

**MINUTES**  
**LINCOLN COUNTY BOARD OF COMMISSIONERS**  
**FRIDAY, FEBRUARY 8, 2008**

The Lincoln County Board of County Commissioners and the Board of Education met in a joint session on February 8, 2008, at the Board of Education Building at 353 North Generals Boulevard in Lincolnton, NC at 8:30 a.m., which was recessed from the Board of Commissioner's meeting on February 4, 2008.

**Commissioners Present:**

Thomas R. Anderson, PE, Chairman  
Marie Moore  
James A. Klein

**Board of Education Members Present:**

Mr. George Dellinger, Chairman  
Mr. Tommy Houser, Vice-Chairman  
Mrs. Joan Avery  
Mr. Carl E. Robinson, Jr.  
Mr. Fred E. Jarrett, Jr.

**Others Present:**

Amy S. Atkins, Clerk to the Board

School Administrative staff members present were Dr. David Martin, Superintendent-Secretary to the Board; Dr. Marguerita DeSander, Assistant Superintendent for Human Resources; Dr. Sherry Hoyle, Assistant Superintendent for Curriculum and Instruction; Mr. Darrell Gettys, Executive Director of Facilities; and Mrs. Belinda Branson, Special Projects Coordinator.

The Boards along with staff traveled to each of the following school sites and met with principals and staff at each school:

**February 8, 2008**

8:30	Meet at Lincoln County Schools Administration Office
9:00	Arrive at West Lincoln Middle School and begin tour
10:00	Travel to North Brook Elementary School
10:15	Arrive at North Brook Elementary School and begin tour
11:15	Lunch – North Brook Elementary School
12:15	Travel to Asbury
12:45	Arrive at Asbury and begin tour
1:15	Travel to East Lincoln Middle School
1:30	Arrive at East Lincoln Middle and begin tour
2:30	Travel to East Lincoln High School
2:45	Arrive at East Lincoln High School
3:45	Travel back to Administration Office

The following information was presented to the Boards.

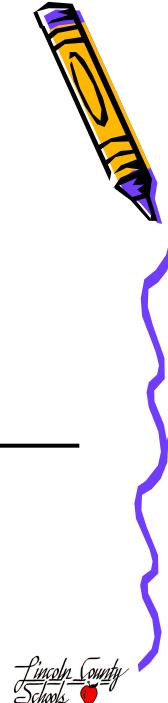
## **Lincoln County Schools 2008 School Bond Site Visitations**

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**February 8, 2008**



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# Site Visits

February 8, 2008

8:30 Meet at Lincoln County Schools Administration Office  
9:00 Arrive at West Lincoln Middle School and begin tour  
10:00 Travel to North Brook Elementary School  
10:15 Arrive at North Brook Elementary School and begin tour  
11:15 Lunch – North Brook Elementary School  
12:15 Travel to Asbury  
12:45 Arrive at Asbury and begin tour  
1:15 Travel to East Lincoln Middle School  
1:30 Arrive at East Lincoln Middle and begin tour  
2:30 Travel to East Lincoln High School  
2:45 Arrive at East Lincoln High School  
3:45 Travel back to Administration Office

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Lincoln County  
Schools

## Driving Forces for Future Facility Needs

- Lincoln County is growing. Last year, our ending enrollment number was 11,963. Our enrollment for the first month of school this year is 12,203.
- According to Lincoln County Building and Land Development there are over **9,000** permitted lots available for construction today.
- The Adequate Public Facilities Program (APFP) was created to help manage growth and supports our identified facility needs.
- The following pages justify the school system's facility needs.

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Schools

## Driving Forces for Future Facility Needs

High Schools	% Current Capacity	Mobile Classrooms	% Capacity with <b>2007</b> Pipeline	Total Planned Capacity Improvements	% Capacity with Pipeline and Improvements
East Lincoln	83%	2	98%	0	98%
Lincolnton	86%	5	89%	0	89%
North Lincoln	87%	0	97%	0	97%
West Lincoln	81%	0	88%	0	88%

Source: Lincoln County Building and Land Development  
Adequate Public Facilities Program, (APFP)  
(copy available)

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## Driving Forces for Future Facility Needs

