

JOINT BOARD OF EDUCATION

AGENDA

Date of Meeting: October 22, 2024

Time: 5:30 PM

Location: Professional Development Center at the Kathryn W. Leonard
Administrative Office

- I. **Call to Order**
- II. **Roll Call**
- III. **Invocation**
- IV. **Pledge of Allegiance**
- V. **Public Comment Period** (20 Minutes)
- VI. **Approval of Minutes of the August 29, 2023 Joint Board Meeting**
- VII. **Approval of Minutes of the August 8, 2024 Joint Board Meeting**
- VIII. **Review of Final Recommendations from Woolpert** (10 minutes) Steve Starnes
- IX. **Status Update of Dissolving Greene Technology Center Partnership** (10 minutes) Steve Starnes
- X. **Presentation of Amended Proposal for Master Facilities Plan** (20 Minutes) Steve Starnes
- XI. **Schedule and Budget for Amended Proposal from Woolpert** (10 minutes) Steve Starnes
- XII. **Discussion and Questions** (10 minutes) Steve Starnes
- XIII. **Future Action(s)** (10 minutes) Steve Starnes
- XIV. **Adjournment**

**OFFICIAL MINUTES OF THE
SPECIAL CALLED JOINT GREENEVILLE CITY BOARD OF EDUCATION AND
GREENEVILLE CITY COUNCIL MEETING**

Tuesday, August 29, 2023

The Greeneville City Board of Education met in Special Session with the Greeneville City Council on Tuesday, August 29, 2023, in the Professional Development Center at the Kathryn W. Leonard Administrative Office, 129 W Depot St, Greeneville, TN 37743.

BUSINESS TRANSACTED

I. Call to Order

Greeneville City Schools Chair Cindy Luttrell presided for the Greeneville City Board of Education.

II. Roll Call

Members in attendance were Greeneville City Schools Cindy Luttrell (Chair), Dr. Craig Shepherd (Vice-Chair), Josh Quillen (Treasurer), Crystal Hirschy (Board Member) and Pam Botta (Board Member). Greeneville City Council Members in attendance were Cal Doty (Mayor), Scott Bullington (Alderman), Kristin Girton (Alderman), Ginny Kidwell (Alderman), and Tim Teague (Alderman). Others in attendance included Steve Starnes, Director of Schools; Todd Smith, City Administrator; several administrative personnel; and media representatives.

III. Invocation

Mayor Cal Doty led the invocation.

IV. Pledge to the Flag

Cindy Luttrell (Chair) led the pledge of allegiance to the American flag.

V. Public Comment Period

There were no requests to speak on any agenda item for the Aug. 29, 2023, Board Meeting.

VI. Approval of Minutes of the May 10, 2023, Joint Board Meeting

On a motion from Botta (Board Member) and a second from Quillen (Treasurer) the minutes of the May 10, 2023, Joint BOE City Council meeting was unanimously approved by the Greeneville City Schools Board of Education.

VII. Presentation of Recommendation from Facilities Planning Sub-Committee

Starnes (Director of Schools) and Smith (City Administrator) provided background and results from the subcommittees' evaluation of the RFQ proposals. Highlights include:

Background and Process:

- Subcommittee formed in response to May requests from BOE and City Council.
- Subcommittee members from Greeneville City Schools were Starnes (Director of Schools), Quillen (Treasurer), and Beverly Miller (Asst. Superintendent). Subcommittee members from the City Council were Doty (Mayor), Dr. Vicki Kirk, and Smith (City Administrator).
- Released RFP (Request for Proposals).
- Received and evaluated proposals.
- Explained the rubric used for proposal evaluation.

Rubric Evaluation Criteria:

- Grasp of problems involved, soundness of approach, and the quality of the overall qualifications.
- Specialized experience, technical competence, background, and previous experience of staff.
- Past record of performance with respect to the quality of work, approach, stakeholder engagement, work product and the ability to meet time schedules.
- Experience and proven performance with similar projects.
- Key team members' qualifications and experience.
- Understanding of project intent.
- Completeness of RFQ response.
- Timing and schedule considerations.

Cooperative Strategies Selection:

- Chosen consultant: Cooperative Strategies (Woolpert).
- Based on a thorough evaluation.
- Most qualified group of the three proposals.
- Emphasized experience, client base, public engagement.
- The difference between the initial quote and final proposal is that the quote lacked a community engagement component, and the proposal includes community engagement.

- Kingsport City Schools, Sullivan County, and 2000+ school districts served. Kingsport City Schools had a positive experience with Cooperative Strategies.
- Importance of involvement from the beginning.
- Building support and investment from the ground floor.

