

SCHOOL BOARD WORKSHOP

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

January 27, 2025

4:00 P.M.

The workshop was open to the public and electronically recorded.

The following Board members were present: Mr. Leroy McMillan, Chairman, Ms. Cathy S. Johnson, Ms. Stacey S. Hannigon, Mr. Steve Scott, 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 Chairman, Mr. Leroy McMillan, at 4:02 p.m.

2. NEW K-8 SCHOOL CONSTRUCTION UPDATE

Mr. Jack Baker, DAG / Allstate Construction, shared with the Board a summary about the Gadsden K-8 School project updates, revised projects, LBR, project schedules and the next steps:

A. **Project Update**

Design Revisions

- Floor Plans – reduced to 185,000 GSF
- Elevation

B. **Revised Project Estimate**

- Current Funding \$71,177,577
- Total additional funds needed \$39,772,790
- New Project total \$110,950,347

C. **LBR (Legislative Budget Request) Update**

- LBR Narrative Final sent by DAG on 01/03/2025
- Submission on 01/14/2025
- Revised LBR request \$38,772,790

D. **Project Schedule**

- Demolition of Pool, Buildings 08 & 16 – June 1st (if released to prepare package)
- Design Development
- Construction Documents
- Permit Documents
- Bidding & GMP Phase
- Construction Administration

E. **Next Steps**

- Prepare early release package for pool demolition and Building 08 & 16
- Request to release Design Team to advance the Design Development Phase

Mr. Baker stated that the school's size had to be reduced to meet the funding that the Legislators believed they could get funding approved. He stated that the team worked on the reduction of the square footage. He stated that there was not effect on the educational space, although the square footage is less. He stated that the team did take a big lump out of some spaces such as the cafeteria, media center and the dining hall. He stated that about 38,000 square feet were cut out and spread around the plans. Mr. McMillan asked if the square footage had been reduced

to 185,000, Mr. Baker stated that somewhere around 226,000 square feet. Mr. Baker stated that the chart presented from DOE is the requirements for the spaces. He stated that unfortunately, DOE will not fund the project if spacing is over the requirement. He stated that the site plan has been revised for the Board showing the reduction of space. He stated that the bus loop and building were rearranged to align with Cleveland Street. He stated that the suites and rooms were relocated in the plan. He stated that for example the band room moved to the middle wing, which allowed the cafeteria to put at the east wing. He stated that parking requirements are up to standard and could be reduced to cut costs. He shared with the Board and overall view of the revised floor plan showing the reduction in some areas. He stated that the Superintendent provided a class schedule which helped with reducing some of the classes. He stated that 31 classes are on the 1st floor, and 9 classes were moved to the 2nd floor. He stated that the teacher's classrooms now have 1 toilet and stand up cabinets instead of a storage and two toilets. He stated that these are some of the changes made to help reduce the cost. Officer Buckhalt stated that she wanted to ensure the safety zones were still in place for the students and staff. Mr. Baker stated that the safety areas are factored in the plan. He shared with the Board the comparison between the original plans (option 1) and the new plans (option 2).

Mr. Donald Gray and Mr. Ken Greene shared with the Board examples of the changes, and how it affects the Gadsden K-8 School project. Mr. Gray stated that this is just a possibility of the design based on what was chosen. He shared with the Board the quality of the product and ensured them that it is working in proper order. He stated that the process will change and adjustment can be made. Mr. Greene stated that the windows are up high, strong and the safety zones are in place

Mr. Scott stated that the Board is now looking at option 2, which is short sized. He wanted to know what was the difference in the cost. Mr. Baker stated that the size is smaller but the cost is efficient. He stated that things were consolidated in a unique way. He stated that the cost difference is \$30M. He stated that the school will be smaller in some parts but great in quality. Ms. Johnson wanted to ensure that the school housed the same number of students before the revisions. Mr. Baker stated that yes the student stations did not change. He stated that the differences will not be seen. He stated that the school will be a quality but cost efficient school. Mr. Key stated just to add to what was discussed about the master schedule, a time frame master schedule was done based on the number of students two years from now in preparation of building the new school. He stated that students would not miss classes or school time. Mr. McMillan stated to Mr. Baker that if the school is used for shelter in time of storms, could the district receive more money from the State. Mr. Baker stated that there are some savings, but there is not much funding that has been allotted. Mr. McMillan stated that the district is asking for help. He stated that help is needed and we need to do what we can to make it happen. He stated that he would write a letter to request additional funding. He stated that the square footage was reduced in hopes the State will provide the funding. He stated that the architects are working hard to make sure Gadsden County have a 1st class school. Mr. McMillan stated that we don't want to build a bare minimum school, we want out children and community to like our schools and come to our schools.

Ms. Erika Hagan shared with the Board the following project schedule:

- Demolition of Pool, Building 08 & 16 – June 1, 2025 (if released to prepare package).
Early release package due March 5, 2025
- Design, Development due – April 9, 2025
- 90% Construction Documents due – July 31, 2025
- Permit Documents due – September 18, 2025
- Building & GMP (Guaranteed Maximum Price) Phase – September 25, 2025 – October 24, 2025
- Construction Administration – October 27, 2025 – April 9, 2027 Substantial Completion
- Final Completion – May 11, 2027
- Moving In (Summer Training) – June 2027

Mr. Baker stated that the architects are at the stopping point until the Board give approval to move forward with Option 1 or Option 2.

Mr. McMillan stated that this is a workshop, but a Board meeting is scheduled for tomorrow at 6:00 p.m.

In response to Ms. Hannigon's concern regarding Plan B, Mr. Baker stated that he believes Mr. Stephen Winn will be able to help as the School Board Lobbyist. He stated that he has never known a school to not get funding.

3. EDUCATIONAL ITEMS BY THE SUPERINTENDENT

None.

4. SCHOOL BOARD REQUESTS AND CONCERNS

None.

5. The workshop adjourned at 6:23 p.m.