nest households**, the relatively low number of elderly housing units turning over coupled with a **flat rate of in-migration of young families**.
- Changes in year-to-year enrollment over the next ten years will primarily be due to relatively small cohorts entering and moving through the school system in conjunction with larger cohorts leaving the system.
- The elementary enrollment will slowly increase over the next 10 school years.
- The median age of the district's population will increase from 42.0 in 2020 to 43.1 in 2030.
- Even if the district continues to have some amount of annual new housing unit construction over the next 10 years, the rate, magnitude and price of existing home sales will become the increasingly dominant factor affecting the amount of population and enrollment change.
- Total district enrollment is forecasted to decrease by 351 students, or -2.5%, between 2021-22 and 2026-27. Total enrollment will decrease by 125 students, or -.9%, from 2026-27 to 2031-32.

District-wide Facility Utilization

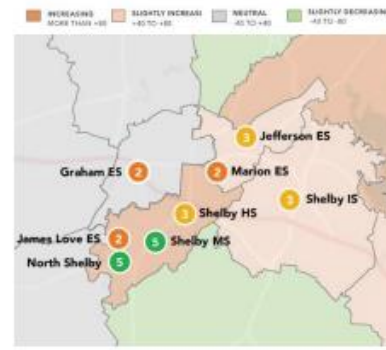


Kings Mountain Attendance Zone



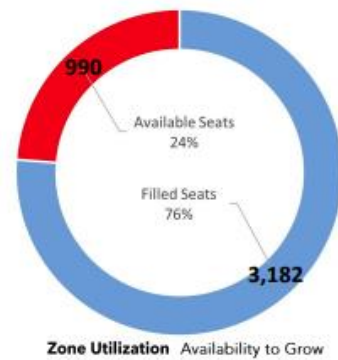
Zone Utilization Availability to Grow

Shelby Attendance Zone



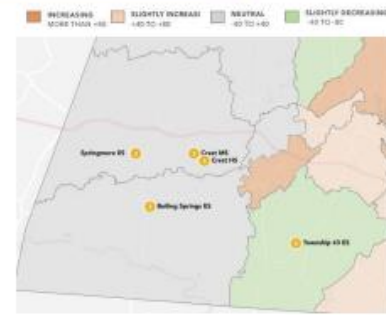
Zone Utilization Availability to Grow

Burns Attendance Zone



Zone Utilization Availability to Grow

Crest Attendance Zone



Zone Utilization Availability to Grow

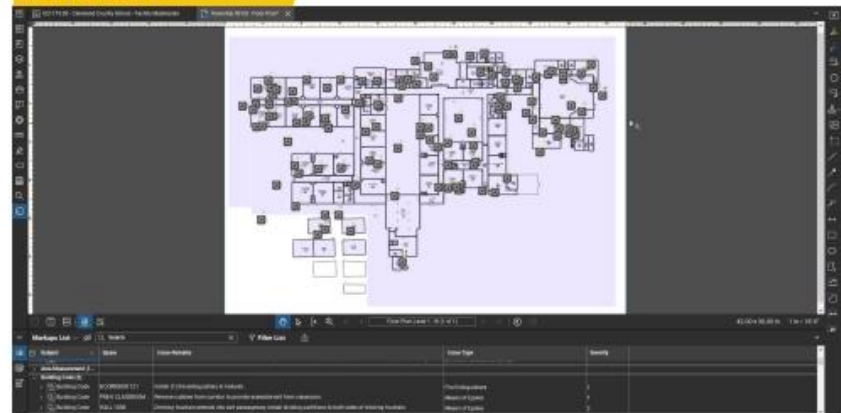
Assessment Documents

Assessment Worksheet

HEALTH, SAFETY, AND SECURITY EXTENS	FACILITY NAME	ASSESSOR
<p>HEALTH, SAFETY, AND SECURITY EXTENS</p> <p>Number of Components or Spaces Percentage of Components or Spaces Required Safety Risk Overall Safety of Condition</p> <p>STATUS: ● ● ● ● ●</p> <p>OVERALL CONDITION: ● ● ● ● ●</p> <p>NOTE: IF ONE EXTENS ITEM IS IN A "CRITICAL" OR "HIGH" RISK CATEGORY, THE OVERALL CONDITION IS "CRITICAL" OR "HIGH".</p>		
SAFETY AND SECURITY		