Middle Schools	% Current Capacity	Mobile Classrooms	% Capacity with <b>2007</b> Pipeline	Total Planned Capacity Improvements	% Capacity with Pipeline and Improvements
East Lincoln	91%	0	109%	300	76%
Lincolnton	74%	0	77%	0	77%
North Lincoln	77%	0	85%	0	85%
West Lincoln	105%	7	115%	300	80%

Source: APFP

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# Driving Forces for Future Facility Needs

Elementary and Intermediate Schools	% Current Capacity	Mobile Classrooms	% Capacity with 2007 Pipeline	Total Planned Capacity Improvements	% Capacity with Pipeline and Improvements
Battle Ground* Kiser Intermediate	81%	5/5	84%	0	84%
Catawba Springs*	83%	4	104%	350	65%
Childers*	64%	0	69%	0	69%
GE Massey* Kiser Intermediate	70%	4/5	73%	0	73%
Iron Station*	92%	6	118%	412	64%
Love Memorial*	83%	0	90%	0	90%

•Enrollment does not include preschool programs  
•Source: APFP

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# Driving Forces for Future Facility Needs

Elementary and Intermediate Schools	% Current Capacity	Mobile Classrooms	% Capacity with 2007 Pipeline	Total Planned Capacity Improvements	% Capacity with Pipeline and Improvements
North Brook*	103%	8	111%	132	84%
Pumpkin Center Elementary and Intermediate	53%	0	58%	22	57%
Rock Springs	111%	3	122%	110	101%
S Ray Lowder* Kiser Intermediate	77%	3/5	80%	0	80%
St. James*	76%	0	84%	70	76%
Union*	60%	2	66%	0	66%

•Enrollment does not include preschool programs  
•Source: APFP

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# Driving Forces for Future Facility Needs

- Every five years the North Carolina Department of Public Instruction (DPI) provides analyses of student enrolments and facilities needs with the last one completed for 2004-2005.
- The following pages show 2004-2005 LCS average daily membership and DPI projections that our system will reach **13,081** students by the school year 2014-2015.
- Also shown is the DPI Facilities analysis predicting that our school system would need to expend \$60,794,268 to accommodate growth. This estimate includes \$22,765,978 for North Lincoln Middle School that is now in place. The analysis also shows a need for a new Primary school in the Catawba Springs area at an estimated cost of \$12,736,848.

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Lincoln County Schools

## 2004-05 Average Daily Membership

Name	Elem	Middle	High	Total
Western Lincoln Elementary	0	0	0	0
New Middle School	0	0	0	0
Asbury	0	24	24	48
Battleground	540	0	0	540
Catawba Springs	461	0	0	461
G. E. Massey Elem	383	0	0	383
East Lincoln High	0	0	816	816
East Lincoln Middle	0	628	0	628
Iron Station Elementary	487	0	0	487
Lincoln County School Tech.	0	0	0	0
Lincolnton High	0	0	830	830
Lincolnton Middle	0	666	0	666
Love Memorial Elem	398	0	0	398
North Brook Elem	463	0	0	463
North Lincoln High	0	0	866	866
Pumpkin Center Elem	562	0	0	562
Pumpkin Center Middle	0	619	0	619
Rock Springs Elem	528	0	0	528
S. Ray Lower Elem	341	0	0	341
St. James Elem	395	0	0	395
Union Elem	631	0	0	631
West Lincoln High	0	0	991	991
West Lincoln Middle	0	788	0	788
<b>Total</b>	<b>5,189</b>	<b>2,725</b>	<b>3,527</b>	<b>11,441</b>
<b>2014-2015 Projected</b>	<b>5,989</b>	<b>3,162</b>	<b>3,931</b>	<b>13,081</b>

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Lincoln County Schools



## Projected Enrollment

Year	Total
2005-2006	11,658
2006-2007	11,860
2007-2008	11,919
2008-2009	12,080
2009-2010	12,191
2010-2011	12,355
2011-2012	12,534
2012-2013	12,661
2013-2014	12,867
2014-2015	13,081