Recommendation of the Sub-Committee:

- Woolpert - Option 1C + Student Potential Analysis + Facilities Planning = \$148,500

VIII. Consideration of Entering into a Contract with Cooperative Strategies (Woolpert) to Provide Facilities Planning Services

On a motion from Shepherd (Vice-Chair) and a second from Hirschy (Board Member) it was recommended to enter into contract with Cooperative Strategies (Woolpert) to Provide Facilities Planning Services at a total cost of \$148,500. The cost of the contract is to be funded by the Town of Greeneville.

IX. Provide Update on Status of Purchase of Jeff Woods Memorial Property

Smith (City Administrator) provided an update on the purchase of the Jeff Woods Memorial Property. A letter of intent was sent to SMN Investments expressing interest in purchasing the property for \$1.81 million. SMN Investments responded, indicating a preference for closing the deal by November 1 of this year, which is earlier than the originally suggested closing date of January 1, 2024. This raises concerns about having sufficient time for due diligence before the earlier closing date. Despite this, SMN Investments has shared geotechnical study data, which could reduce the risk associated with early due diligence. Questions arose about countering the offer and conducting

thorough due diligence, including potentially hiring an engineer to assess the data. It was suggested to utilize the engineer the Town of Greenville uses to evaluate the property. Financing plans involve issuing debt over 10 years (Lora Young, City Finance Director, verified that the Comptroller's report on debt is now 10 years as of July) and the debt service is included in the Town's budget.

X. **Closing Thoughts**

In closing thoughts, Luttrell (Chair) expressed excitement about the current stage and sees it as a significant step to engage the community for greater support in future endeavors. She emphasized the importance of planning not just for present students but also for future generations. Luttrell stated that she appreciates the hard work and dedication of everyone involved in the committee and behind the scenes.

Doty (Mayor) reflected on the historical journey of Greenville City Schools and acknowledged the responsibility to maintain their legacy. He also acknowledged the challenges ahead and believes the group can help navigate them. Doty also expressed gratitude to Girton (Alderman) for her service and dedication to the town.

XI. **Adjournment**

The meeting was adjourned unanimously on a motion from Shepherd (Vice-Chair) and a second from Hirschy (Board Member) at approximately 6:07 p.m.

Respectfully submitted,

Cindy Luttrell, Chair

Steve Starnes, Director of Schools

**OFFICIAL MINUTES OF THE
SPECIAL CALLED JOINT MEETING**

GREENEVILLE CITY BOARD OF EDUCATION

Thursday, August 8, 2024

The Greeneville City Board of Education met in a Special session on Thursday, August 8, 2024, at the Professional Development Center at the Kathryn W. Leonard Administrative Office, 129 W Depot St, Greeneville, TN 37743.

BUSINESS TRANSACTED

I. Call to Order

Greeneville City Schools Chair Cindy Luttrell presided for the Greeneville City Board of Education.

II. Roll Call

Members in attendance were Greeneville City Schools Cindy Luttrell (Chair), Dr. Craig Shepherd (Vice-Chair), Quillen (Treasurer), and Crystal Hirschy (Board Member).

Greeneville City Council Members in attendance were Cal Doty (Mayor), Scott Bullington (Alderman), Tim Ward (Alderman), and Ginny Kidwell (Alderman). Absent: Pam Botta (Board Member) and Tim Teague (Alderman). Other attendees included Steve Starnes, Director of Schools; Todd Smith, City Administrator; several administrative personnel; and media representatives.

III. Invocation

Mayor Cal Doty led the invocation.

IV. Pledge to the Flag

Cindy Luttrell (Chair) led the pledge of allegiance to the American flag.

V. Public Comment Period

There were no requests to speak on any agenda item for the Aug.8, 2024, Board Meeting.

VI. Recognition of Steering Committee

Steve Starnes, Director of Greeneville City Schools, recognized the steering committee for its dedication, time, and efforts during the Woolpert study.

VII. Presentation of Final Report from Woolpert

During the board meeting, Kerriane Wolf, a planner from Woolpert, presented a 56-page executive summary detailing the process that began in October 2023. The summary included data on school enrollment, housing in Greeneville, and information on the town's six school buildings. Wolf highlighted the need for improvements to address the aging school facilities and to resolve educational deficiencies, such as outdated open floor plans. Woolpert had previously presented four options with costs ranging from \$40 million to \$120 million. Community feedback showed a preference for an \$80 million plan that includes building a new middle school on a recently purchased 53-acre property. Taking into account community support for bond amounts and potential property tax adjustments, Wolf proposed a phased \$60 million plan, which includes:

- Redistricting to balance enrollment across all elementary schools.
- Renovating Hal Henard and Tusculum View elementary schools, as well as Greeneville Middle School.
- Adding classrooms at EastView, Hal Henard, and Tusculum View elementary schools.

- Closing Highland Elementary after the completion of renovations and additions at other schools.
- Conducting general maintenance at Greeneville High School.
- Collaborating with the city to determine the best use of the new 53-acre property.