<p>Building Safety System</p> <p>Fire Alarm System</p> <p>Emergency Evacuation</p> <p>Security System</p> <p>Security Entry</p> <p>Security Exit</p> <p>Security Lockdown</p> <p>Security Monitoring</p> <p>Security Response</p> <p>Security Training</p> <p>Security Drills</p> <p>Security Inspections</p> <p>Security Maintenance</p> <p>Security Repairs</p> <p>Security Upgrades</p> <p>Security Compliance</p> <p>Security Documentation</p> <p>Security Reporting</p> <p>Security Communication</p> <p>Security Coordination</p> <p>Security Collaboration</p> <p>Security Cooperation</p> <p>Security Coordination</p> <p>Security Collaboration</p> <p>Security Cooperation</p>		



In-Field Review



SCORE CHART

5	4	3	2	1
5 of 5 (100%)	5 of 5 (80%)	5 of 5 (60%)	5 of 5 (40%)	5 of 5 (20%)
New or like-new condition. No issues to report, no expected failures. Reevaluate in 3 years.	No reported issues or concerns; No expected failures. Consider replacement and / or improvement in 7-10 years, reevaluate condition in 3 years.	Not new, with some issues to report. Average wear for its age. Replace or improve within 3-6 years	Worn from use and nearing the end of its life cycle. Replace or improve within 2-3 years as funds are available.	Extremely worn, damaged, or inoperable. Replace or improve in less than 2 years.

Deficiency Reports

- Geolocated Instance Issues per school
- Photographic and In-field Notes
- Web-based and Searchable Platform
- Facility and Maintenance Depart.

Assessment Recommendations

- Approx. 268 individual assessment recommendations per school
- Itemized, Rated, and Cost Valued
- Facility Depart. and District Leadership

Executive Summary

- Categorized Focus Areas
- District Leadership, Board of Education, Internal and External Stakeholders

Kings Mountain Attendance Zone

	Yr. Built	Overall Score	Site	BE	Int.	MEP	HSS
Bethware Elementary	1925	3	3	2	3	3	2
East Elementary	1956	3	3	3	3	3	3
Grover Elementary	1950	3	3	2	3	3	2
North Elementary	1956	3	3	2	3	3	2
West Elementary	1975	3	3	3	3	2	2
Kings Mountain Intermediate	2002	4	5	4	4	4	5
Kings Mountain Middle	1975	3	3	2	3	2	3
Kings Mountain High	1965	3	3	3	2	2	3

