

**ORANGE COUNTY
BOARD OF COMMISSIONERS**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: August 19, 2003

Action Agenda
Item No. 9-0

SUBJECT: Proposed Addenda to Interlocal Agreement on CHCCS High School #3

DEPARTMENT: County Manager

PUBLIC HEARING: (Y/N)

No

ATTACHMENT(S):

8/11/03 CHCCS Superintendent Memo
Proposed Addendum A
Proposed Addendum B
8/7/03 Interlocal Agreement
(under separate cover)

INFORMATION CONTACT:

John Link or Rod Visser, ext 2300

TELEPHONE NUMBERS:

Hillsborough 732-8181
Chapel Hill 968-4501
Durham 688-7331
Mebane 336-227-2031

PURPOSE: To discuss two addenda, proposed by the Chapel Hill-Carrboro Board of Education, to the interlocal agreement that became effective on August 7, 2003 regarding the planned third Chapel Hill-Carrboro City Schools (CHCCS) high school.

BACKGROUND: On June 23, 2003, the Board of Commissioners approved an interlocal agreement between the County and CHCCS that established the anticipated budget and other considerations related to the project to design and build a third high school in the Chapel Hill-Carrboro system. The BOCC determined that they would provide \$27.8 million in capital funding for this project. The BOCC also indicated that they would provide an additional \$2.2 million for the project if CHCCS provided the BOCC with a satisfactory proposal *"for a design of CHCCS high school #3 that promotes smart-growth, which design addresses 'reduced parking, [reduced] land disturbance, and other deleterious aspects of current plans' "*.

Following discussion of the proposed interlocal agreement at their July 17, 2003 meeting, the Chapel Hill-Carrboro Board of Education at their August 7, 2003 approved the agreement in the same form as previously approved by the County Commissioners. The Board of Education has submitted two proposed addenda to the agreement for consideration by the BOCC. The first addendum seeks to clarify several points from the basic agreement. The second addendum proposes objective smart-growth criteria that CHCCS would have to meet in order to qualify for the additional \$2.2 million in capital funding for the high school project.

FINANCIAL IMPACT: There is no financial impact associated directly with the discussion of this item. However, as noted above and in accordance with the interlocal agreement approved by both governing boards, the high school #3 capital project budget will be increased by \$2.2

million if the BOCC indicates its satisfaction that the project design adequately reflects "smart growth" planning principles.

RECOMMENDATION(S): The Manager recommends that the Board discuss the CHCCS proposed addenda and provide appropriate direction to the Manager and staff.

CHAPEL HILL-CARRBORO CITY SCHOOLS

Lincoln Center, Merritt Mill Road
Chapel Hill, North Carolina 27516
Telephone: (919) 967-8211

Neil G. Pedersen
Superintendent

Nettie Collins-Hart, Assistant Superintendent
for Instructional Services

Raymond J. Reitz
Chief Technology Officer

Steve Scroggs, Assistant Superintendent
for Support Services

TO: John Link
County Manager

FROM: Neil G. Pedersen
Superintendent

RE: Interlocal Agreement

DATE: August 11, 2003

Recognizing that time is of the essence to open High School #3 for the 2006-2007 School Year, the Board of Education approved the Interlocal Agreement during its August 7th meeting. However, the Interlocal Agreement, as drafted, did not seem to fully memorialize the understanding that the Board of Education thought that it had reached with the Board of Commissioners.

Accordingly, I have enclosed two proposed addenda that seek to clarify and expand a few points from the first agreement. The first addendum addresses terms that may already be implicit in the original agreement, but would give the Board of Education assurance of the intent of the Board of Commissioners. The second addendum proposes objective smart-growth criteria that must be met for the Board of Education to receive the \$2.2 million appropriation. All of the Board's past construction projects have conformed with its own high performance standards. The BOCC's expedient identification of any proposed additional smart-growth requirements will allow the design team to move forward to accommodate those elements identified as "smart growth." We look forward to a prompt response to these addenda in light of the severe time constraints under which we are operating.

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NORTH CAROLINA

INTERLOCAL AGREEMENT ADDENDUM "A"

ORANGE COUNTY

THIS INTERLOCAL AGREEMENT ADDENDUM "A," made and entered into this ____ day of _____, 2003 and effective as of the ____ day of _____, 2003, by and between the CHAPEL HILL-CARRBORO CITY BOARD OF EDUCATION, a body politic of the State of North Carolina, hereinafter called the "BOARD OF EDUCATION," and ORANGE COUNTY, a body politic and corporate of the State of North Carolina, hereinafter called the "BOARD OF COMMISSIONERS," to memorialize an addendum to clarify the scope and define the terms of the INTERLOCAL AGREEMENT between the parties regarding approval by the BOARD OF COMMISSIONERS of the amount to be spent by the BOARD OF EDUCATION for the site of the third high school in the Chapel Hill-Carrboro City School District, hereinafter called high school #3, and regarding amounts to be appropriated by the BOARD OF COMMISSIONERS to the capital outlay fund of the BOARD OF EDUCATION for high school #3.

NOW THEREFORE, pursuant to North Carolina General Statute §§ 160A-461 and 115C-431, the BOARD OF EDUCATION and the BOARD OF COMMISSIONERS further agree as follows:

1. The Interlocal Agreement only applies to the initial phase of high school #3;

2. The funding allocation recited in Paragraph 2 constitutes the BOARD OF COMMISSIONERS' approval of the amount to be spent for the site as required by N.C. Gen. Stat. § 115C-426(f);

3. Under Paragraph 5, the BOARD OF EDUCATION waives and relinquishes its rights to legal recourse only as these rights may pertain to the \$27,800,000 appropriation for the initial phase of high school #3;

4. The BOARD OF COMMISSIONERS agree to propose to the BOARD OF EDUCATION a list of objective smart-growth targets (see Addendum "B") for the initial phase of high school #3 that will allow construction to begin in a timely manner; and

5. If the BOARD OF EDUCATION's plans for the initial phase of high school #3 meet said smart-growth targets, the BOARD OF COMMISSIONERS agrees to approve, by capital project ordinance, an additional appropriation to the capital expense fund of the BOARD OF EDUCATION of \$2,200,000 more than \$27,800,000 for high school #3. This appropriation shall be derived from newly-identified funding sources rather than funds already dedicated to BOARD OF EDUCATION projects, and shall not require debt service by the BOARD OF EDUCATION.

IN WITNESS WHEREOF the BOARD OF EDUCATION and the BOARD OF COMMISSIONERS have caused their duly authorized officials to execute this agreement the day and year first above written,

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pursuant to authority duly given and as their respective acts,
intending to be bound thereby.

**CHAPEL HILL-CARRBORO CITY
BOARD OF EDUCATION**

ATTEST:

By: _____
Neil G. Pedersen,
Superintendent

By: _____
Valerie Foushee, Chair
Board of Education

ORANGE COUNTY

ATTEST:

By: _____
Donna S. Baker, Clerk

By: _____
Margaret Brown, Chair
Board of Commissioners

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NORTH CAROLINA

INTERLOCAL AGREEMENT ADDENDUM "B"

ORANGE COUNTY

THIS INTERLOCAL AGREEMENT ADDENDUM "B," made and entered into this ____ day of _____, 2003 and effective as of the ____ day of _____, 2003, by and between the CHAPEL HILL-CARRBORO CITY BOARD OF EDUCATION, a body politic of the State of North Carolina, hereinafter called the "BOARD OF EDUCATION," and ORANGE COUNTY, a body politic and corporate of the State of North Carolina, hereinafter called the "BOARD OF COMMISSIONERS," to memorialize an addendum to define the terms of the INTERLOCAL AGREEMENT and INTERLOCAL AGREEMENT ADDENDUM "A" between the parties regarding approval by the BOARD OF COMMISSIONERS of the amount to be spent by the BOARD OF EDUCATION for the site of the third high school in the Chapel Hill-Carrboro City School District, hereinafter called high school #3, and regarding amounts to be appropriated by the BOARD OF COMMISSIONERS to the capital outlay fund of the BOARD OF EDUCATION for high school #3.