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## Cost Summary

School	Priority	New School	Additions	Renovations	Furn/Equip	Land	Total
Western Lincoln Elementary	5	0	0	0	0	0	\$ -
New Middle School	1	0	0	1,254,000	0	0	\$ 1,254,000
Astbury School	2	0	1,854,496	0	155,645	0	\$ 2,010,141
Battleground Elementary	4	0	0	0	0	0	\$ -
Catawba Springs Elementary	2	12,076,848	0	0	0	660,000	\$ 12,736,848
G.E. Masey Elementary	3	0	0	0	0	0	\$ -
East Lincoln High	3	0	0	1,710,000	0	0	\$ 1,710,000
East Lincoln Middle	2	0	2,549,837	1,410,750	214,004	0	\$ 4,174,591
Iron Station Elementary	2	0	1,196,017	769,500	100,380	0	\$ 2,055,897
Lincoln County School Tech	2	0	2,150,758	0	180,516	0	\$ 2,331,268
Lincolnton High	1	0	0	342,000	0	0	\$ 342,000
Lincolnton Middle	1	0	0	0	0	0	\$ -
Love Memorial Elementary	3	0	0	285,000	0	0	\$ 285,000
North Brook Elementary	2	0	1,833,171	769,500	153,856	0	\$ 2,756,528
North Lincoln High	5	0	0	0	0	0	\$ -
Pumpkin Cr Elementary	1	0	0	0	0	0	\$ -
Pumpkin Cr Middle	1	18,867,227	0	0	1,598,751	2,300,000	\$ 22,765,978
Rock Springs Elementary	4	0	0	1,083,000	0	0	\$ 1,083,000
S-Ray Lowder Elementary	3	0	0	617,025	0	0	\$ 617,025
St. James Elementary	5	0	0	0	0	0	\$ -
Union Elementary	3	0	0	1,083,000	0	0	\$ 1,083,000
West Lincoln High	3	0	0	1,710,000	0	0	\$ 1,710,000
West Lincoln Middle	2	0	2,728,051	912,000	228,961	0	\$ 3,869,012
<b>Totals</b>		<b>30,944,075</b>	<b>12,312,334</b>	<b>11,945,775</b>	<b>2,632,106</b>	<b>2,960,000</b>	<b>\$ 60,794,286</b>

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# 2008- 2012 Facility Needs

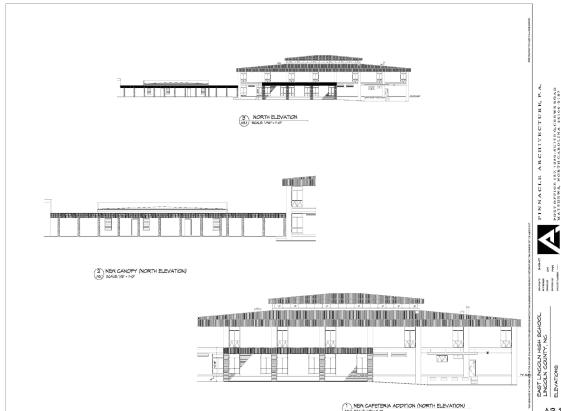
Renovations/ Expansion – East Lincoln High School (HVAC, roof replacement/ repair, carpet/ tile replacement, covered walkway, cafeteria expansion)	\$3,282,300
Renovations/ Expansion – Rock Springs Elementary School (6 classrooms, science lab, EC classroom, teacher workroom, rest rooms)	\$1,386,350
Renovations/ Expansion – North Brook Elementary School (6 classrooms, science lab, EC classroom, workroom, rest rooms, parking lot)	\$1,505,350
Renovations/ Expansion - West Lincoln Middle School (12 classrooms, science lab, EC classroom, workroom, rest rooms, parking lot, athletic facilities)	\$3,689,000
Expand/ Renovate Bus Garage (2 additional work bays, paint room, storage area, parking lot)	\$654,950
Renovations/ Expansion - East Lincoln Middle School (12 classrooms, science lab, EC classroom, workroom, rest rooms, parking lot, athletic facilities)	\$4,500,000
Pumpkin Center Primary School (multipurpose room)	\$1,080,000
Renovations/ Expansion – Iron Station Elementary School (6 classrooms, science lab, EC classroom, workroom, rest rooms, parking lot)	\$1,850,000
Expand Asbury (multipurpose room, 2 CTE classrooms, 2 EC classrooms, rest rooms, parking lot)	\$2,350,000
LCST Technology/Culinary Arts Building (total cost of building project \$1,891,500)*	\$675,000
Athletic facility improvements, ADA Handicap issues, and Title IX Compliance	\$2,250,000
System-wide Repair/ Renovations (detailed list attached)	\$4,533,100
Inflation costs for projects bid in 2008 – 2009	\$2,550,605
New South/East Elementary School (750 student capacity)	\$14,293,345
<b>Projected Total</b>	<b>\$44,600,000</b>