The proposed timeline includes implementing redistricting in the next school year, securing a bond in August 2026, designing elementary and middle schools from spring 2027 to fall 2028, and beginning construction in spring/summer 2029.

Wolf noted that nearly all attendees of the April community meeting, along with nearly 300 others who did not attend, participated in an online survey. Most respondents were parents of schoolchildren. There was opposition to closing Highland. The recommended plan does not call for demolishing the Highland building but rather finding a new use within the town or school system. Along with the 56-page executive summary, Wolf provided a 300-page report to Starnes and Smith.

VIII. Discussion and Questions

Greeneville Mayor Cal Doty raised concerns about the town's ability to increase property taxes to support the \$60 million bond, noting that taxes had already been raised by 13 cents last year. He estimated that an additional increase of 75 cents to one dollar might be required. However, school board member Craig Shepherd was more optimistic, urging the boards to continue moving forward and keep momentum, highlighting that GCS had invested substantial funds for Woolpert to conduct the study and provide recommendations. School board member Crystal Hirschy proposed starting the plan by addressing a specific issue, such as adding walls to the open floor plans, before tackling other items.

IX. Future Action(s)

Starnes suggested pausing to allow time for the Greeneville City Council and Greeneville City Board of Education to thoroughly review Woolpert's report before reconvening to vote on whether to accept the recommendation as presented or make adjustments. Mayor Cal Doty recommended that Starnes and Smith coordinate to find a mutually convenient time and schedule another meeting in September.

X. Adjournment

The meeting was adjourned at approximately 6:27 p.m.

Respectfully submitted,

Cindy Luttrell, Chair

Recommendations & Facility Actions: Pursue \$60m Bond in Phases

Balance
Enrollment

ALL elementary
schools

Renovations

Hal Henard ES
Tusculum View
ES
Greeneville MS

Classroom
Additions

Eastview ES
Hal Henard ES
Tusculum View
ES

Close after
renovations &
additions at
elementary
schools

Highland ES

General
Maintenance

Greenville HS

Work with City
to determine
best/highest
use

New Site

Recommendations & Facility Actions: Potential Timeline

New Elementary
School Boundaries:
Redistricting
Process &
Implementation

Process:
Winter/
Spring 2025
Implement:
Fall 2025

Preliminary Project
Management:
1. Determine Scope(s)
to Budget of
Renovations &
Additions
2. Draft Educational
Specifications
3. Condition
Assessment & Life
Cycle Systems
Assessment on High
School
4. Determine the next
use of Highland
Elementary School

Fall 2024 to
Spring 2025

Bond Campaign:
Information
Sessions & Surveys

Summer 2025
to Summer
2026

Bond Election

August 2026

Finalize
Educational
Specifications

Fall 2026

Elementary &
Middle School
Designs

Spring 2027
to Fall 2028

Begin School
Construction:
Elementary &
Middle School
Renovations &
Additions

Spring/
Summer 2029

Broker's Opinion of Value

993 Hal Henard Road, Greeneville, TN 37743

Prepared for Roger Woolsey, Greene County Attorney



FURROW AUCTION CO.

Dear Roger:

In accordance with your request, I have assembled pertinent market data for the purpose of providing a Brokers Opinion of Value (BOV) on the above referenced property. This Brokers Opinion will provide opinions on four parcels as indicated in survey provided by Greene County. Please note that this should not be construed as an appraisal, but merely states a Brokers Opinion of Value. The Broker has conducted a physical inspection of the property(s). This letter does not present discussions of the data or reasoning that were used to develop the BOV. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The Broker is not responsible for unauthorized use of this report.

Chuck Fisher

Furrow Auction Company



FURROW AUCTION CO.

PURPOSE OF REPORT

Provide to the client a “Broker’s” Opinion of Value which establishes a “Probable Sales Price” for the subject property(s) identified herein.

INTENDED USE OF REPORT

To assist the client in establishing the most “Probable Sales Price” of the subject properties identified herein.

DEFINITION OF BROKER’S OPINION OF VALUE

A Brokers Opinion of Value establishes a “Probable Sales Price” for an identified property based on a diligent analysis of the subject property, the subject’s competitive market, and recent sales activity.

PROPERTY RIGHTS APPRAISED

Fee Simple Interest

DATE OF REPORT

6/25/2024

DATE OF INSPECTION

6/20/2024

OWNERSHIP HISTORY

The current owner of the subject property is Town of Greeneville/Greene County Board of Education. No pertinent transfers of the subject property have occurred in the last three years.

2024 REAL PROPERTY TAXES

Subject parcel enjoys Tax Exempt status and has not been subject to City of Greeneville or Greene County taxes.