NOW THEREFORE, pursuant to North Carolina General Statute §§ 160A-461 and 115C-431, the BOARD OF EDUCATION and the BOARD OF COMMISSIONERS further agree that if the BOARD OF EDUCATION's plans for the initial phase of high school #3 meet the following smart-growth targets, the BOARD OF COMMISSIONERS will approve,

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by capital project ordinance, an additional appropriation to the capital expense fund of the BOARD OF EDUCATION of \$2,200,000 more than \$27,800,000 for high school #3:

1. Transportation Targets. The building shall be located within ½ mile of an existing or planned trail, greenway, bikeway or bus line. The building shall reduce student parking by 25% from Orange County Construction Standards, provide bike racks and storage for 10% of the building occupants and provide preferred parking for carpools and alternative vehicles;

2. Site Targets. The site shall preserve a minimum of 30% of the site in undeveloped space and shall provide shade on at least 30% of non-roof impervious surface on the site within 5 years or use an open grid pavement system, with less than 50% impervious surface, for 50% of the parking area. The site shall comply with the Town of Carrboro's new stream protection plan and implement a storm management plan that does not increase the rate or quality of runoff from the site;

3. Building Targets. The building design shall stress compact design features including multi-story construction. The physical education and athletic facilities shall be designed to minimize land disturbance;

4. Water Use Target. Design standards shall have a goal of aggregate water reduction of 20% of the base, not including

irrigation, after meeting EPA 1992 fixture performance requirements;

5. Shared Use Targets. Design standards shall provide the public with non-school hour access to exterior spaces, such as a track, and interior spaces for community use including common areas, auditoria and meeting rooms; and

6. CHCCS High Performance Targets. Design standards shall comply with the high performance building design criteria in School Board Policy 9040 (see attached).

IN WITNESS WHEREOF the BOARD OF EDUCATION and the BOARD OF COMMISSIONERS have caused their duly authorized officials to execute this agreement the day and year first above written, pursuant to authority duly given and as their respective acts, intending to be bound thereby.

**CHAPEL HILL-CARRBORO CITY
BOARD OF EDUCATION**

ATTEST:

By: _____
Neil G. Pedersen,
Superintendent

By: _____
Valerie Foushee, Chair
Board of Education

ORANGE COUNTY

By: _____
Margaret Brown, Chair

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ATTEST:

Board of Commissioners

By: Donna S. Baker, Clerk

Policy Code: 9040 High Performance Building Design Criteria

The Board of Education supports the construction of school facilities that are designed to be cost-efficient, durable and sensitive to the environment. These criteria can only be met when an integrated approach to design is used from concept introduction to building commissioning. The Board of Education takes its role as stewards of taxpayer funds seriously and supports efforts to design and construct schools that not only are cost efficient to build but will reduce operational expenses over the life-span of the building.

The Board of Education supports the definition of High Performance Schools provided below and will incorporate it during the design and construction phases of school development. *High Performance Schools (HPS) are designed to improve the learning environment while saving energy, materials and natural resources.*

The Board desires that the following design characteristics of HPS be incorporated into every school design to the extent feasible, recognizing constraints associated with budgets, sites and other such factors.

Develop in an Appropriate and Environmentally Sensitive Manner

- Orientation for energy conservation
- Conservation of natural areas
- Respect for resource conservation districts
- Balanced use of fill or excavation
- Respect for flood plains and flowage easements

Reduce the Use of Water

- Use of low volume toilets, faucets, showerheads and irrigation systems
- Monitor water usage

Provide High Efficiency HVAC and Lighting

- Install high efficiency boilers and chillers
- Install T-8 lighting
- Provide solar powered lighting
- Provide motion detector lighting
- Consider daylighting
- Provide adequate insulation
- Design 4 pipe HVAC systems

Use Materials That Conserve Raw Resources

- Designate area for recyclable materials
- Use recycled material in construction where available

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Divert landfill debris from construction sites

Recycle building material to the next project

Promote Positive Indoor Air Quality

Increase outside air

Reduce pesticide use

Reduce mold and mildew

Reduce or eliminate water infiltration

Provide appropriate HVAC filtering

Install non-toxic building materials

Limit carpet use

Provide Balanced Temperature

Balance delivery of HVAC

Install accurate thermostats

Reduce classroom humidity

Install appropriately sized units

Design the School for Visual Comfort

Increase outside or natural light through daylighting

Design lighting to eliminate glare and distortion

Provide consistency in lighting color

Design connections through windows to the outside

Limits Excessive Noise

Limit excessive exterior noise infiltration

Limit excessive HVAC noise

Limit proximity to excessive interior noise

Limit hallway noise

Appropriately place classrooms that are noisy by their content

Training for All Personnel

Provide training for custodians, teachers and principals

Commission the building (meaning that all systems work as designed)

Involve maintenance personnel in the final approval and walkthrough stage

Building Commissioning

Review of all operating systems

Review of projected energy use

Collaborative effort with owner, contractor and architect

Designed For Safety

Design allows for observation and entry control

Design allows technology surveillance

Provide single entry points for visitors

Design visible parking areas from administrative offices

Design lock down points for emergencies

Encourage Community Centers

Design media centers, multi-purpose areas, art rooms and cafeterias that are accessible to the public

Provide adequate parking for visitors

Provide Stimulating Architecture

Create a sense of pride by the school community

Provide a focal point for the community

Lift teacher, student and parent morale

Show concern, value and care for the entire school community

In order to accomplish as many of the desired outcomes as possible, the administration will develop regulations that will be incorporated from the start of each new school design phase and followed through to construction completion and building commissioning. Regulations will be derived directly from or used in combination with the Triangle J High Performance Guidelines.

School Board Policy 9020 speaks to the instructional aspect of school design and the educational specifications required and should be incorporated in any planning effort with the regulations contained within.

Adopted: 3/21/02

Regulations

Site

2.1 Erosion and Sediment control

- Design a system that controls and reduces the amount of erosion and runoff from the site

- Stockpile topsoil for later use
- Prevent sedimentation from entering sewers or stream

2.2 Site Selection

- Provide 100 foot buffers from any wetland area and 50 feet from any free flowing water streams
- Building can be sited no lower than 5 feet above the 100 year flood plain
- Avoid agricultural land as defined by the Farmland Trust
- Avoid land with extreme slopes or hill

2.5 Alternative Transportation

- Locate building within 1/2 mile of an existing or planned trail, greenway, bikeway or bus line
- Provide bike racks and storage for 10% of the building occupants if appropriate
- Provide preferred parking for carpools and alternative vehicles
- Provide easy bike and pedestrian access to the building site

2.6 Site Disturbance

- Preserve a minimum of 30% of the site in undeveloped space if possible without reducing programmatic features of the school
- Ensure that any cultural landmarks as identified by the state or local government remain undisturbed

2.7 Stormwater Management

- Implement a stormwater management plan that does not increase the rate or quantity of runoff from the site

2.8 Heat Islands

- Provide shade (within 5 years) on at least 30% of non-roof impervious surface on the site or use an open grid pavement system, with less than 50% impervious surface, for 50% of the parking area
- Use high reflectance and low emissivity roofing on 75% of the roof area

2.9 Light Pollution

- On school maintained and controlled land, design exterior lighting that the cutoff angle does not exceed 45%
- Design lighting to prevent reflection onto another property

Water

3.1 Water Efficient Landscaping

- Reduce potable water consumption used for landscape irrigation by 50% by using drip systems,

well water or storm water runoff.

- Limit landscape irrigation and use drought resistant plants

3.2 Wastewater Technology

- Reduce municipally provided potable water for building sewage flow by using gray water or waterless fixtures

3.3 Water Use Reduction

- Reduce aggregate water use by a minimum of 20% than the base, not including irrigation, after meeting EPA 1992 fixture performance requirements. Smith Middle and Scroggs Elementary would provide baseline use data.

Energy and Atmosphere

4.1 Minimum Energy Performance

- Design building to meet ASHRAE/IESNA 90.1, state or local energy codes, whichever is more stringent

4.2 CFC Reduction

- Zero use of CFC-based refrigerants in HVAC systems
- Check for other CFC materials, products and systems and make sure that all are CFC-free

4.3 Optimal Energy Efficiency

- Increase energy performance by a minimum of 20% in new buildings and 10% in existing structures above those described in 4.1. as demonstrated by simulation using Energy Cost Budget Method described in section 11 of ASHRAE/IESNA 90.1

4.4 Renewable Energy

- During building design, consider the use of high temperature solar or geothermal assisted technologies to provide a portion of the total energy use of the building

Material and Resources

5.1 Storage and Collection of Recyclables

- Provide an easily accessible location that serves the entire building for the collection, separation and storage of recyclables

5.3 Construction Waste Management

- During the design process, develop a checklist that focuses on the reduction of construction waste from a design function
- Develop a waste management plan that includes a reuse area, recycling area for separation, and a lunch area that provides for recycling
- Recycle or salvage at least 75% of grading and clearing debris by weight

- Recycle or salvage at least 50% of construction and demolition debris by weight

5.4 Resource Reuse

- Specify salvaged or refurbished materials for a minimum of 2% of the building materials excluding furniture, fixtures and equipment

5.5 Recycled Content

- Specify that a minimum of 20% of building and site materials contain an aggregate average of 20% post-consumer content or 40% post industrial content

