

**Camden County Board of Commissioners
Camden County Board of Education
Joint Meeting
December 5, 2022 – 12:30 PM
Camden County Public Library**

Reconvene Board of Commissioners

A joint meeting of the Camden County Board of Commissioners and Camden County Board of Education was held in the Community Room of the Camden Public Library at 12:30 PM on December 5, 2022. The primary purpose of the meeting was to discuss the site and construction of the new high school. The Boards were reconvened from an earlier meeting by Board of Commissioners Chair Tiffney White and Board of Education Chair Jason Banks.

Board Members Present

Board of Commissioners: Chair Tiffney White, Vice Chair Ross Munro, Commissioners Randy Krainiak, Sissy Aydlett and Troy Leary.

Camden County Board of Education: Chair Jason Banks, Vice Chair Chris Purcell, Board Members Kevin Heath, Christian Overton and Magen O’Neal.

Others Present

Camden County – County Manager Erin Burke, County Attorney John Morrison, Clerk to the Board Karen Davis.

Camden County Schools – School Superintendent Dr. Joe Ferrell, Attorneys John Leidy and Johny Hallow, Administrative Assistant Anita Cuthrell.

High School Facilities Discussion

School Superintendent Dr. Joe Ferrell included the following concerning possible add backs to the construction plans for the new high school facility that were discussed at the November 22, 2022 work session of the Board of Education:

- Review of Building Design Options
 - Additional Classrooms
 - 10,500 square feet
 - Extension of classroom pod
 - 6 additional classrooms
 - 1 additional science lab
 - Shift of CTE wing square feet
 - Increase 154 students
 - CTE Revision
 - Adjustment of labs & classroom layout
 - Program remains the same
 - 6,100 square footage increase to meet DPI recommendations
 - Additional Early College Classrooms
 - 2,250 square feet
 - 2 additional classrooms
 - Increase 44 students
 - Auditorium
 - 240 seats 0 5,660 square feet
 - Auditorium
 - 400 seats – 7,100 square feet
 - Auxiliary Gymnasium
 - 6,500 square feet
 - Adjacent to athletics
 - Accessible from exterior for games & events

- Other Athletic Options
 - Field House (2,600 square feet)
 - Synthetic Turf Football Field
 - Track Surface Upgrade
- Next Steps as recommended by M.B. Kahn and Moseley Architects
 - Confirm additional property and complete due diligence.
 - Confirm the total project budget, including the addition \$10M in grant funds.
 - Confirm the final scope and release the team to proceed with Construction Documents development.
- Option Budgets
 - Classroom Addition
 - 10,500 square foot addition - \$5.4M
 - CTE Revision
 - 6,100 square foot addition - \$3.3M
 - Early College Addition
 - 2,250 square foot addition - \$1.4M
 - Auditorium
 - 240-seat (5,660 square feet) - \$5.0M
 - 400-seat (7,100 square feet) - \$5.9M
 - Auxiliary Gymnasium
 - 6,500 square foot addition - \$3.7M
 - With Dining Space / Stage Combo (total of 9600 square feet) - \$7.3M
 - Field House
 - 2,600 square foot addition - \$1.5M
 - Synthetic Turf Football Field
 - \$1.3M (Allowance)
 - Improved Track Surface
 - \$750,000 (Allowance)
 - Additional Site Development
 - \$1.5M

County Manager Erin Burke presented the following in regard to the budget for the new high school facility:



Funding Time Line



NC DPI Average School Cost Report

2020 Two high schools constructed
Average Cost Per Square Foot = \$233.50

2021 No new high school construction.

Cost for construction of Elementary/Middle Schools increased from \$215.43 per square foot to \$285.79 per square foot, a 32% increase.

Of note the Construction Financial Management Association calculated nonresidential construction increased 19.6% year over year in 2021, therefore the 32% used in this calculation may be higher than actual increases.

Apply this increase to the cost of construction for high schools, and that cost would have been approximately \$308.22 per square foot.

NC DPI Average School Cost Report

2022 No published data from DPI is available for 2022.

Using a 9% inflation figure, as that is a widely accepted rate of year over year inflation from 2021 to 2022 and using numbers from previous construction reporting in 2020 & 2021 projected cost per square foot for high school construction would be \$335.95.

Using a 19% cost increase year over year, the cost per square is \$366.78.

Similar Project

Alamance County

- 221,000 square feet
- 1,250 student capacity
- 1,500 core capacity

Completed project will include:

- Land acquisition
- Utilities to site
- School building construction of approximately 240,000 SF
- Athletic fields and associated buildings for concessions, ticketing, restrooms
- Parking and drives
- Stormwater measures (retention ponds, etc.)
- Survey
- Soil borings

Project Costs Include:

- Professional Fees
- Survey
- Soil borings
- Construction testing & inspections
- Furniture, Furnishings & Equipment Allowance
- Technology Allowance


Project Budget \$67,012,616 or \$303.22 per square foot

Source: <https://alamancecapitalprojects.com/new-high-school/>

Projected Costs Before Add Backs

According to the May Project Numbers:

- Main Building: 120,231 sq. ft.
- Athletic Building: 2,491 sq. ft.
- Projected Budget :
\$73,000,000.00 or
\$594.84 per square foot



Previous Project Budget

New Camden County High School	
05.13.2022	
	Revised Budget
Building Construction	\$ 43,743,381
Site Development	\$ 5,212,086
Athletics Allowance	\$ 6,450,031
Subtotal Construction Costs	\$ 55,405,498
Design Fees	\$ 3,700,000
Other Costs	\$ 750,000
Furnishings Allowance	\$ 1,200,000
Technology Allowance	\$ 1,200,000
Owner Contingency	\$ 10,744,502
Estimated Project Cost	\$ 73,000,000

5%=\$3,112,775
10%=\$6,225,550

MOSELEY architects M. B. Kahn Construction Co., Inc.