Approved by Lincoln County Board of Education - April 11, 2007

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## East Lincoln High



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## East Lincoln High

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HVAC Replacement/Repairs	\$ 895,000
Roof Replacement/Repairs	\$ 675,000
Carpet/Tile Replacement	\$ 70,000
Covered Walkways	\$ 200,000
Technology Upgrades/Security	\$ 70,000
Cafeteria Expansion	\$ 395,000
Repave Parking Lot	\$ 225,000
Window Replacement	\$ 195,000
Contingency	\$ 272,500
Architect, Civil, Technical Fees	\$ 284,800
<b>Projected Total</b>	<b>\$ 3,282,300</b>

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## Rock Springs Elementary

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## Rock Springs Elementary

6 classroom addition, teacher workroom, additional restroom facilities.	
Approximately 8,000 sq. ft. @ \$135 per sq. ft.	\$ 1,080,000
Furniture	\$ 35,000
Technology	\$ 50,000
Contingency	\$ 116,500
Architect, Civil, Technical Fees	\$ 104,850
<b>Projected Total</b>	<b>\$ 1,386,350</b>



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## North Brook Elementary

NORTHBROOK



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# North Brook Elementary

6 classroom addition, teacher workroom, additional restroom facilities.	
Approximately 8,000 sq. ft. @ \$135 per sq. ft.	\$ 1,080,000
Furniture	\$ 35,000
Technology	\$ 50,000
Additional Parking	\$ 100,000
Contingency	\$ 126,500
Architect, Civil, Technical Fees	\$ 113,850
<b>Projected Total</b>	<b>\$ 1,505,350</b>



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# West Lincoln Middle

## WEST LINCOLN MIDDLE



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## West Lincoln Middle

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12 classroom addition, 1 EC classroom, 1 science lab, teacher workroom, additional restroom facilities, additional parking. (Approximately 20,000 sq. ft. @ \$135 per sq. ft.)	\$ 2,700,000
Furniture	\$ 75,000
Athletic Facilities	\$ 125,000
Technology	\$ 100,000
Additional Parking	\$ 100,000
Contingency	\$ 310,000
Architect, Civil, Technical Fees	\$ 279,000
<b>Projected Total</b>	<b>\$ 3,689,000</b>



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## School Bus Garage

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Add Two Work Bays	\$ 550,000
- New Covered Wash Bay	
- Repave Parking Lot	
- New Lift / Exhaust Equipment	
Contingency	\$ 55,000
Architect, Civil, Technical Fees	\$ 49,950
<b>Projected Total</b>	<b>\$ 654,950</b>



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## East Lincoln Middle

### EAST LINCOLN MIDDLE



PINNACLE ARCHITECTURE, INC.

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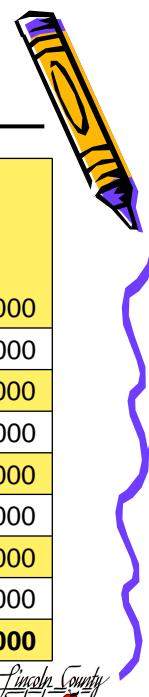


## East Lincoln Middle

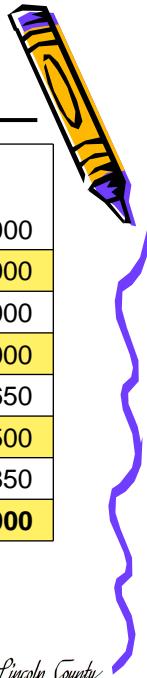
12 classroom addition, 1 EC classroom, 1 science lab, teacher workroom, additional restroom facilities, additional parking. (Approximately 20,000 sq. ft. @ \$135 per sq. ft.)	\$ 2,700,000
Furniture	\$ 75,000
Athletic Facilities	\$ 125,000
Technology	\$ 100,000
Additional Parking	\$ 200,000
Additional Site Work and Renovations	\$ 711,000
Contingency	\$ 310,000
Architect, Civil, Technical Fees	\$ 279,000
<b>Projected Total</b>	<b>\$ 4,500,000</b>

