

**WAKE COUNTY BOARD OF EDUCATION
FACILITIES COMMITTEE MEETING**

October 10, 2012

4:00 pm

Committee Members

Chris Malone, Chair
Susan Evans, Vice Chair
Jim Martin
Deborah Prickett

Staff

Dr. Stephen Gainey
Joe Desormeaux
Marcella Rorie
Sheri Green
Christina Lighthall

Guest

Clymer Cease, PBC&L
Doug Thilman, Principal- Cary High School

Chair, Mr. Chris Malone called the meeting to order at 4:35 pm. The agenda is included with the following items for discussion.

1. **Approve the Facilities Committee meeting minutes from September 11, 2012 meeting:** Chair Malone called for approval of the minutes and Mr. Martin seconded the motion and it was approved.
2. **Cary High School Schematic Design:** Sheri Green, Director, Facilities Design & Construction and Marcella Rorie, Facility Planner led the presentation for the Cary High schematic design. Ms. Green presented site plan and floor plans for the schematic design of Cary High School renovations, noting that several of the buildings planned to be replaced dated back to 1959. Mr. Doug Thilman was asked about his impressions regarding the renovation, and he was very pleased, and especially noted the proposed open courtyard area and its potential uses. Mr. Martin made a recommendation to bring this item to the next work session, noting the project's dependence on funding in a future bond.
3. **Geothermal at Richland Creek:** Mr. Joe Desormeaux, Assistant Superintendent for Facilities led the discussion explaining the status and recommended next step for a new initiative to use geothermal with the new Richland Creek Elementary School. An RFP was issued in February 2012 to provide a geothermal HVAC system for Richland Creek Elementary and West Apex High School using a third party provider with access to tax credits unavailable to the school system. One submittal was received and ultimately it was determined geothermal only saved money at the elementary school. This first time attempt at this approach has been complicated and time consuming. Unfortunately the project schedule had insufficient time to resolve all of the unique third party contract arrangements. There is still time to include geothermal in the project schedule if the system is installed as part of the existing Construction Manager contract. Geothermal will add \$350,000, more to the upfront cost of the project. Payback for geothermal would be twenty-five years. Committee recommended this item go to the whole Board for approval.
4. **Start Up Design for the next bond:** Mr. Desormeaux led the discussion of the Start-Up Design for the next bond covering several issues. He spoke to a standard project schedule and a compressed project schedule and informed the committee there is \$4.4 million of start-up design funds undesignated. A high school design is approximately \$2.3 million, middle school is \$1.3million and an elementary school \$.9 million. Staff is preparing RFQs for selection of architects for a new elementary school, middle school, and high school design in addition to the current prototypes being used for Richland Creek and West Apex High School. The funding for new schools would be required by August 2014. Sites would need to be designated for an elementary school by March 2013 in order to open by 2015. A middle school site is needed by February 2013 and a high school site is needed by November 2012 in order to open by 2016. Designs for Abbotts Creek and Scotts Ridge Elementary Schools were previously started and these two schools could open in 2014 but funding would be required by August of 2013.

5. **Facilities Committee schedule conflicts in November and December:** Noting that there were conflicting dates for the November and December Facilities meetings with the Board calendar, the schedule for the Facilities meetings in November and December were discussed and two alternative dates were selected. The dates selected were November 19, 2012 and December 3, 2012 both meetings to start at 4:30pm.

Mr. Malone requested some items from staff members to be brought back to the next committee meeting, such as Performance Contracting and more details on other line items in a bond such as Technology, Security, and Environmental and Accessibility.

There was a motion to adjourn with a second from Ms. Evans. Chair Malone adjourned the meeting at 5:33 pm.

Respectfully submitted by:

Kevin Hill - Chair, Facilities Committee

Joe Desormeaux, Assistant Superintendent for Facilities

Jan Bunn, Recording Secretary

Keith A. Sutton, Board Chair