

### **Summer - November 2018**

In summer of 2018, the district administrative team at the time engaged in a comprehensive review of the needs of P-12 students as related to district facilities. The result, finalized in November of 2018, was the Future Facilities Use Report, the purpose of which was to provide “a clear vision for the potential construction, renovation, and maintenance of every educational facility in the district.”

The report specifically addressed the West Broad Campus, recommending the demolition of two buildings at the campus, rebuilding the two-story building to house 10 classrooms, as well as a school-based health clinic, parent information center, community meeting rooms, and historic recognition of education in ACC.

Additional recommendations were included regarding other sites as well.

Section B in the Comprehensive Summary of the Future Facilities Use goes into further detail about the three existing structures on the West Broad Campus. In 2018, it was determined that “although [the buildings] may look in fair condition and not appear to have major issues, today’s building codes require designs that are much more in-depth than the 1950s...Only the Minor Street building is recommended for saving due to the historic significant and wood structure would be cost effective for restoration. The Campbell Lane and West Broad building are recommended to be demolished so the space can be used for new structures and/or site improvements. The amount of work, required by code, to bring those two facilities up to CCSD’s needs are cost prohibitive.”

### **September 2019**

Then, at the September 2019 Board Meeting, the previous superintendent brought forth the recommendation that the Board approve a project to include the renovation of the Minor St building, include new construction for Head Start, Early Head Start and Pre-K.

The specific language of that recommendation is as follows: ***“It is the recommendation of the Office of the Superintendent that the Board approves a project that would include the renovation of Minor St. building, new construction of approximately 25,000 sq. ft. that would include Head Start, Early Head Start, Pre-K with the opportunity for a community partnership with the Athens Land Trust. The Board would select two members to be on the committee of the project.”***

**\*This motion passed**, with yes votes of L. Davis, Dkyckman, Worthy, and Gantt and no votes of G. Davis and J. Knox. Absent was Yager, Mattox recused herself and was counted as not present.

[Attached to this vote was an Executive Summary, which specifically noted the demolition of two buildings, as well as the estimated cost.](#)

## **July 2020**

The board approved the submission of the CCSD Early Head Start Expansion Grant Application package.

## **September 2020**

CCSD submitted to the Department of Health and Human Services Administration for Children and Family an “Early Head Start Expansion and Early Head Start-Child Care Partnership Grants”

On page 11 of that application, one of the stipulations is that “Grantees are expected to be fully enrolled no later than 12 months after receiving the grant award.”

## **December 2020**

CCSD negotiated with the Office of Head Start, indicating that CCSD projected that we would receive the grant award in March 2021, and children would transition into the West Broad - Early Learning Center no later than March 2022.

## **March 11, 2021**

CCSD was awarded the grant and the Board took action to accept the grant. The program began in August, but CCSD was given 12 months from March 2022 to serve students on the West Broad Campus. Served students in the Home Based program beginning in August.

## **September 9, 2021**

To move forward with the renovation of the site to meet the grant requirements, two action items came before the Board last September. Both were intended to move forward with developing the West Broad Campus based on the previous vote in 2019 into the Early Learning Center.

- ***First, the Action to approve the Construction Management at Risk Contract was approved, 5-4.***
- ***Second, the Action to Approve the Abatement and Demolition Contract for Early Learning Center failed, 4-5.***

## Summary

In speaking with our Attorney, in 2019 the board approved the superintendent’s recommendation to move forward with demolishing two buildings, renovating Minor, and using the site as an Early Learning Center. This vote made clear the intentions of the Board to the public about the desired use. However, there was no action to approve any contract associated with this vote.

The two votes that took place in 2021 did two things.

**One**, by approving the CM at Risk contract, we have obligated ourselves to the work done thus far by the contractor, plus some additional percent of what would have been the total

construction cost. I do not know those costs today, but according to our attorney, we are currently in a CM at-risk contract with a contractor to do the work at West Broad based on the designs. These designs demolish two buildings and restore the Minor Street building.

**Second**, the failure to approve the recommendation to conduct abatement and demolition on the site made it impossible to proceed to open the Early Learning Center at West Broad.

This brings us to today May 19, 2022, just under four years since the work began in summer 2018 to identify a future use. We have a contract with a CM At-Risk to do the work but have no approval to move forward with what was previously recommended in regard to the demolition for West Broad. Today, our goal is to gain an understanding on your values so I can go forth with making a recommendation on this site.