5.6 Local Materials

- Specify that a minimum of 20% of building and site materials are manufactured regionally within a 500 mile radius

5.9 Durable Materials

- Review materials used in the building for durability to ensure appropriate life cycle costs for roofs, HVAC, structure systems, finishes, furniture, fixtures and equipment

Indoor Environment

6.1 Minimum Indoor Air Quality

- Meet the minimum requirements of standard ASHRAE 62-1999, Ventilation for Acceptable Indoor Air Quality
- Explore installation of CO monitoring systems if called for

6.2 Tobacco Smoke Control

- All guidelines met

6.3 CO2 Monitoring

- Install a permanent CO2 monitoring system with a concentration towards high occupancy areas with parameters set at no more than 530 parts per million when compared to outside air or 1,000 parts per million for indoor air

6.4 Ventilation Effectiveness

- For mechanically ventilated buildings, design systems that result in air exchange effectiveness greater than 0.9 as determined by ASHRAE 129-1997
- In building renovations, continue the same exchange effectiveness

6.5 Construction IAQ Management

- During construction, meet SMACNA IAQ guidelines and protect stored on-site or installed absorptive materials from moisture damage
- Replace air filters regularly to maintain system cleanliness during construction and just before occupancy

- Flush the building with 100% filtered and conditioned air for a period of not less than 30 days prior to occupancy as schedule permits

6.6 Low-emitting Materials

- Meet or exceed VOC limits for adhesives, sealants, paints, carpets and composite wood products using the following guidelines
- South Coast Air Quality Management Rule #1168
- Bay Area Air Resources, Reg.8 Rule 51
- Green Seal requirements
- Carpet and Rug Institute Green Label program

6.7 Indoor Chemical and Pollutants

- Design to minimize cross contamination of regularly occupied areas by using grates and grills for dirt and particulate
- Separate outside exhausts so that no air recirculation occurs from custodial, laboratory or copying/printing rooms take place
- Provide appropriate drainage systems for liquid waste
- Implement and insure good housekeeping processes within the building

6.8 System Control

- Provide one operable window and one lighting control panel per 200 square feet for all occupied areas
- Provide controls for individual airflow, temperature and lighting for regularly occupied areas to teachers and staff within accepted parameters

6.9 Thermal Comfort

- Comply with ASHRAE Standard 55-1992, addenda 1995 for thermal comfort standards
- Provide permanent temperature and humidity monitoring to allow operators to control and adjust performance

6.10 Daylighting and Views

- Achieve a minimum Daylight Factor of 2% without creating cooling problems due to excessive glazing, in 75% of all space occupied for critical visual tasks excluding low occupancy support areas
- Achieve a direct line of sight to the exterior from 90% of all regularly occupied spaces

6.11 Contaminant Monitoring

- Explore installation of independent monitoring systems for ozone, radon, nitric oxide, sulfur dioxide or fungus and mold

6.12 Acoustic Quality

- Design and select materials that generate less noise and those that dampen noise during the construction process
- Reduce noise generating equipment so that the maximum decibel reading level at the property line is 50db
- Meet all local noise ordinances

Commissioning

A. Training

- Provide training to all employees about the systems that exists, these include the following:
 - HVAC systems
 - Lighting systems
 - Plumbing and water conservation systems
 - CO2, temperature, and other monitoring systems
 - Passive or active solar, geo-thermal or bio mass systems
 - Irrigation systems
 - Control and management systems

B. Review

- Provide all stakeholders with review opportunities before occupancy of the building
- Provide all stakeholders with an opportunity to review the building after one year of occupancy
- Provide data concerning temperature, humidity and energy consumption to all stakeholders after 1 month, 6 months, 12 months and 24 months
- Require all stakeholders to use HPS features as designed or to report problems immediately to responsible authorities.

Each architect and contractor employed by the Board of Education shall provide the Board with written documentation verifying their compliance with the guidelines presented both during the planning and construction phase of the building. Architects and contractors will provide at the bidding phase their experience related to high performance school standards. If, due to the issue of excessive costs or site issues, a guideline cannot be met, the architect or contractor must submit written justification to the Superintendent or designee as well as any alternative plans to reach the desired outcome. Architects and contractors are also required to meet the requirements of Policy 9010- Site Selection and Policy 9020- Facility Design.

Chapel Hill-Carrboro City Schools

Chapel Hill – Carrboro City Schools

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Chapel Hill, NC 27516

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Neil Pedersen, Superintendent

Ray Reitz, Chief Technology Officer

Nettie Collins-Hart, Assistant

Superintendent for Instructional Services

Steve Scroggs, Assistant Superintendent
for Support Services

To: Neil G. Pedersen
Superintendent
From: Steve Scroggs
Assistant Superintendent for Support Services
Re: High School # 3 Concept Plan Update
Date: October 7, 2003

Included is an update on the high school #3 concept plans and the high school planning process. The attached design information has been completed by the architectural firm of Moseley, Wilkins and Wood.

High School Design

Program and Budget

The attached program highlights the allocation of square feet to the curricular program. Program space is allocated based on Orange County Construction Standards and DPI guidelines. The allocations are flexible and will change as the design changes through the community and committee input. The budget is also attached and reflects the present programming effort. It is important that this is the projected program and the projected budget. The district would intend to build all the items contained, but excessive construction costs or any reduction in funding necessitated by adhering to "smart growth" principles could alter the building program.

Phasing

The phasing program is included for your review. It highlights the initial capacity being 800 students with a final build out of 1200. It will be important for the Board to confirm these figures for the County Commissioners. A resolution will be brought back to the Board at its next meeting.

Schematic Design

After meeting with the administration and the HS#3 Advisory Council, MWW has developed a schematic design. This is not a completed project but illustrates most of the objectives for the new high school. It is a complete high school building, two stories with a compact footprint. It is centered around the media center and the student commons. The presentation by MWW will provide additional detail.

Site Considerations

A tentative site plan is attached showing building footprint, connector roads, parking and athletic field locations. Tentative boring results indicate that these locations are suitable. The parking shown does reflect the reduced parking from OC Construction Standards. The connector road has two traffic circles that serve as traffic calming devices as well as separating car and bus traffic. The presentation by MWW will provide additional detail.

High School Committees

High School Advisory Council

The High School Advisory Council met initially on September 2, 2003. At that meeting, members were brought up to date with the planning process and helped to identify major planning issues. The minutes from that meeting are attached. The council will meet again on October 13, 2003 at 4:15 at Lincoln Center. The purpose of that meeting will be to review and provide input on the current plan. A membership list is provided below.

Dr.	Neil	Pedersen	Superintendent	Chapel Hill Carrboro City Schools
Mr.	Steve	Scroggs	Assistant Superintendent	Chapel Hill Carrboro City Schools
Dr.	Nettie	Collins-Har	Assistant Superintendent	Chapel Hill Carrboro City Schools
Mr.	Bill	Mullin	Director of Facilities	Chapel Hill Carrboro City Schools
Mr.	David	Thaden	Principal	East Chapel Hill High School
Ms.	Mary Ann	Hardebeck	Principal	Chapel Hill High School
Mr.	Ray	Hartsfield	Athletic Director	East Chapel Hill High School
Ms.	Mary Gray	Leonard	Media Specialist	Chapel Hill High School
Ms.	Margaret	Brown	Chair	Orange County Commissioners
Mr.	Rod	Visser	Asst. Manager	Orange County
Ms.	Diana	McDuffie	Board of Alderman	Town of Carrboro
Ms.	Patricia	McGuire	Assistant Planning Direc	Town of Carrboro
Ms.	Lisa	Stuckey	Member	CHCCS Board of Education
Mr.	Nick	Didow	Member	CHCCS Board of Education
Mr.	Bobby	Clapp	SGC Parent	East Chapel Hill High School
Ms.	Lisa	Stolakis	PTA	Chapel Hill High School
Ms.	Elizabeth	Lienesch	Student	East Chapel Hill High School
Mr.	Tom	High	Parent	Ray Road Community
Ms.	Ann	Griffin	Parent	Ray Road Community

Two additional teacher representatives have been requested.

Smart Growth

The Smart Growth Committee has met on August 27, September 2 and September 25, 2003. At the first meeting, the Commissioners requested information about school buses, student drivers, carpooling, student day trips and parking. Those questions were further refined at the September 2 meeting. On September 25, the group toured the Rock Haven site, Culbreth and Mary Scroggs. The emphasis of this meeting was on walkability. At that meeting, the District responded to all the requests for information

made by the Commissioners. When asked at that meeting, Mr. Jacobs stated that no additional information was needed. The information provided to the committee is provided.