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## Iron Station Elementary



6 classroom addition, teacher workroom, additional restroom facilities. Approximately 8,000 sq. ft. @ \$135 per sq. ft.	\$ 1,080,000
Furniture	\$ 35,000
Technology	\$ 50,000
Additional Parking	\$ 200,000
Additional Renovations	\$ 234,650
Contingency	\$ 136,500
Architect, Civil, Technical Fees	\$ 113,850
<b>Projected Total</b>	<b>\$ 1,850,000</b>



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## Asbury



Multipurpose room, 2 CTE classrooms, 2 EC classrooms, restroom facilities	\$ 2,000,000
Paving	\$ 50,000
Contingency	\$ 205,000
Architect, Civil, Technical Fees	\$ 95,000
<b>Projected Total</b>	<b>\$ 2,350,000</b>



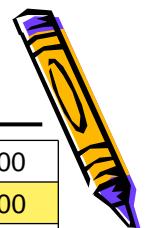
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# LCST Tech / Culinary Arts



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## LCST Tech / Culinary Arts

Land (In-Kind)	\$ 200,000
Building Construction	\$ 1,117,000
Kitchen Equipment	\$ 250,000
Site Grading and Paving	\$ 70,000
Furniture	\$ 30,000
Technology	\$ 70,000
Instructional	\$ 20,000
Contingency	\$ 24,500
Architect, Civil, Technical Fees	\$ 110,000
<b>Projected Total Cost</b>	<b>\$ 1,891,500</b>
<b>BOND INCLUDES SEED MONEY ONLY</b>	<b>\$ 675,000</b>



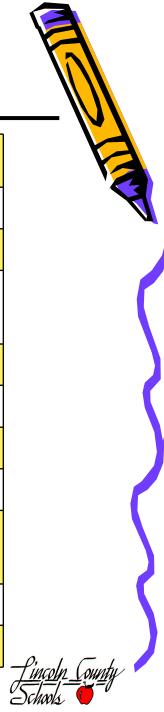
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## Athletic Facility Needs

<b>East Lincoln High</b>	
- Softball Field Lighting	\$ 80,000
- Upgrade Track	\$ 100,000
- Press Box, Concession Stands, Restrooms	\$ 200,000
- Tennis Courts	\$ 75,000
<b>Lincolnton High</b>	
- Soccer / Band Field Lighting	\$ 80,000
- Remodel Field House, Storage Building, Concessions	\$ 100,000
- Tennis Courts	\$ 75,000
- On Campus Softball Field	\$ 60,000

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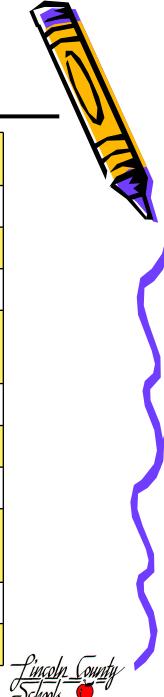


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## Athletic Facility Needs

<b>North Lincoln High</b>	
- Softball Field Lighting	\$ 80,000
- Football Practice Field	\$ 50,000
- Soccer Practice Field	\$ 50,000
- Expand Concession Stand and Press Box	\$ 120,000
<b>Lincolnton High</b>	
- Soccer / Band Field Lighting	\$ 80,000
- Remodel Field House, Storage Building, Concessions	\$ 100,000
- Tennis Courts	\$ 75,000
- On Campus Softball Field	\$ 60,000

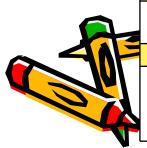
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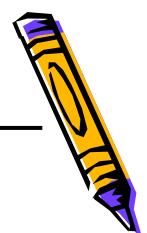
# Athletic Facility Needs



<b>High School Totals</b>	
East Lincoln	\$ 455,000
Lincolnton	\$ 315,000
North Lincoln	\$ 300,000
West Lincoln	\$ 330,000
<b>Middle Schools</b>	
\$50,000 for each East Lincoln Middle, Lincolnton Middle, North Lincoln Middle and West Lincoln Middle	\$ 200,000
<b>Total Athletic Facility Needs</b>	
<b>Total Athletic Facility Needs</b>	<b>\$ 1,600,000</b>
<b>ADA/Handicap and Title IX Issues</b>	
<b>ADA/Handicap and Title IX Issues</b>	<b>\$ 650,000</b>



