

Capital Outlay Workshop  
November 25, 2008

The School Board of Alachua County, Florida, met in a workshop duly called at 10:30 a.m. in the Boardroom, 620 East University Avenue, Gainesville, Florida. Present were: Tina Pinkoson, chairman, F. Wesley Eubank, vice-chairman, Virginia S. Childs, Eileen F. Roy and Barbara J. Sharpe, members; and W. Daniel Boyd, Jr., superintendent.

- Dr. Boyd welcomed and informed the Board that this workshop is intended to provide information about school construction needs and concurrency. Introduced Gene Boles and Ken LaPoint seated in the audience.
- Ed Gable, Facilities Executive Director, announced that the workshop was a general overview of the concurrency service areas, updates on capacity vs. enrollment, update of potential elementary school sites we have, both donated property and property that is for sale, and possible option for paying for this, which is COP's funding.

Mr. Gable presented 10 Concurrency Service Areas.

Mr. Gable presented Elementary Capacity vs. Enrollment Projections (August, 2007). This is where our current building program and five year work plan starts. It provides information from 2007, and projects 2012, and 2017. It looks at program capacity, current and projected enrollment, and percent of utilization. It shows needs at the end of 2007, in High Springs, Newberry and West Urban. We dealt with Newberry by moving 5<sup>th</sup> grade from Newberry Elementary to Oak View Middle. It also shows needs for 2012 in N. W. Gainesville and South Gainesville.

Mr. Gable presented District Capacity vs. Enrollment Actual (October, 2008).

Mrs. Childs pointed out the overcrowding at Buchholz High and Santa Fe High School. Mebane is underutilized and could be used to place 9<sup>th</sup> graders to help out Santa Fe.

Mr. Gable presented High Springs Concurrency Service Area. We have two sites for the Board to look at. Proposal to build a half size school. It would include a full core, full student services, food service and media and half the classrooms, which would include 350 – 370 students. School Site #1 is referred to as the Tillman Site, off of N. W. 174<sup>th</sup> Avenue, approximately 20 acres. School Site #2, off of 441, approximately 25 acres.

Mr. Eubank stated that we are facing financial problems in future, need to keep prices down. School Site #2 might be able to share one cafeteria with High Springs Community. We also need to be good stewards of the land.

Mrs. Childs wants to see us look at building multi-story schools vs. single-story schools. What is the acreage that we would need if we did multi-story for only the school footprint?

Mr. Gable responded school footprint would be approximately 2- 3 acres for the building and walkways. We need adequate space for parking and parent drop-off. We do not need to cut ourselves off with not having enough space.

Mrs. Sharpe asked if we were looking at building two schools in the High Springs area.

Mr. Gable responded we are only looking at only one site.

Mrs. Roy asked if we would have to build a road to 441 on School Site #2?

Mr. Gable responded that the Developer would build road to 441. Also discussed the potential of a road to the North to help connect to High Spring Community School.

Mr. Eubank wants to be environmentally sensitive to space.

Mrs. Roy asked is we could use materials that are porous for paved areas so the water does not run off but it seeps through.

Mr. Gable responded that we have not used any of that to date. We could look at it. It is very expensive. It is 1/3 to 1/2 more than concrete or asphalt. In the current project, on the East side of Kirby-Smith, we are utilizing underground stormwater retention systems to preserve community recreation and open space.

Mr. Gable presented West Urban Gainesville Concurrency Area. It includes the Oakmont Site, approximately 20 acres. Mr. Ken LaPoint is here today representing Oakmont. School Site #2 is approximately 20 acres on the West side of 154<sup>th</sup> Street and is for sale. School Site #3 is directly East of Site #2 on the East side 154<sup>th</sup> Street and is approximately 30 acres and is for sale. School Site #4 is approximately 30 acres, it has access to SR 26 and 241. We have not had any detailed negotiations with any of the owners. The asking prices are somewhere between \$1.5 and \$2.5 million.

Showed property of the Town of Tioga with the recent discussions on the Charter School.

The school for the West Urban Gainesville would be for 750 – 800 students.

Mr. Eubank responded we have problems in the High Springs and Newberry area. Suggested that the Jonesville area might be the better area to go. If the Imagine Charter is built in the Town of Tioga it will concentrate on the Town of Tioga and areas west into Gilchrist County. If we build in the Jonesville area, Imagine Charter might pull from our kids. Look at demographics. Worst thing we could do is spend \$20 million and end up like East Gainesville.

Mrs. Roy asked if we have looked at the Traffic Concurrency for SR26. Are these sites within the County Services Area?

Mr. Gable responded we will look at the Traffic Concurrency and that yes, these sites are within the County Services Area.

Mrs. Childs felt it was a no brainer for the Oakmont Site but what does it do to Archer? We have such a limited amount of money, we need to spend it in the very best way to solve the problems for that we have for education. If we look at the 3 sites in Jonesville, I am for Site #4. General location at Jonesville is a good place but need to look at Archer.

Mrs. Roy said if we are worried about Imagine Charter building in Tioga could we build a half size school in West Urban Area.

Mr. Gable responded yes.

Mr. Eubank wants to look at operational cost and busing costs with the best site.

Mr. Gable wants to point about out the grouping at Jonesville. We need to avoid another Terwilliger. We need to buffer it properly.

Mrs. Sharpe requested to get with Dr. Boyd, Terry Tougaw, and Ed Gable to be brought up to speed on the history of these issues.

Mr. Eubank suggested to Mrs. Sharpe to listen to the Concurrency Hearings.

Mr. Gable presented the Newberry Concurrency Service Area. The site is East of Newberry Elementary, off of S. W. 30<sup>th</sup> Avenue, approximately 63.5 acres. It would be dedicated to City of Newberry and a portion would be used for a school. This would be required for 2012.

Mr. Eubank questioned access to this property.

Mrs. Roy asked if this site was part of SanTrust.

Mr. Gable responded yes now referred to as Newberry Ridge.

Mrs. Roy indicated she had heard there were some problems with the concurrency.

Mr. Gable responded that there were some transportation and elementary school concurrency issues but this site would give them concurrency from a school standpoint for elementary. There are no overcrowding problems in the foreseeable future for the middle or high.

Terry Tougaw, Director, Community Planning/Zoning presented that Gene Boles is working with us with the Capacity Enhancement Agreement. Originally, Newberry Ridge thought they were getting credits for elementary, middle and high. That is not what we are saying. They are only donating an elementary site. Therefore, we would have to deal with them in terms with the middle and high credits that might be necessary. Newberry Ridge has slowed down a bit due to the economy. We will set up a meeting with the Developer and City of Newberry in the next couple of weeks. The City of Newberry is very excited about these 63.5 acres. They are looking at a Field of Dreams.

Mr. Eubanks, just a thought, consider putting a high school on that site, taking Newberry High and making it elementary space and let City use some of it. It may be time to start looking around the County at upgrading some high schools. It might encourage some movement of people, east of there, to go to Newberry.

Mrs. Sharpe suggested that in the future we might look at a full school. Elementary, middle, and high like PK Yonge, to save money.

- Keith Birkett, Assistant Superintendent for Planning, Budget, and Systems Accountability presented funding options such as COP's funding.
- Dr. Boyd thanked staff, as well as Gene Boles and Ken LaPoint for attending.
- Mrs. Pinkoson adjourned the meeting at 11:35 a.m.