Shelby Attendance Zone

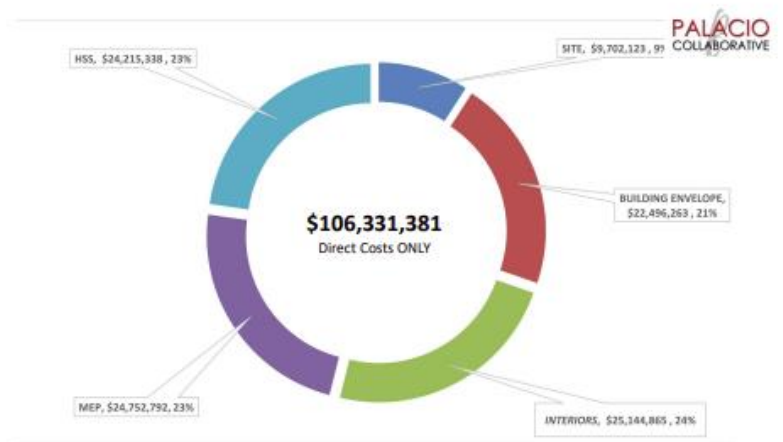
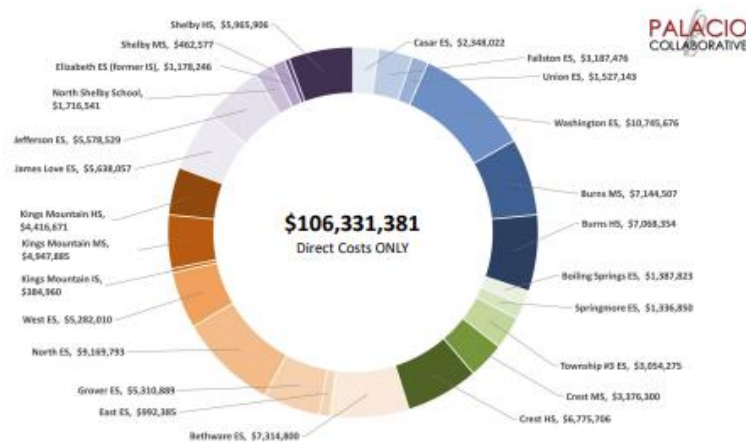
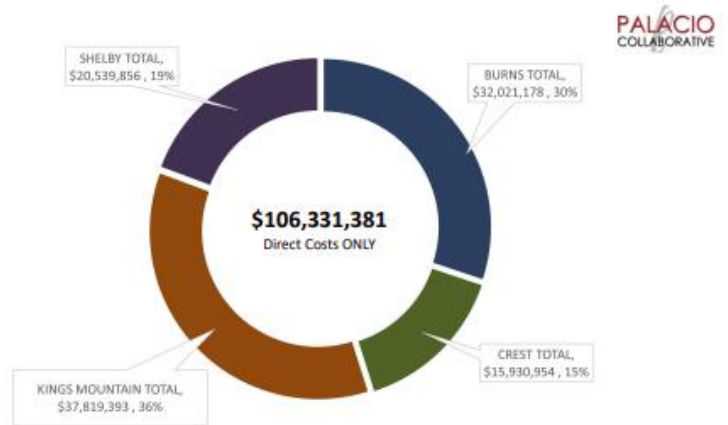
	Yr. Built	Overall Score	Site	BE	Int.	MEP	HSS
Graham Elementary	1955	2	3	1	3	1	2
James Love Elementary	1968	2	3	2	3	2	1
Jefferson Elementary	1969	3	3	2	3	2	3
Marion Elementary (Elizabeth Elementary)	1950	2	2	3	3	2	1
Shelby Intermediate	1950	3	3	3	3	3	3
Shelby Middle	2011	5	5	5	5	5	5
Shelby High	1961	3	4	2	3	3	3

Burns Attendance Zone

	Yr. Built	Overall Score	Site	BE	Int.	MEP	HSS
Cesar Elementary	1926	3	3	3	3	3	2
Fallston Elementary	1930	3	4	3	3	3	3
Union Elementary	1991	3	3	3	3	3	3
Washington Elementary	1950	3	2	3	3	3	2
Burns Middle	1976	3	3	3	3	3	3
Burns High	1967	3	3	3	3	2	2

Crest Attendance Zone

	Yr. Built	Overall Score	Site	BE	Int.	MEP	HSS
Boiling Springs Elementary	1990	3	3	3	3	3	3
Springmore Elementary	2000	3	3	3	4	2	3
Township #3 Elementary	1950	3	3	2	3	3	3
Crest Middle	1976	3	3	3	3	3	3
Crest High	1967	3	4	3/1	2	2	3



School Board members had an open discussion with MPS representatives regarding projected costs, district comparisons, renovations, short-term and long-term maintenance goals and individual school assessment results.

ADJOURN

There being no further business to come before the Board at this time, Commissioner Whetstine made the motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board, *to adjourn the meeting.*

The next meeting of the Commission is scheduled for *Tuesday, September 6, 2022 at 6:00 p.m. in the Commissioners Chamber.*

*Kevin Gordon, Chairman
Cleveland County Board of Commissioners*

*Phyllis Nowlen, Clerk to the Board
Cleveland County Board of Commissioners*