

**LPC Meeting Minutes
November 26, 2007
Russell Cave Elementary**

Members Present: Bill Wallace, Mary Browning, Jim Duncan, Steve Kay, Kari Kirchner, Mike Wlosinski, Martha B. Moore, Bob Joice, Kathy Hillyard, Scott Winkler, Sandra Robertson-Long, John Nochta.

Visitors: Tony Thomas (Clotfelter-Samokar Architects), Scott Noel (Clotfelter-Samokar Architects) and Larry Schwering (Lucas/Schwering Architects), Betsy Rutherford (Principal – Russell Cave Elementary).

The meeting was called to order at 4:40 p.m. by Steve Kay. A quorum was present.

Debbie Boian served as secretary.

Those present introduced themselves.

Minutes were approved by consensus.

New Business: Bill Wallace reviewed the process for the review of FCPS buildings by panel of architects. Clotfelter-Samokar and Lucas/Schwering Architects served as the firms on the panel. Buildings were visually inspected, stakeholders were interviewed. There are no survey instruments, however each was measured based upon a rating scale of 1-5, one being good and 5 being very bad. All results were recorded on survey forms. Once forms were completed, Bill prepared a matrix of scores which was distributed to committee members. Also included in the survey was a cost estimate of repairs to deficient components. The surveys are complete and the final report is approximately 80% complete.

Components are broken down to reflect the priorities of the Board: health, safety and code compliance issues, structural integrity of the building, and Educational Function.

Bill opened the floor to the architects for their comments on the results. The schools that were selected were those already on the DFP. These buildings were shown to already have a lot of needs. The scores reflect that.

Architects noted that good maintenance by the district maintenance staff and excellent custodial staff in each building has helped extend building systems. Tony Thomas from Clotfelter-Samokar began with his review of elementary schools.

He cited a number of deficiencies at each school, as well as concerns by stakeholders who were interviewed as part of the process. All schools reviewed were well being well taken care of, regardless of their age and condition.

Questions: *Yates is the only elementary that has two buildings and is the only one that has nothing connecting the sections at all?* Yes, but Mary Todd has another building with a connecting corridor which is not properly insulated, but there is a place for students to be out of the elements.

Question - *In this evaluation is there any air quality testing done?* No we examine the physical characteristics of the building systems. Unless there is a complaint about the particular building we don't send equipment in to test the quality. The addition of a new system will by itself resolve many of the air quality issues.

Question – *Is Cardinal Valley the only school with radon detection because they had a problem or are we going to start putting them in every school?* They had a particular problem because they have a crawlspace.

Question: *Any observations about functional inadequacies about these buildings, such as they don't flow well, or they aren't built right?* Other than the second story administration issue at Clays Mill, we really don't make calls about space efficiency or flow. If there were comments we noted those in the report – such as the issue at Clays Mill, but our focus was more on the actual components. Once we begin to determine and study the plan prior to renovation we get into that sort of study.

Question: *The SBDM room – is that something mandated?* Yes, it is one of the KERA strands along with Youth Centers, Pre-school rooms, etc. It becomes more of a resource room to house records, etc., not strictly a room set up for meeting once a month. There is a general conference room that is for use by the school for meetings and where the SBDM can meet once a month, which is used full time. When conference rooms are designed into a school the students, faculty and staff use it, it is a well used space. The other responsibility for us is to also do a space analysis in terms of space within the facility. This determines what spaces are deficient, such as libraries, cafeterias, etc. and we do a renovation cost that tells what it would cost to bring each up to date.

Lucas Schwering surveyed all middle schools went over the results of the middle school building surveys. In addition to the building surveys he looked at site configuration to determine whether or not the site is a safe and efficient site for the school, as well as determining system deficiencies and the presence of dangerous chemicals, etc. in the building.

Mary reminded everyone that the only reason that we had these 10 schools reviewed are because they are the only ones that qualify according to KDE guidelines. These are essentially the schools that we can consider for our next facilities plan. The extra spaces (KERA strand issues) for other schools can be considered for other schools because they were not a part of the building design when other schools were renovated.

Bill emphasized that architects need to know what a building's future capacity will be in order to get accurate estimates for the cost of renovating each school. Space would be built to support the identified capacity. Spaces will be designed to be as user friendly as

possible and as flexible as possible. The committee has asked the individual school directors to give guidance as to what sort of programs and areas need to support in each building.

Mary gave an update on the KDE report. Once it became apparent we would have the funds available for the existing plan KDE asked that the District expedite the District Facilities Process rather than amending the existing plan. The group may want to consider the elementary schools on the existing plan as well as land for a new elementary out I-75 and the Clays Mill Corridor. The district has property on the south end off of Keithshire or another location can be considered. She proposed the group consider a revised the timeline so that a couple of input meetings could be scheduled and the plan can go to KDE and the State Board earlier than originally proposed.

Question: *What would be the benefits of doing so?* We can get ahead of the curve out in the area of I-75 where we see potential growth and we could also do the renovation of Clays Mill differently if it was decided to construct a new school on the Keithshire property (or its vicinity).

The group agreed to review a revised calendar and the beginning of the process of considering a specific proposal at the next meeting.

The next meeting will be January 28, no meeting in December.