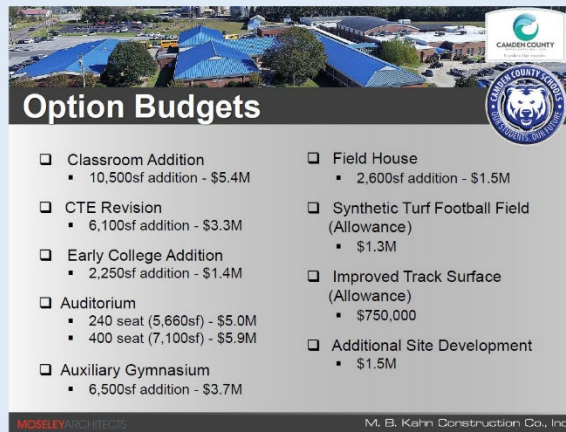
Cost Discrepancies

DPI Projected Cost Per Square Foot : \$366.78 at 19% cost increase year over year
 Alamance County Project Cost Per Square Foot: \$303.22
 Camden County Project Cost Per Square Foot: \$594.84

Using a 19% cost increase year over year, the cost per square foot should be coming out to \$366.78. That is a difference of \$228.06 per square foot.

At that number the cost of the school, before “add backs” should be closer to \$45,012,196.06.

Add Backs Projected Costs



Option Budgets

- Classroom Addition
 - 10,500sf addition - \$5.4M
- CTE Revision
 - 6,100sf addition - \$3.3M
- Early College Addition
 - 2,250sf addition - \$1.4M
- Auditorium
 - 240 seat (5,660sf) - \$5.0M
 - 400 seat (7,100sf) - \$5.9M
- Auxiliary Gymnasium
 - 6,500sf addition - \$3.7M
- Field House
 - 2,600sf addition - \$1.5M
- Synthetic Turf Football Field (Allowance)
 - \$1.3M
- Improved Track Surface (Allowance)
 - \$750,000
- Additional Site Development
 - \$1.5M

MOSELEYARCHITECTS M. B. Kahn Construction Co., Inc.

Next Step

Set a budget based on current realities and factual projections.

Keeping in mind the cost associated with the high school will be carried by the tax payers and that it does not take into account future facility needs at the other school campuses.

Next Step

Presuming another 19% increase in the cost of construction between now and start of construction, although it appears the market has and will continue to cool significantly, the cost per square foot would be **\$436.37**. This would bring 122,722 square foot structure in around **\$53,564,250.44**

Using the same cost assumption the additional costs for some of the instructional Add Backs are as Follows:

Classroom Addition: **\$4,582,916.10**

CTE Revision: **\$2,661,857.00**

Early College: **\$981,832.50**

Total Projected Cost for the current structure and the instructional based Add Backs: \$61,790,856.00

After a brief discussion Board of Education member Christian Overton made a motion to formally request M.B. Kahn to provide a detailed itemized budget for the construction of the new high school to be presented to the Board of Education or its officers by December 20, 2023. The motion was seconded by Kevin Heath.

Commissioner Ross Munro requested that “per square foot” be included in the request.

The motion passed with five Board of Education members voting aye, no member voting no and no members absent.

Board of Education member Kevin Heath requested that M.B. Kahn also look at the new school in Alamance County and offer insight on the comparison. Commissioner Munro requested that the information be provided to both the Board of Education and Board of Commissioners.

Working Group Discussion

Brief discussion took place on forming a ‘working group’ of representatives from each board to discuss not only the new high school, but future facility needs, budget needs, etc. Attorney Leidy stated that it not be a formally appointed committee but rather an informal opportunity for key personnel to follow up with the construction manager, for example. County Manager Burke requested that the two Board chairs discuss and advise the way forward.

Strategic Facility Planning / Future Facility Needs

Dr. Ferrell stated that while no final decisions have been made, preliminary discussion is taking place in regard to the possibility of the relocation of some of the grade levels to different buildings. The emphasis is on getting young students out of mobile units. Dr. Ferrell recommended applying for grant funds as soon as the County is eligible.

There was brief discussion in regard to looking at FEMA disaster relief facility possibilities.

There being no further matters for discussion, Chair White adjourned the Board of Commissioners.

Chris Purcell made a motion to adjourn the Board of Education. The motion was seconded by Kevin Heath. The vote pass unanimously with all members voting aye and no member voting no. Chair Banks adjourned the Board of Education.

The meeting adjourned at 2:14 PM.

Tiffney White, Chair
Camden County Board of Commissioners

Karen M. Davis
Clerk to the Board of Commissioners