High School #3 Transit Group

This group was scheduled to meet on October 6, but the meeting was cancelled. The meeting will be rescheduled later in October. Membership on this committee includes:

Val Foushee	Barry Jacobs	Craig Benedict	Diana McDuffie
John Link	Lisa Stuckey	Mike Nelson	Neil Pedersen
Rod Visser	Cal Horton	Mary Lou Kuschatka	Cal Horton
Margaret Brown	Kevin Foy	K. Neufang	Steve Scroggs

The purpose of the committee will be to look at alternative transportation systems for the third high school.

After the presentation by Moseley, Wilkins and Wood, the architects and Mr. Scroggs will be available to answer any questions you may have.

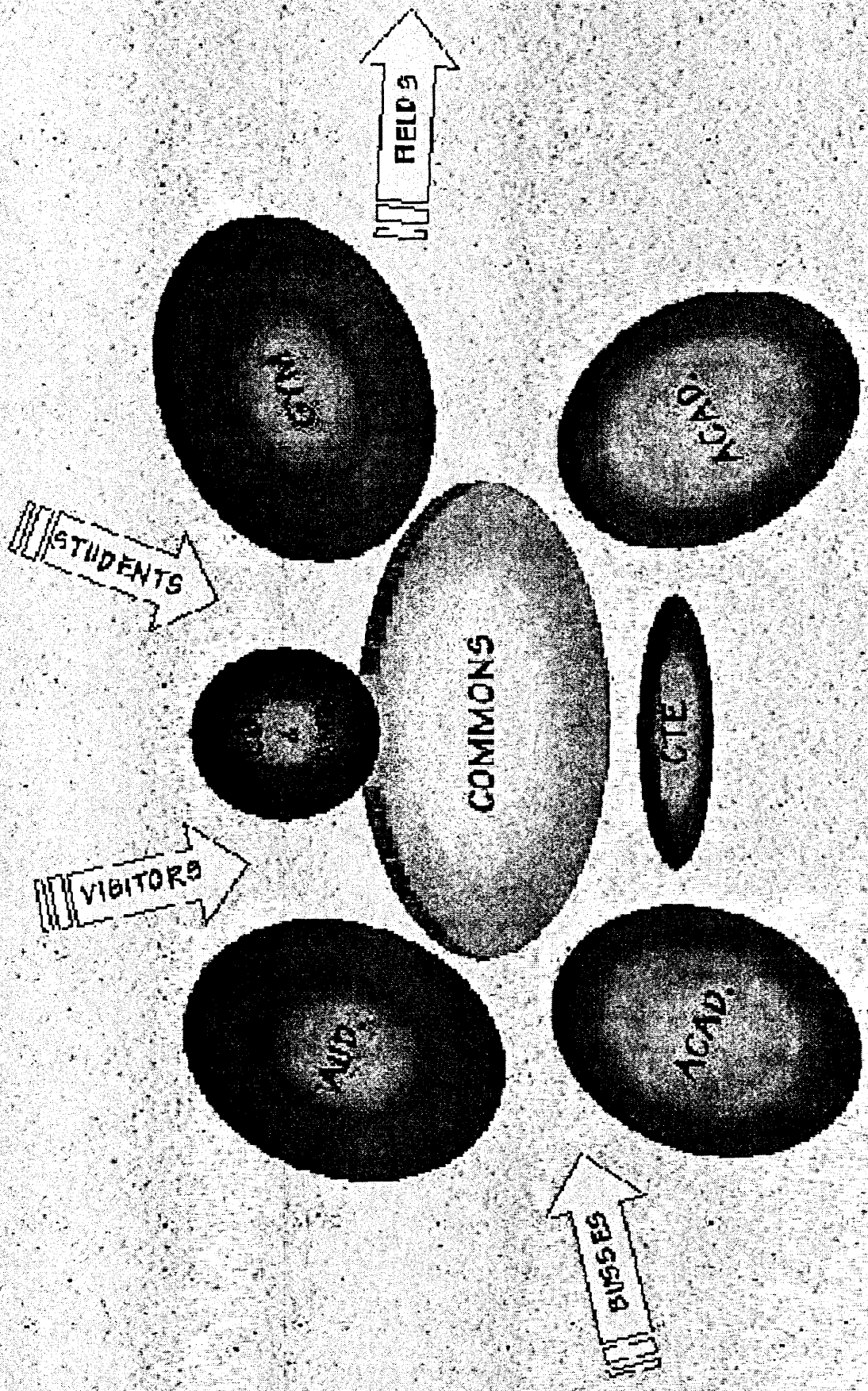
**CHAPEL HILL - CARRBORO CITY SCHOOLS
HIGH SCHOOL #3
PRELIMINARY PROJECT BUDGET**

Project Facts:

Square Footage	155,000
Cost per Square Foot	110

<u>Budget Category</u>	<u>Preliminary Project Budget HS #3</u>
Site Acquisition	2,535,700
Construction: 182,710 sf at 110	17,050,000
Site Development: specific costs	4,575,000
Sub-total	21,625,000
Fees: 10% of construction and site development cost	2,162,500
Moveable Equipment: 5% of construction cost	852,500
Technology: 8.25 per sf for infrastructure and equipment	1,278,750
Contingency: 3.5% of construction and site development costs	756,875
Non-personnel Start Up Costs	<u>788,675</u>
PROJECT COST	\$ 30,000,000

