

Citizens' Facilities Advisory Committee

Meeting Summary

Tuesday, February 27, 2007

NC State McKimmon Center, 5:00 PM – 7:00 PM

Highlights

1. Introduction of Facilitator
2. Division into Subcommittees
3. Subcommittee Reports

Call to Order & Opening Remarks

Billie Redmond, co-chair of the Citizens' Facilities Advisory Committee started the public hearing at 5:10 PM. She introduced Mr. Steve Schuster, an architect and founding partner at Clearscapes, a design firm in Raleigh. Mr. Schuster established the ground rules for the meeting and discussed the process with participants. CFAC members from each of the three CFAC subcommittees were available to lead discussions, hear suggestions, and answer questions concerning school construction in Wake County. At the end of the meeting, each group would report the highlights of their discussion.

Division into Subcommittees

CFAC members led discussions and received inquiries from interested participants for each of the following areas:

- Planning and Site Selection
- Program and Design
- Project Delivery

Interested stakeholders were able to participate in more than one discussion area. Participants included citizens, representatives from nonprofits, construction contractors, CFAC members, County Commissioners, and Wake County Board of Education members. Wake County and WCPSS staff also listened to the discussions.

Subcommittee Reports

Each subcommittee reported to the whole group the content of their discussions to the remaining participants.

The following bullets reflect discussion at the planning and site selection topic area.

- Availability of information on the study? The Wake County website was provided along with the specific page that CFAC info. is located (<http://www.wakegov.com/> and <http://www.wakegov.com/cfac/default.htm>)
- "Targeted" schools sites. Are site locations known well in advance of purchase? Does the school system pursue advance purchase of these sites (land banking)?

CFAC Meeting Summary

2/27/07

DRAFT

- Typical school site sizes. Information from the recent report was provided regarding planned site sizes – Elementary School sites at 19 acres, Middle School sites at 31 acres and High School sites at 65 acres.
- Establish a “wetlands bank” for purposes of advancing projects faster.
- Further use of municipal partnerships in building schools
- Shared sites or campuses. The Leesville Road campus was described as “making a lot of sense.”
- Growth in SE Raleigh and Garner and whether the appropriate number of schools are planned in the future.
- Renovate versus rebuilt trigger for school renovations
- “Why we are always playing catch up?” - - Think outside of the box” with planning decisions.
- There are costs if we keep doing things the same way.
- Balancing renovations with capacity requirements
- Year round schools and the effect on site selection and size
- New elementary and middle schools and whether they are being designed as year round schools
- Conversion of Year-Round school to back to traditional calendar?
- Site identification. How are sites found, who does the searching, etc. It was described that sites are identified primarily 3 ways:
 - In house
 - Developers
 - Consultants to WCPSS that search for site (3 teams have been established)
- Developers to provide land for schools – WCPSS doesn’t currently have the authority to require such and the local governments have chosen to not require developers to provide land
- Can Fairfax data be used to predict the “leveling off” of the growth rate?
- Schools are an integral part of the infrastructure within the County and have a direct impact on the draw of people to Wake County.

The following bullets reflect discussion at the project delivery area:

- Square foot per student - - example of charter schools using less square footage per student and achieving excellent academic results
- Choice of building materials
 - American Craftsman: ACI Superwall
 - Stud/Concrete/Insulation Exterior Wall Panel
 - 25 percent weight of precise panel
 - No cavity
 - Applied finish
 - Reduced labor
- Use of Alternative Structural Products
 - Example: Should WCPSS use alternative structural products such as monolithic dome schools or other nontraditional building products?

The following bullets reflect discussion at the program and design area:

- Year Round Schools
- Optimum Student Population - - is there an optimum student population for a school? Does the capacities of WCPSS schools reflect an optimum student population?
- What is the effect of code restrictions on the design of schools? For instance, K-2 spaces are required on the first floor, which limits the design of media centers, cafeterias, and other common spaces where these students may attend.
- What is the role of adaptive reuse? How does programming and design of schools change in schools where adaptive reuse occurs?
- Is it possible to have remote surveillance of children? Could parents see what is happening at their child's school remotely?
- What role do one-on-one spaces and other disability spaces play when programming schools? Is there enough of these spaces?

Conclusion

Ms. Redmond thanked those in attendance for their participation and reminded them that their comments would be taken into consideration as the CFAC plans its work in the coming months.

The public meeting concluded at 7:00 PM.