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SITE DATA

A recently completed survey by Appalachian Surveying Consultants (Drawing Number 23-1440, May 24, 2023) was provided for the subject property. This survey sub-divides the property into 4 separate lots. The subject (as a whole) is recognized as Parcel/Tax ID 097 073.01 in the Greene County, TN Property Assessor's Office, and per the provided survey, contains 70.516 acres in total. For purposes of this report, this Broker Opinion of Value pertains only to Lots 1, 2 & 3 as indicated on the survey. Additionally, there is a single family home located on the west side of Lot 4 that client has requested be included in this opinion of value along with a recommendation on how further sub-divide this property off of Lot 4. For purposes of this Broker Opinion of Value, this will here forth be referred to as Lot 5.

- Lot 1 contains 7.353 acres and is improved with a an approx. 77,000 sf building currently being utilized as a vocational school. This lot has 800.95' frontage on Hal Henard Rd.
- Lot 2 contains 5.699 acres and is improved with an approx. 30,000 sf building currently being utilized as a vocational school. This lot has 581.65' frontage on Hal Henard Rd.
- Lot 3 contains 5.100 acres, a portion of which is currently being utilized as a Greene County Convenience Center. This lot has 517.44 frontage on Hal Henard Rd.
- Lot 5 (proposed) is recommended to contain approx. 1.4 acres and is improved with an approx. 1850 sf Single Family Home. This lot will have 50' frontage on Hal Henard Rd. This proposed lot is a portion of the 52.364 acre Lot 4 on survey.

PUBLIC UTILITIES AVAILABLE

Water, Sewer, Electricity and Natural Gas

ACCESS

Primary entrance off Hal Henard Rd.

ZONING

M-1, Industrial District (Town of Greeneville)

SUBSOIL / EASEMENTS

It is assumed that no detrimental subsoil issues exist that would negatively affect the utility of the subject property. No title examination of the property was provided, however no easements of any kind were indicated on the provided survey. No environmental report on the property was provided.



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IMPROVEMENT DESCRIPTIONS

Lot 1: The subject property is improved with a single story concrete block building with an all brick facade consisting of approximately 76,107 sf. The site is currently being utilized as a vocational school. The building was constructed in 1973. The building consists of administrative offices, classrooms, meeting rooms, machine shop as well as other rooms geared towards specific vocational pursuits (i.e. cosmetology, mechanical, medical, electrical, etc.). In addition, the building contains 8 roll up doors and an estimated 10,000 – 12,000 sf of higher ceiling shop space. There are several bathrooms located throughout the building. The building lacks an overall fire suppressant system. Overall condition of subject is above average.

According to information gathered via interviews, the roof is in good condition and was replaced around 2014 with a Duralast 20 year roof. All mechanical systems are in working order. General finish of each floor consists of tile and carpet floor coverings, painted, acoustical tile ceilings and a mixture of recessed/non recessed lighting with some LED lighting.

Ancillary site improvements include several small outbuildings located at the rear of the property totaling approx. 2100 sf. and an open storage shed totaling approx. 1500 sf. These buildings are currently being utilized for storage. Additionally, the rear of the property is fully fenced. There is ample parking in the front parking lot and additional parking at the rear of the building that is currently utilized by employees.

Lot 2: The subject property is improved with a single story concrete block building building with an all brick facade consisting of approximately 30,000 sf. The building is currently being utilized as a vocational school. The building was constructed in 1973. The building consists of administrative offices, classrooms, meeting rooms, wood shop as well as other rooms geared towards specific vocational pursuits (i.e. cosmetology, mechanical, medical, electrical, etc.). In addition, the building contains 8 roll up doors and features a building wide sprinkler system. There are several bathrooms located throughout the building. Overall condition of subject is above average.

According to information gathered via interviews, the age/condition of the roof is unknown (believed to be original), however, during our inspection, we observed no obvious signs of roof issues. All mechanical systems are in working order. General finish of each floor consists of tile and carpet floor coverings, painted, acoustical tile ceilings and a mixture of recessed/non recessed lighting.

Ancillary site improvements include a fully fenced area to the rear of the building. There is ample parking in the front parking lot. A portion of this building is being utilized by Tennessee College of Applied Technology. They are on a yearly lease (June – July) and are currently paying \$1725 per month.



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Lot 3: The subject property contains no improvements of note, however it is currently being utilized as a Convenience Center by Greene County. There are several dumpsters of varying sizes located in the property for various types of household refuse. The portion of Lot 3 that is being utilized a Convenience Center is fully graded, flat, compressed with intermediate gravel and contains approx. 0.55 acres. The remaining acreage (approx. 4.5 acres) is heavily wooded with level topography. The property is encumbered by a 100' TVA Power Line easement.

Lot 5 (proposed): The subject property is part of the 52.364 Lot 4 as identified on the survey provided by client. It is improved with an approx. 1850 (excluding garage) sf. Single Family Home currently being rented on a month-to-month basis at a rate of \$650 monthly. The home has 3 bedrooms, 2 baths, laminate flooring throughout, single car garage, fenced front yard and a newer roof (installed in 2021).