CHAPEL HILL - CARROCCO CITY SCHOOLS



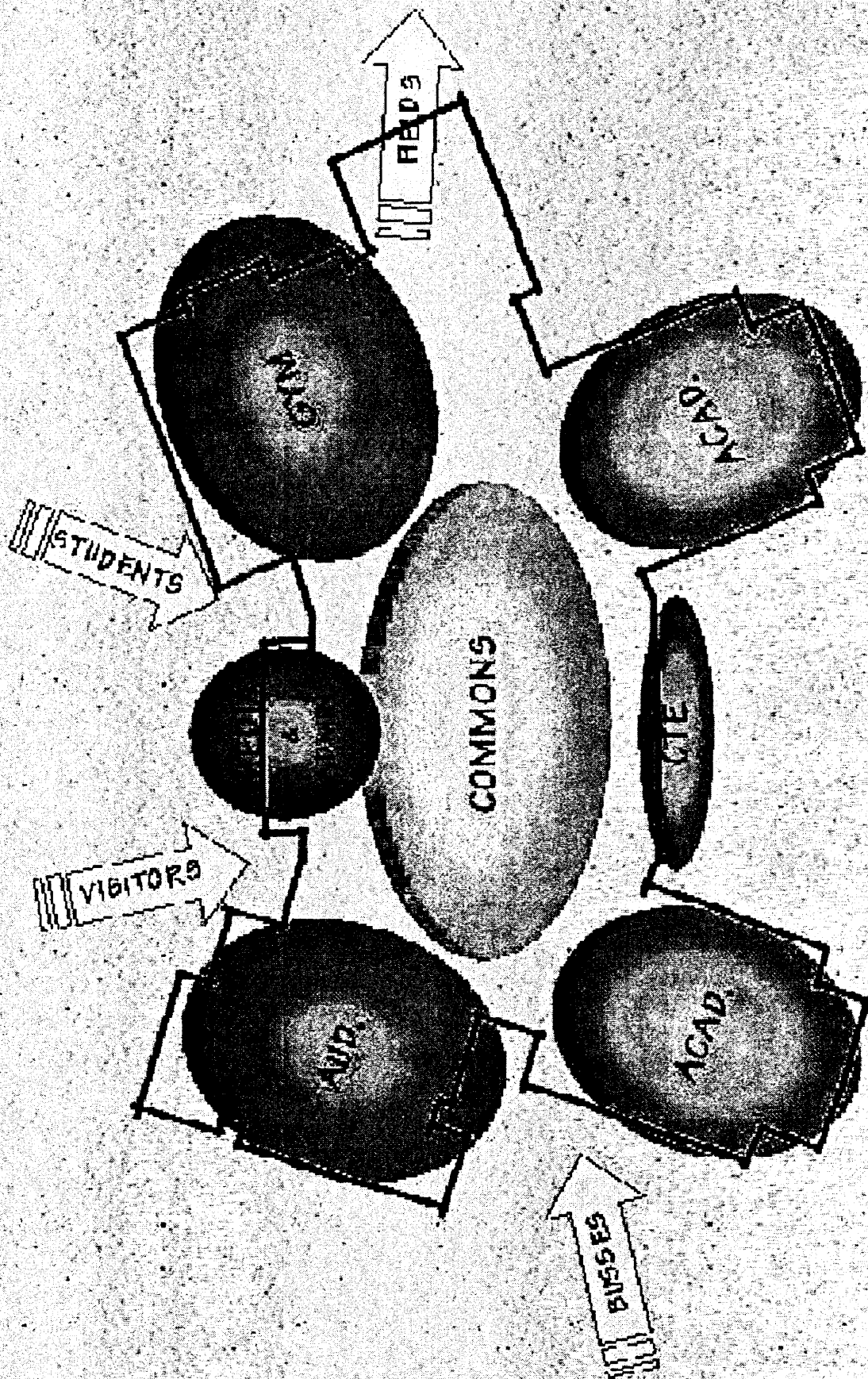
Schematic Design

Goals and Objectives

Architectural Program

MOSELEY, WILKINS & WOOD

CHAPEL HILL - CARORO CITY SCHOOLS



Architectural Program

Goals and Objectives

Schematic Design

MOSELEY, WILKINS & WOOD

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HIGH SCHOOL #3
CHAPEL HILL - CARRBORO CITY SCHOOLS

September 2, 2003

PHASED PROJECT SUMMARY

Phase I Initial Student Capacity: 800
Academics: 20 Classrooms 6 Science Classrooms 4 Exceptional Ed Classrooms 5 Arts & Music Classrooms 5 Career & Tech. Ed. Classrooms
Gymnasium (capacity for 1000)
Weight Training
Media Center (capacity for 1000)
Auditorium (capacity for 500)
Cafeteria and Kitchen (capacity for 1000)
Athletic Fields: 1 Low-spectator Competition/Practice field w/ track, lights, bleachers. (potentially synthetic grass) 1 Practice field 1 Baseball field (practice field in outfield) 1 Softball field (practice field in outfield) 6 Tennis courts
Parking: 200 Students 100 Faculty <u>50 Visitors</u> 350 Total

Phase II Added Student Capacity: 400
Additional Academics: 13 Classrooms 3 Science Classrooms 3 Exceptional Ed Classrooms 3 Career & Tech. Ed. Classrooms
Add Auxilliary Gym
Add Wrestling Room
Additional Athletic Fields:
Additional Parking: 100 Students 40 Faculty <u>25 Visitors</u> 165 Additional for Total of 330

UNC Parking Study

Parking Replacement

- In 1995 a policy was implemented that requires all new capital improvement projects to replace parking spaces displaced by construction. If replacement spaces cannot be provided, an amount equal to the cost of a structured parking space must be dedicated.
- Current parking construction/development costs per space for a parking structure are between \$10,000 and \$13,000 per space for a deck space and \$1,500 and \$2,500 for a surface space.
- Since 1995, the University has received compensation for 65 spaces that were lost permanently to construction projects.

Traverse City, MI.

Of the \$11.07 million in bonds sold Wednesday, about \$8.3 million is going toward construction of the four-story, 520-space parking deck along Front Street just east of Park Street. \$16,000 per space

University of Akron

The budget for this deck is \$13,500,000, which includes all construction costs, architect/engineering fees and construction management fees. The current industry standard uses the cost of constructing a new parking structure at approximately \$11,000 per parking space.

Kent State

Depending on the deck structure, each parking space can cost up to \$15,000, Croskey said.

New Hanover NC

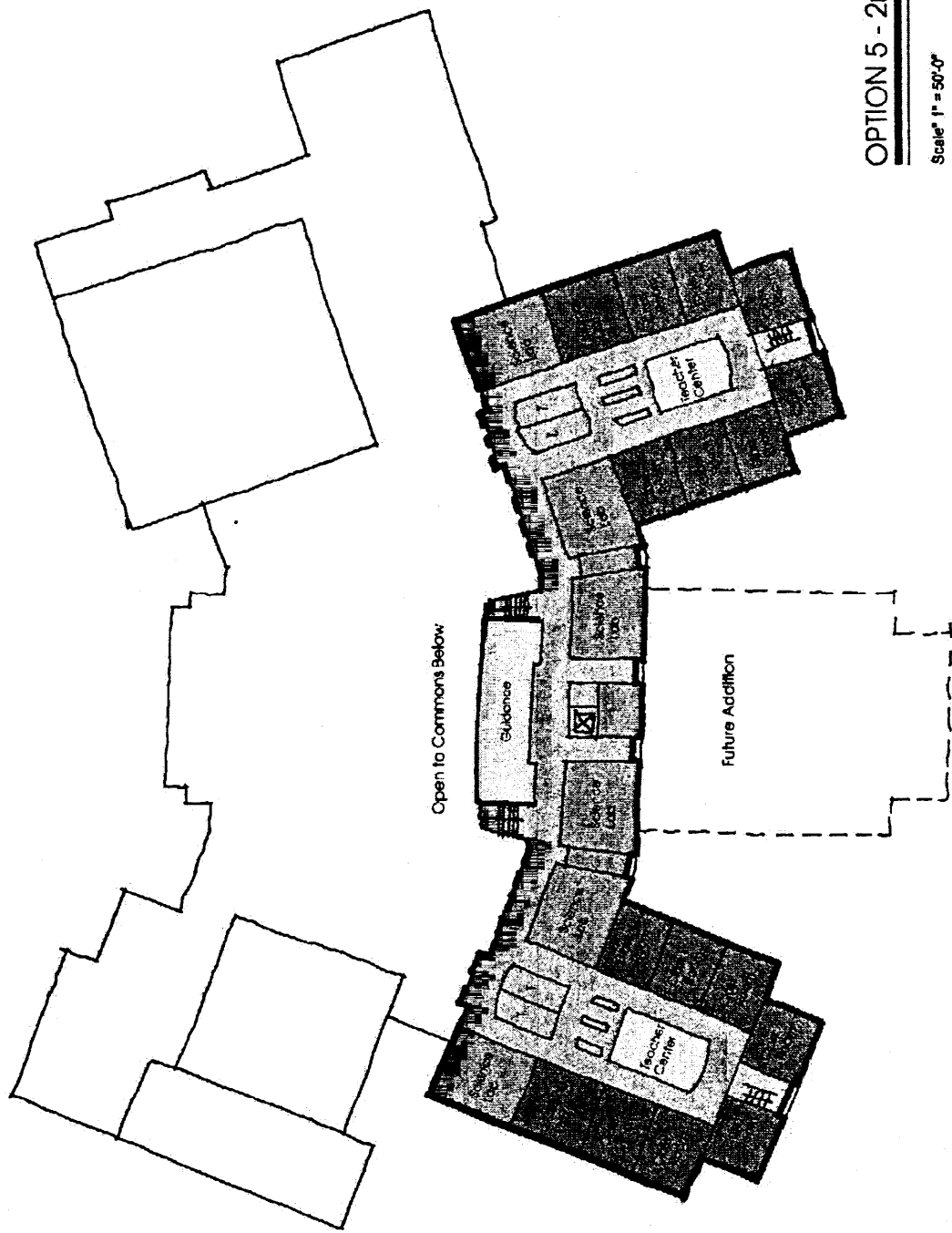
The parking deck was constructed as part of the New Hanover County Judicial Building expansion project. Work on the new judicial wing is to be completed in mid-September. When fully operational in the next few weeks, the parking deck will hold up to 640 vehicles. The New Hanover County Parking Deck was built at a cost of \$9.8 million. Sharpe Architects of Wilmington designed the deck. Clancy and Theys Construction general contractor for the project. \$15,312 per space

Georgia Southern

For the annual expense of the maintenance for the parking deck, the school could build one new parking lot every year with a minimal cost of maintenance, Chambers said.