# Repairs and Renovations



<b>Roof Replacement</b>	
Lincolnton High	\$ 500,000
East Lincoln Middle	\$ 14,000
Love Memorial (Old Cafeteria)	\$ 15,000
Rock Springs	\$ 14,000
<b>Sub-total</b>	
<b>Sub-total</b>	<b>\$ 543,000</b>
Contingency	\$ 54,300
<b>Estimated Total</b>	
<b>Estimated Total</b>	<b>\$ 597,300</b>



## Repairs and Renovations

<b>Intercom / Security Systems</b>	
East Lincoln Middle (Telephone)	\$ 75,000
Pumpkin Center (Telephone)	\$ 100,000
Rock Springs (Telephone)	\$ 75,000
Lincolnton High (Security)	\$ 50,000
West Lincoln High (Security)	\$ 50,000
Asbury (Telephones and Security)	\$ 80,000
<b>Sub-total</b>	<b>\$ 430,000</b>
Contingency	\$ 43,000
<b>Estimated Total</b>	<b>\$ 473,000</b>

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## Repairs and Renovations

<b>Carpet Replacement</b>	
G E Massey	
Love Memorial	
Rock Springs	
S. Ray Lowder	
Union	
East Lincoln Middle	
Kiser	
West Lincoln Middle	
East Lincoln High	
LCST	
<b>Sub-total</b>	<b>\$ 500,000</b>
Contingency	\$ 50,000
<b>Estimated Total</b>	<b>\$ 550,000</b>



## Repairs and Renovations



<b>Window Replacement</b>	
G E Massey	\$ 40,000
Love Memorial	\$ 30,000
Rock Springs	\$ 30,000
S. Ray Lowder	\$ 15,500
Union (Old Wing)	\$ 30,000
Kiser	\$ 65,000
West Lincoln High	\$ 75,000
Lincolnton High	\$ 60,000
LCST	\$ 17,500
<b>Sub-total</b>	<b>\$ 363,000</b>
Contingency	\$ 36,300
<b>Estimated Total</b>	<b>\$ 399,300</b>

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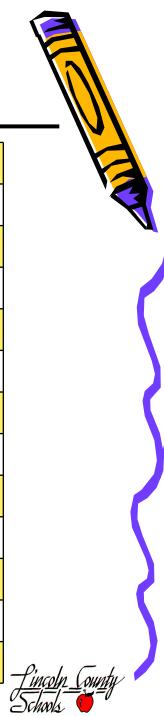
Lincoln County  
Schools

## Repairs and Renovations



<b>HVAC</b>	
Love Memorial	\$ 100,000
Rock Springs	\$ 50,000
Northbrook	\$ 60,000
Union	\$ 50,000
Kiser	\$ 225,000
West Lincoln High	\$ 275,000
East Lincoln Middle	\$ 75,000
Central Office	\$ 250,000
LCST	\$ 900,000
<b>Sub-total</b>	<b>\$ 1,985,000</b>
Contingency	\$ 198,500
<b>Estimated Total</b>	<b>\$ 2,183,500</b>

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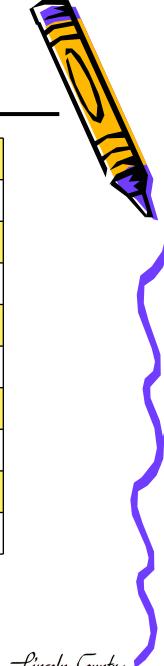
Lincoln County  
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# Repairs and Renovations

Guttering	
Battleground	
Catawba Springs	
Northbrook	
Iron Station	
Pumpkin Center Primary	
Pumpkin Center Intermediate	
<b>Sub-total</b>	<b>\$ 300,000</b>
Contingency	\$ 30,000
<b>Estimated Total</b>	<b>\$ 330,000</b>



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## SUMMARY

<b>Additions</b>	<b>\$ 27,224,045</b>
<b>Expansions</b>	<b>\$ 8,042,250</b>
<b>Renovations</b>	<b>\$ 6,783,100</b>
<b>Inflation Contingency</b>	<b>\$ 2,550,605</b>



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# BOND REFERENDUM

May 6, 2008  
\$44.6 Million

Wait until 2009 - \$48.2 million \*  
Wait until 2010 - \$52.0 million \*

\* based on 8% inflation factor



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The Board adjourned the meeting.

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Thomas R. Anderson, PE  
Chairman

ATTEST:

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Amy S. Atkins  
Clerk to the Board