According to information gathered during interviews, the home has a crawl space with ongoing mold issues and is in need of remediation. Additionally, we were told that the home has duct work issues (rodents in duct work) that needs to be remediated. It should also be noted that a residence is a non-conforming use under the current zoning. However, according to Green County Planning, the house was used as a residence prior to the current zoning being established and, therefore, future residential use is grandfathered in.

There is also a year-round spring on the property that may be contributing to the moisture issue.

In addition to providing a Broker Opinion of Value, client has requested our recommendation for sub-dividing the home off of Lot 4 as indicated in the provided survey. Our recommendation is outlined in ATTACHMENT A.



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VALUATION PROCESS

Pertinent data was gathered with regard to sales/market values of similar properties. It should be noted that due to the unique nature and use of the subject property, relevant sales comparables were limited. Comps utilized were similar to the size/age profile of the subject property(s). This data was utilized in conjunction with other factors (i.e. age, location, potential use, etc.) in estimating the subject's current market value. The following sales summary includes pertinent comparables utilized in arriving at the Brokers Opinion of Value.

Improved Sales Summary (Lots 1&2)

Sale	Date of Sale	SF	Sales Price	Price/SF	Condition
3500 W Pines Road, Greeneville, TN <i>Former West Pines Elementary School</i>	12/5/20 <i>(Sold at Auction)</i>	36,000 <i>(13 +/- Acres)</i>	\$308,000	\$8.50	Fair
300 Gold Street, Wilson, NC <i>Elementary School</i>	1/3/23 <i>(Negotiated Sale)</i>	35,406 <i>(2.9 Acres)</i>	\$1,261,500	\$36	Average
10479 Old Nashville Highway, Smyrna, TN <i>Elementary School</i>	1/30/23 <i>(Negotiated Sale)</i>	123,482 <i>(29.3 Acres)</i>	\$2,340,000	\$19	Average
1400 Grove Street, Wilson, NC <i>Former Keplar Elementary School</i>	1/3/23 <i>(Negotiated Sale)</i>	63,788 <i>(16.5 Acres)</i>	\$1,261,500	\$20	Average
1820 Airport Boulevard, Wilson, NC <i>Private School K-12</i>	2/28/23 <i>(Negotiated Sale)</i>	20,014 <i>(63 Acres)</i>	\$848,000	\$42	Average
5901 Riley Hill Road, Wendell, NC <i>Former Elementary School</i>	5/21/24 <i>(Negotiated Sale)</i>	6,308 <i>(5.9 Acres)</i>	\$300,000	\$48	Average

The five sales exhibited herein represent the most recent activity of school type facilities in the regional market as well as buildings of similar size & age with like zoning. A broad range of unit values is indicated from \$8.50 / sf to \$36 / sf. Variations are primarily attributed to building size, potential use, age/condition, location and quantity and quality of finished space. Appropriate adjustments for these factors in comparison to the subject have been appropriately applied in deriving a final unit value applicable to the subject property. After reviewing all pertinent information, a unit value of \$25.97 / sf is determined best representative of Lot 1. A unit value of \$33.33 / sf is determined best representative of Lot 2.



Unimproved Sales Summary (Lot 3)

Sale	Date of Sale	Acreage	Sales Price	Price/Acre	Condition
Old Knoxville Highway, Greeneville, TN <i>Vacant Land Less Than 1/2 Mile from Subject</i>	1/9/23 <i>(Negotiated Sale)</i>	10.99 Acres	\$72,000	\$6,551	Wooded, Level
Old Knoxville Highway, Greeneville, TN <i>Vacant Land Less Than 1/2 Mile from Subject</i>	11/1/22 <i>(Negotiated Sale)</i>	13.39 Acres	\$125,000	\$9,335	Mostly Clear, Level
Corner of Hal Henard & Old Knoxville Hwy Greeneville, TN <i>Vacant Land Less Than 1/2 Mile from Subject</i>	10/16/23 <i>(Negotiated Sale)</i>	54.96 Acres	\$650,000	\$11,826	Mostly Clear, Level
Sunnyside Road, Greeneville, TN	12/5/2020 <i>(Negotiated Sale)</i>	9.27 Acres	\$74,800	\$8,069	Mostly Clear, Level

The five sales exhibited herein represent the most recent activity of unimproved small to medium sized acreage tracts in the local market. They all are unimproved, share similar zoning and have all utilities available to them. A broad range unit values is indicated from \$6,551 / acre to \$11,826 / acre. Variations are primarily attributed to acreage amount, topography, easements/encroachments and percent of clear usable land. Appropriate adjustments for these factors in comparison to the subject have been applied in deriving a final unit value applicable to the subject property. After reviewing all pertinent information, taking into account the subject's current use, a unit value of \$19,607 / acre is determined best representative of the subject property.