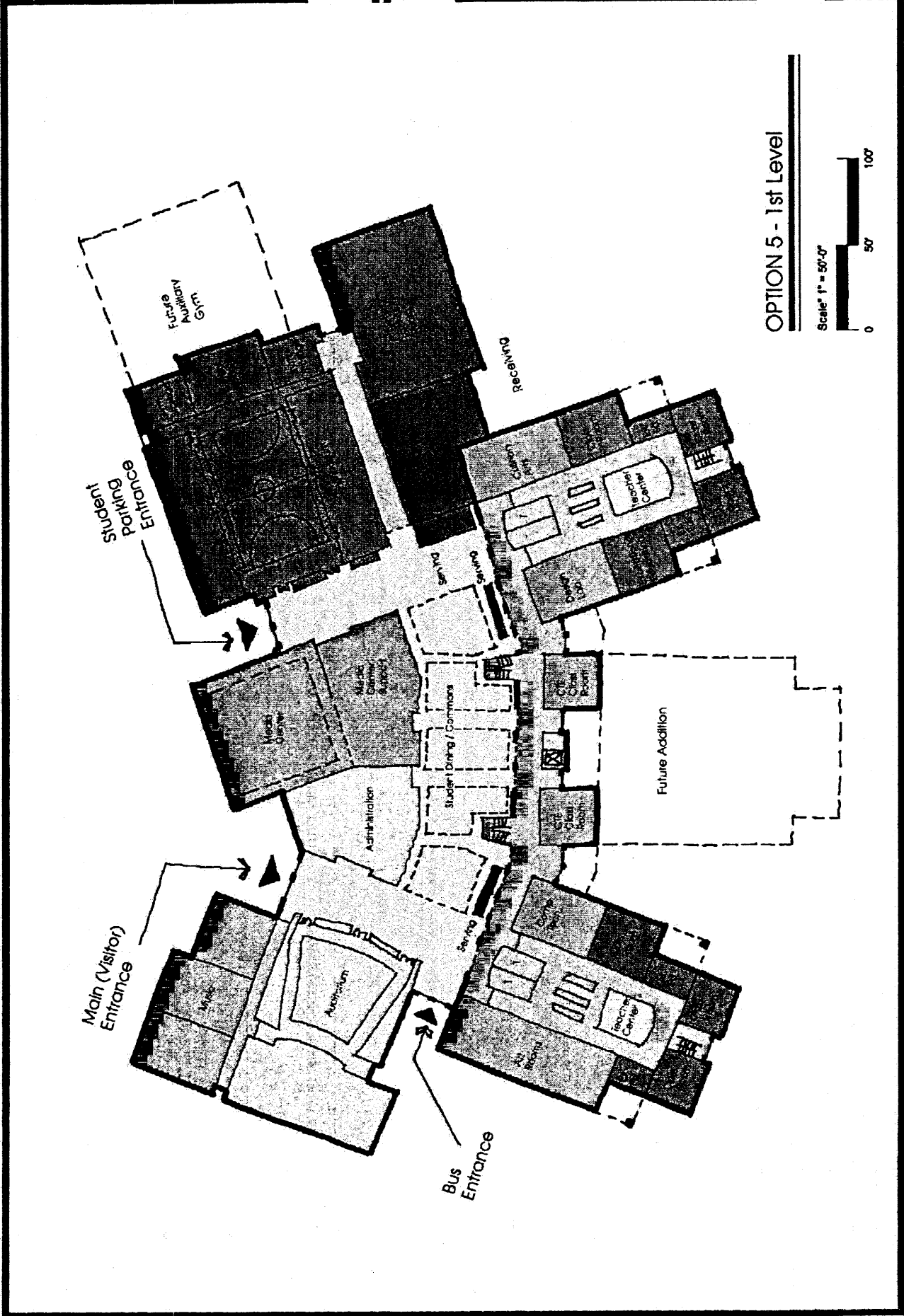
"For the price of building one parking deck, we could build one \$15,000 parking lot with a hundred spaces every year for the price of running the parking deck for [one] year," Chambers said.

B-9

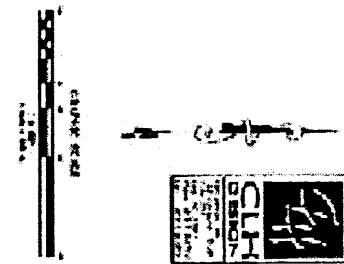
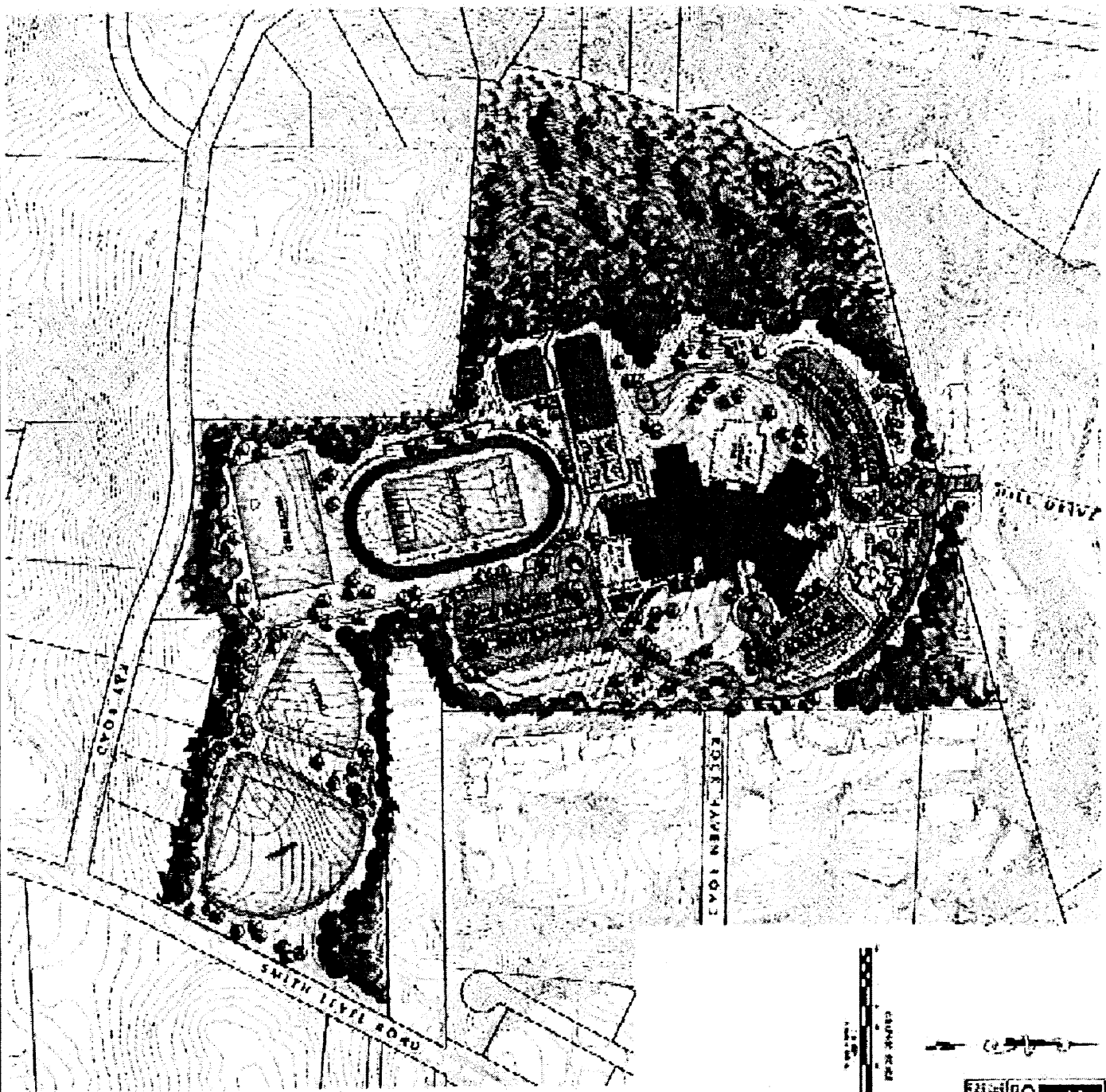


OPTION 5 - 2nd Level





Schematic Design



SCALE	1" = 40'
DATE	10/1/00
PROJECT	CHapel Hill - Carrboro High School
CLIENT	CHapel Hill - Carrboro City Schools
LOCATION	CARRBORO, NORTH CAROLINA

CHAPEL HILL - CARRBORO HIGH SCHOOL
 CHAPEL HILL - CARRBORO CITY SCHOOLS
 CARRBORO NORTH CAROLINA

PRELIMINARY
 FOR REVIEW

MOSELEY WILKINS & WOOD
 ARCHITECTS
 200 WEST GARDNER STREET, SUITE 200, WARRINGTON, NORTH CAROLINA 27580
 PHONE: 919.853.1000 FAX: 919.853.1001
 WWW.MOSELEYWILKINSWOOD.COM