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Improved Sales Summary (Lot 5 - Proposed)

Sale	Date of Sale	SF / Lot Size	Sales Price	Price / SF
70 Gallihar Lane, Greeneville, TN <i>Single Family Home Within 1.5 Miles of Subject</i>	8/19/22 <i>(Negotiated Sale)</i>	1,144 sf (.46 Acre Lot)	\$156,000	\$136
2005 Fairlawn Drive, Greeneville, TN <i>Single Family Home Within 1.5 Miles of Subject</i>	11/30/22 <i>(Negotiated Sale)</i>	936 sf (.47 Acre Lot)	\$102,000	\$109
204 Hogan Avenue, Greeneville, TN <i>Single Family Home Within 1.5 Miles of Subject</i>	5/10/24 <i>(Negotiated Sale)</i>	1,484 sf (.34 Acre Lot)	\$175,000	\$118
1002 Asheville Highway, Greeneville, TN <i>Single Family Home Within 1.5 Miles of Subject</i>	8/12/22 <i>(Negotiated Sale)</i>	1,058 sf (.26 Acre Lot)	\$157,000	\$148

The four sales exhibited herein represent the most recent activity of similar single family homes within 2 miles of the subject property. A broad range unit values is indicated from \$109 / sf to \$148 / sf. Variations are primarily attributed to home size, lot size, location and condition. Appropriate adjustments for these factors in comparison to the subject have been applied in deriving a final unit value applicable to the subject property. After reviewing all pertinent information, (i.e. condition of home, work needed, non-conforming zoning) a unit value of \$119.04 / sf is determined best representative of the subject property.



FURROW AUCTION CO.

VALUATIONS

LOT 1

77,000 sf Building Situated on 7.353 Acres

\$2,000,000 - \$25.97 / sf

LOT 2

30,000 sf Building Situated on 5.699 Acres

\$1,000,000 - \$33.33 / sf

LOT 3

**5.1 Acres Currently Being Utilized
as County Convenience Center**

\$100,000 - \$19,607 / acre

LOT 5 (Proposed)

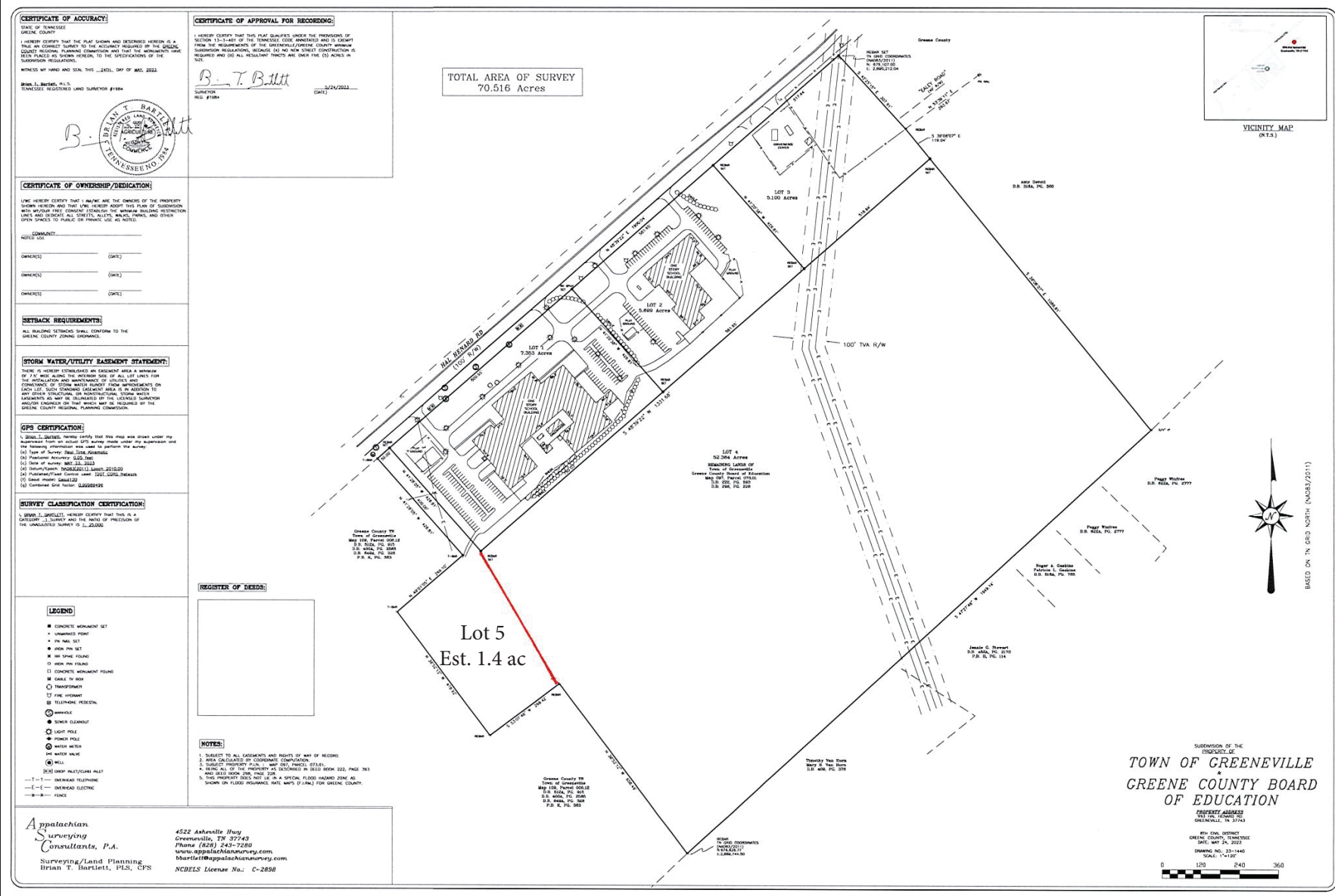
2,100 sf Single Family Home on Approx. 1.4 Acres