Chapel Hill – Carrboro City Schools

Lincoln Center, Merritt Mill Road

Chapel Hill, NC 27516

Telephone: (919) 967-8211

Fax: (919) 933-4560

Neil Pedersen, Superintendent

Stephen A. Scroggs, Assistant
Superintendent for Support
Services

To: Neil G. Pedersen
Superintendent

From: Stephen A. Scroggs
Assistant Superintendent for Support Services

Re: Response to Request for Clarifications from Smart Growth Committee

Date: September 20, 2003

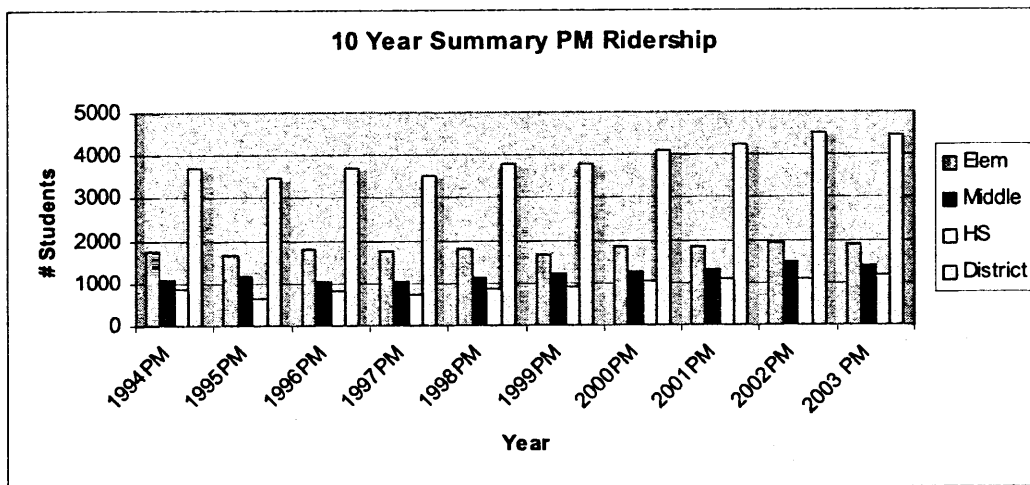
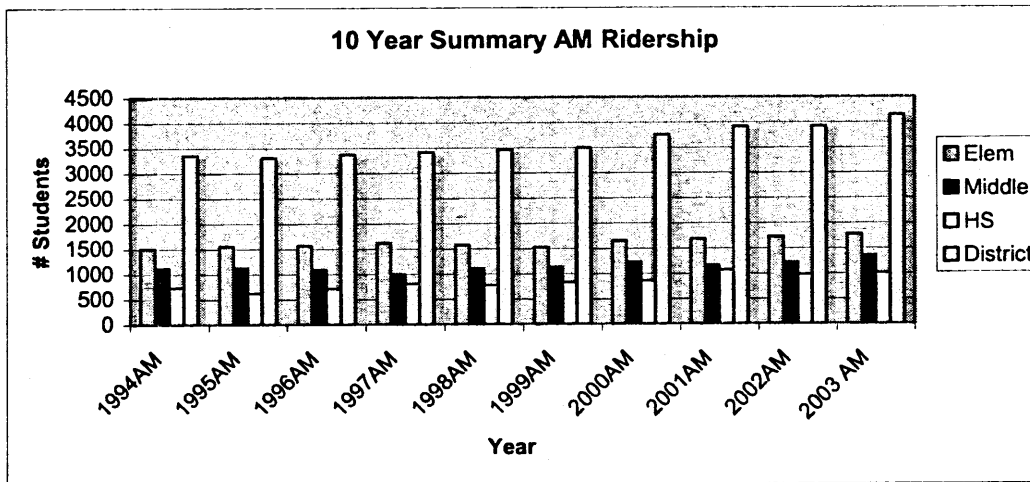
Included are the clarifications requested by Margaret Brown and Barry Jacobs at the last Smart Growth Committee meeting for your review. Please feel free to contact me if you have any further questions.

Bus Ridership

Included are the present and historical charts for school bus ridership in the CHCCS.

School	AM	PM	Enrollment	% Bus	#AM	# PM	Avg #	
	Ridership	Ridership					Riders	Riders
			*	Riders	Runs	Runs	AM	PM
Carrboro	277	279	561	50%	6	6	46	47
Ephesus	121	124	454	27%	4	4	30	31
Estes Hills	183	259	534	49%	5	5	37	52
FP Graham	263	288	568	51%	6	6	44	48
Glenwood	163	148	393	38%	4	4	41	37
McDougle E	124	144	605	24%	4	4	31	36
Rashkis	233	226	414	55%	4	4	58	57
Scroggs	127	148	636	23%	4	4	32	37
Seawell	284	277	509	54%	6	6	47	46
Total Elementary	1775	1893	4674	41%	43	43	41	44
Culbreth	243	288	626	46%	12	11	20	26
McDougle MS	262	277	660	42%	9	7	29	40
Phillips	428	426	711	60%	11	11	39	39
Smith	426	393	619	63%	10	11	43	36
Total Middle	1359	1384	2616	53%	42	40	32	35
CHHS	580	684	1785	38%	24	23	24	30
East CHHS	431	505	1597	32%	16	15	27	34
Total High School	1011	1189	3372	35%	40	38	25	31
District	4145	4466	10717	41.7%	125	121		

Morning	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Elem	1507	1555	1570	1613	1576	1527	1655	1687	1724	1775
Middle	1113	1126	1089	998	1110	1136	1232	1161	1220	1359
HS	732	625	713	802	774	829	861	1066	977	1011
District	3352	3306	3372	3413	3460	3492	3748	3914	3921	4145
Afternoon	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Elem	1760	1681	1810	1738	1780	1647	1834	1853	1959	1893
Middle	1085	1192	1053	1045	1142	1237	1249	1316	1468	1384
HS	862	615	830	730	850	907	1016	1067	1087	1189
District	3707	3488	3693	3513	3772	3791	4099	4236	4514	4466



Over 1,700 students are presently in walk zones and are not provided school bus transportation. These students are not removed for statistical purposes of comparisons.

Parking

The Orange County Construction Standards adopted in January 1999 include the following standard for parking; *“In addition, acreage for on-site parking needs should also be considered. Spaces should be provided for all staff, itinerant specialists and visitors. Parking should be provided for one-third or more of the student population.”*

The tables below provide data on the current parking situation at the high school level. The data clearly shows that the number of spaces for students in CHCCS is significantly below the standards adopted in 1999. HS#3 is shown completely built out. Cedar Ridge does have an area identified for additional student parking when it is expanded. A major complaint at CHHS has been the lack of parking. As capacity expansions have taken place, the school has been unable to expand parking for the increased enrollment. The second table indicates the requirements for getting a parking space at each school. Both schools have clauses about following school policies and regulations in order to maintain their parking status. Service Learning, a requirement for graduation, is a major factor in the parking policy. The 70% passing rate is the same as the State of NC requirement to get a “driver’s eligibility certificate.”

Student Spaces

OC Contruction Standards				
	CHHS	ECHHS	HS#3	Cedar Ridge
Student Membership	1785	1594	1200	938
Standards 1/3 Population	594	531	400	312
Actual Student Spaces	370	375	300	300
Below Standard	224	156	100	12

Other Spaces

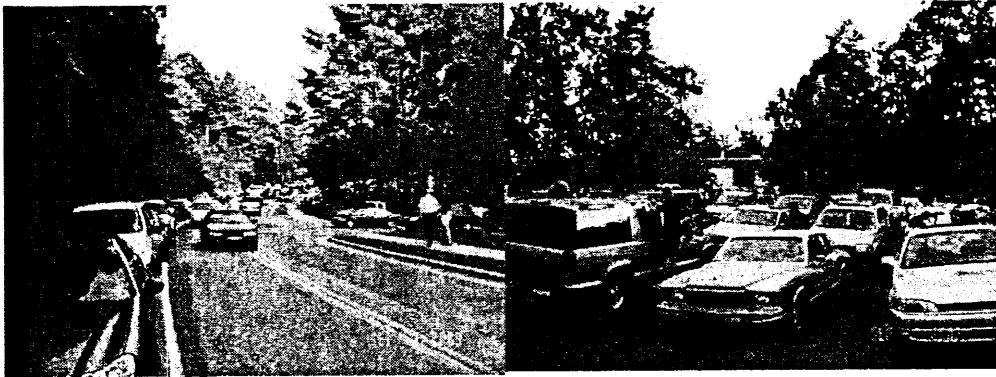
Existing and Proposed				
School	CHHS	ECHHS	HS#3	Cedar Ridge
Student Spaces	370	375	300	300
Teacher Spaces	193	173	100	152
Visitor Spaces	15	7	50	16 Bus
Total	578.00	555.00	450.00	452.00

Requirements

Existing			
	School	CHHS	ECHHS
Student Status		Jrs./Srs.	Drivers Lis.
Service Learning	Junior	30	30
	Senior	40	40
Academic		70% pass	70% pass
Violation clause		Yes	Yes
Search clause		Yes	Yes

Event Parking

Provided below are pictures of the parking situation at CHHS during the last parent event. This illustrates the point concerning a lack of event parking.



That evening there were 361 illegally parked cars.

Carpooling

Staff

In response to the number of staff members who carpool, the results indicated that fewer than 10 carpool. The main reason cited for not car pooling was the difference in the time that teachers begin and end their day due to before and after school activities. Several teachers ride bikes or walk to school.

Student

A snapshot audit of the number of cars containing more than one student was performed to determine the number of students carpooling. That data is provided below. This practice has been discouraged by State Legislation which is provided for your review below.