\$250,000 - \$119.04 / sf



FURROW AUCTION CO.

ATTACHMENT A



CERTIFICATE OF ACCURACY
 STATE OF TENNESSEE
 GREENE COUNTY
 I HEREBY CERTIFY THAT THIS PLAT SHOWS AND DESCRIBES HEREIN AS A TRUTH AN ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE IMPROVEMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE SURVEYOR (REGULATIONS).
 WITNESS MY HAND AND SEAL THIS 24TH DAY OF MAY, 2022.
 Brian T. Bartlett, P.L.S.
 TENNESSEE REGISTERED LAND SURVEYOR #1854
 WITNESS BY HAND AND SEAL THIS 24TH DAY OF MAY, 2022.
 B. T. Bartlett
 SURVEYOR
 No. #1854

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 15-1-104 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE GREENE/CUMBERLAND COUNTY ANTIWASH SUBDIVISION REGULATIONS, BECAUSE (A) NO NEW STREET CONSTRUCTION IS REQUIRED AND (B) ALL RESIDENT TRACTS ARE OVER FIVE (5) ACRES IN SIZE.
 B. T. Bartlett
 SURVEYOR
 No. #1854
 5/24/2022
 (DATE)

TOTAL AREA OF SURVEY
 70.516 Acres

CERTIFICATE OF OWNERSHIP/DEDICATION
 I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY DEDICATE THIS PLAN OF SUBDIVISION TO THE PUBLIC USE OF THE STATE OF TENNESSEE. I/WE HEREBY DEDICATE THE LOTS AND INTERESTS ALL RIGHTS, ALIENS, EASEMENTS, AND OTHER INTERESTS TO PUBLIC OR PRIVATE USE AS NOTED:
 DEDICANT:
 NOTED FOR:
 OWNER(S):
 OWNER(S):
 OWNER(S):

SETBACK REQUIREMENTS
 ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

STORM WATER/UTILITY BASEMENT STATEMENT
 THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 10' AND MAXIMUM THE MINIMUM SIZE OF ALL LOT LOTS FOR CONFORMANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. THIS CONFORMANCE AREA IS IN ADDITION TO ANY OTHER CONFORMANCE REQUIREMENTS. EASEMENT AREAS MAY BE OBTAINED BY THE LOCALS SURVEYOR AND/OR INDICATED ON THIS MAP AND MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

GPS CERTIFICATION
 I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS MAP WAS OBTAINED UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE. THE FOLLOWING INFORMATION WAS USED TO PREPARE THIS MAP:
 (a) Date of Survey: 05/18/2022
 (b) Platification Authority: SLS 366
 (c) Instrument: Leica TS16
 (d) Datum/Zone: NAD83/2011 UTM 18Q UTM
 (e) Horizontal/Vertical Control used: 2011 LEICA DISTANCE
 (f) Used marker: SLS122
 (g) Control Code Number: 222222450

SURVEY CLASSIFICATION CERTIFICATION
 I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25,000.