Effective December 1, 2002, a new law (NCGS 20-11(e)(4) was passed regarding the passengers in a motor vehicle. The law applies to limited provisional licenses (Level 2) issued on or after December 1, 2002. The law allows for passengers under 21 in two scenarios:

- The number of passengers allowed in a motor vehicle under the age of 21 is restricted to ONE when the driver of the vehicle is the holder of the Level 2.*

Or

- If all passengers under the age of 21 are members of the driver's immediate family or member of the same household as the driver there is no under 21 limit.*

If the supervising driver is in the car, this restriction does not apply.

The audit showed the following

Drivers only	156
Drivers and one passenger	99
Drivers with more than one passenger	60

Day Trips

We did poll the high school on the number of students who left during the day for doctor appointments, internships, and classes off campus or other reasons. The following is a one day example of the traffic.

- Students leaving campus for doctor appts. 60
- Students leaving to attend Hill Learning Center: 12
- Students participating in Wildcat Assistance (going to elementary schools to work with their kids): 31
- Students attending classes at UNC: 6
- Students participating in work studies: 41
- Students participating in academic internships: 25
- Students taking Auto Tech at CHHS: 31
- Students taking Allied Health at Orange County Skills Development Center: 13
- Students taking classes at Durham Tech - 4;
 - Central Carolina Community College - 1
 - Alamance Community College - 1

Total 225 Day trips

In addition to these trips, the transportation system also runs 56 midday trips per week to move special needs students throughout the district. CTE students are shuttled between the two high schools every period of the day including "early bird classes" at 7:45 in the morning.

Walkers and Bike Riders

A snapshot audit was performed to estimate the number of walkers and bike riders at CHHS and East.

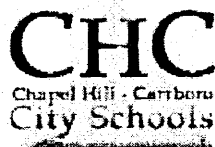
CHHS numbers were minimal. A few students walk from Homestead Village and from Camden. CHHS does not have a walk-zone, thus school bus transportation is provided to everyone.

At ECHHS, 288 students do not qualify for school bus transportation. Since students can walk to East from 4 major directions, getting an accurate count is difficult but the number of walkers is estimated at 100. There are between 5 and 15 bike riders depending on weather.

Summary

When a snapshot is taken at CHHS to determine how kids get to and from school, the results are fairly clear.

Bus	580
Student cars	580
Parent cars	625
Total	1,785



Ursula Carswell
McDougle Elementary
Teacher of the Year



Boardroom

10/16/03

Boardroom

Report of actions by the Chapel Hill-Carrboro Board of Education

Vol. XX

October 16, 2003

I. Board Reviews Preliminary Design of Third High School

The Chapel Hill-Carrboro Board of Education received a concept plan for the design of the third high school which will be located near the intersection of Ray Road and Smith Level Road. The main entrance to the school is off of Rock Haven Road. The primary entrance into the school will face the media center in the lower floor of the building with the gym and auditorium on either corner of the front of the building. The site incorporates three traffic circles; a large, lighted competition field surrounded by a track; a practice field; softball field; baseball field and six tennis courts. Main entry points are on either side of the media center. The cafeteria and commons are located directly behind the media center.

The site may contain a walking trail that would be laid out in conjunction with area neighbors.

The school is designed to accommodate 800 students with a gym and kitchen capacity of 1000 students and an auditorium that would seat 500. The school is projected to include 20 classrooms, 6 science classes, 4 exceptional education classes, 5 arts and music classes and 5 career and technology classrooms. Parking would accommodate 350 students.

An addition for a second phase would bring the capacity to 400 students by adding 13 regular classrooms, 3 science classes, 3 exceptional education classes and 3 career and technical education classes. An additional 165 parking spaces would be added in the second phase.

A committee of SGC representatives, high school staff, students, district administrators, and representatives from Orange County and Carrboro is advising the design. Another group is working on environmentally-friendly concepts for the school.

The district has already adopted a "smart building" design policy and several of the new schools,

C-2

most recently Smith Middle School, have been recognized for their environmentally conscious design features.

II. Board Discusses Options to Merger; Commissioners Hear Public Comment on Merger

The Chapel Hill-Carrboro Board of Education deferred discussion of the agenda item on "Proposed Options to Merger" due to time constraints. The agenda item will return at the next school board meeting on November 6.

In related action, approximately 800 area residents attended a public hearing later in the evening conducted by the Orange County commissioners at Chapel Hill High School. Many speakers at the public hearing advocated for equalized funding but opposed the merger of the two districts. The audience frequently applauded speakers who called for greater funding for the Orange County Schools, more time for the process, additional study of educational impact, observations that none of the commissioners were elected on pro-merger platforms and that three commissioners could make the decision to merge the districts and thereby affect thousands of students and parents.

Several students from CHHS student government addressed the commissioners and cited a student poll at the school: 1002 students opposed merger; 71 favored it.

Approximately 70 citizens signed up to speak. Some Orange County parents advocated merger, and some indicated that equalizing funding would not equalize opportunity. Other rural Orange County parents said that their children already ride the bus 45 to 60 minutes to school, a concern voiced by some Chapel Hill-Carrboro City School parents under a merged district.

The next public hearing on merger is October 23 at Cedar Ridge High School at 7:30 p.m. A third public hearing is slated for December 4 in Hillsborough.

III. Other Items

- A. The school board approved a grant request, three reports and budget amendments.

Boardroom, written by Kim Hoke, school-community relations, is emailed and posted on the website after every regular meeting of the Chapel Hill-Carrboro Board of Education during the school year. All members were present for the meeting: Valerie P. Foushee, chair, presiding, Gloria Faley, vice chair, Elizabeth Mason Carter, Nicholas M. Didow, Maryanne Rosenman, Edward A. Sechrest, Jr. and Lisa Stuckey. The board will hold its next meeting on November 6 at 7 p.m. at Chapel Hill Town Hall.

Select another issue

Chapel Hill – Carrboro City Schools

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Chapel Hill, NC 27516

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Neil Pedersen, Superintendent

Ray Reitz, Chief Technology Officer

Nettie Collins-Hart, Assistant

Superintendent for Instructional Services

Steve Scroggs, Assistant Superintendent
for Support Services

To: Neil G. Pedersen
Superintendent
From: Steve Scroggs
Assistant Superintendent for Support Services
Re: High School # 3 Site and Phasing Plan
Date: October 27, 2003

Included is an update of the high school #3 site plans. The attached design information has been completed by the architectural firm of Moseley, Wilkins and Wood. This is basically the same site plan as reviewed by the Board at the October 16, 2003 meeting. We are seeking Board approval of the site plan so submission to the Town of Carrboro can take place in December of 2003. We are also seeking Board approval of the capacity for the third high school, an 800 initial student capacity with expansion to 1,200 students.

Submission of the site plan to Carrboro begins the formal approval process. Changes to the site plan will be made as the approval process moves forward. These changes could be dictated by Carrboro or by the District as the planning process continues.

A suggested site plan is attached showing building footprint, connector roads, parking and athletic field locations. Boring results indicate that these locations are suitable. The parking shown does reflect the reduced parking from OC Construction Standards. The connector road has two traffic circles that serve as traffic calming devices as well as separating car and bus traffic. The building faces Rock Haven Road and the main entrance to the building would be from Rock Haven. Student traffic would circle to the left and parent and bus traffic would enter from the Tar Heel Road side.

The roadway has been moved forward to put space for future educational considerations, Pre-K or an education center for example, on the same side of the road as the school. This movement forward also allows the fields to be put on the same side of the road while leaving adequate buffers between the surrounding home owners and the school. Parking has been split to separate walkers, buses and car riders. This split allows for a smoother flow of traffic. Parking has also been offset so it is not the dominate theme when approaching the school from Rock Haven. The separation also provides the fire lanes required for fire trucks to be able to go around the building.

The approval of this site plan does not preclude future changes to it, but it is important to note that changes could delay the approval process.

In the area of capacity, the building is being designed to accommodate 800 students in the initial stage and 1,200 students when completed. The core facilities would be built for 1,200 students; these include the media center, the commons area and the auditorium. The cafeteria would have seating for 600 at lunch while the auditorium would seat 460. Gym seating would be for 1,200 students. Additional swing rooms and additional square footage are being considered in the design update process. In our efforts to provide for a complete high school, one that complies with Board policy 9040, and any future defined smart growth initiatives, the need for phasing or alternate bids may become necessary. While it is too early to make that determination, as we discuss core facilities, the Board should be aware of all possibilities.

Mr. Scroggs and representatives of Moseley, Wilkins and Wood will be present to answer any questions you may have.

Resolution: Be it, therefore, resolved that the Board of Education approves the capacity of High School # 3 at an initial student capacity of 800 with expansion to 1,200 students. Be it further resolved that the Board of Education approves the site plan for High School # 3 and directs the administration to begin the submission process with the Town of Carrboro.