REGISTER OF DEEDS:

- LEGEND**
- CONCRETE MONUMENT SET
 - CHISELED MONUMENT
 - IRON NAIL SET
 - IRON PIN SET
 - IRON SPOKE HEAD
 - IRON PIN ISLAND
 - CONCRETE MONUMENT FOUND
 - GABLE TO IRON
 - TRANSFORMER
 - FIRE MOUND
 - TELEPHONE PEDIestal
 - WIRELESS
 - SIGN CLEANUP
 - LIGHT POLE
 - POWER POLE
 - WATER METE
 - WATER VALVE
 - WELL
 - DEEP DRIP PATTERNS ONLY
 - 1 --- OVERHEAD TELEPHONE
 - 2 --- OVERHEAD ELECTRIC
 - 3 --- FENCE

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COMPUTER COMPUTATION.
3. QUALITY PROPERTY DATA AND FIELD NOTES PROVIDED BY CLIENT.
4. BEING ALL OF THE PROPERTY IS DESCRIBED IN DEED BOOK 222, PAGE 163.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM) FOR GREENE COUNTY.

Appalachian
 Surveying
 Consultants, P.A.
 Surveying/Land Planning
 Brian T. Bartlett, P.L.S., CPS

4522 Asheville Hwy
 Greenville, TN 37743
 Phone (828) 243-7280
 Website: appalachiansurveying.com
 bartlett@appalachiansurveying.com
 NCBSLS License No.: C-2858

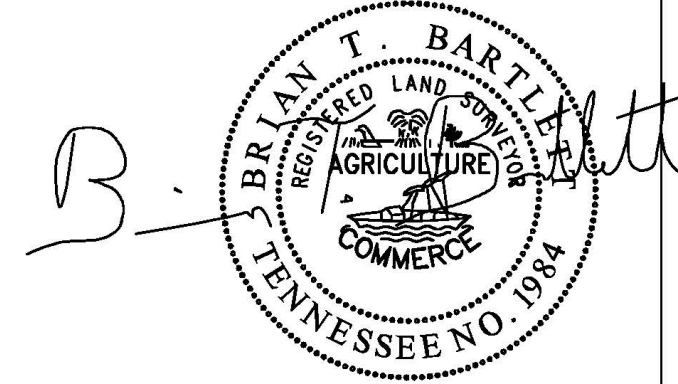
SUBDIVISION OF THE
 DISTRICT OF
TOWN OF GREENEVILLE
 &
GREENE COUNTY BOARD OF EDUCATION
 PROPERTY ADDRESS
 705 PINE HOLLOW RD
 GREENEVILLE, TN 37743
 WITH CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE
 DATE: MAY 24, 2022
 DRAWING NO.: 22-1400
 SCALE: 1"=100'
 0 100 200 300
 FEET



FURROW AUCTION CO.

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
GREENE COUNTY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.
WITNESS MY HAND AND SEAL THIS 24TH DAY OF MAY, 2023.
Bryan T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984



CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE GREENVILLE/GREENE COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (A) NO NEW STREET CONSTRUCTION IS REQUIRED AND (B) ALL RESULTANT TRACTS ARE OVER FIVE (5) ACRES IN SIZE.
B. T. Bartlett
SURVEYOR
REG. #1984
5/24/2023
(DATE)

TOTAL AREA OF SURVEY
70.516 Acres

CERTIFICATE OF OWNERSHIP/DEDICATION:

I/WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

COMMUNITY
NOTED USE _____
OWNER(S) _____ (DATE) _____
OWNER(S) _____ (DATE) _____

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE GREENE COUNTY ZONING ORDINANCE.

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE GREENE COUNTY REGIONAL PLANNING COMMISSION.

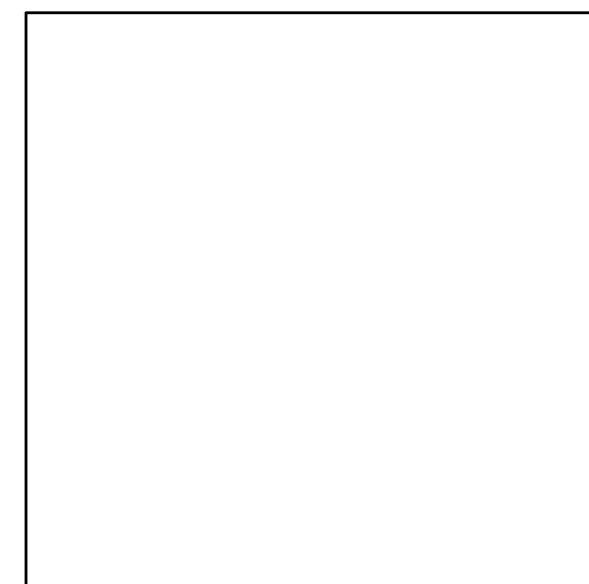
GPS CERTIFICATION:

I, Bryan T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematics
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: MAY 23, 2023
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOF CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99988498

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25,000.

REGISTER OF DEEDS:



NOTES:

- 1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- 2. AREA CALCULATED BY COORDINATE COMPUTATION.
- 3. SUBJECT PROPERTY P.L.N.: MAP 097, PARCEL 073.01
- 4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 222, PAGE 393 AND DEED BOOK 298, PAGE 228.
- 5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR GREENE COUNTY.

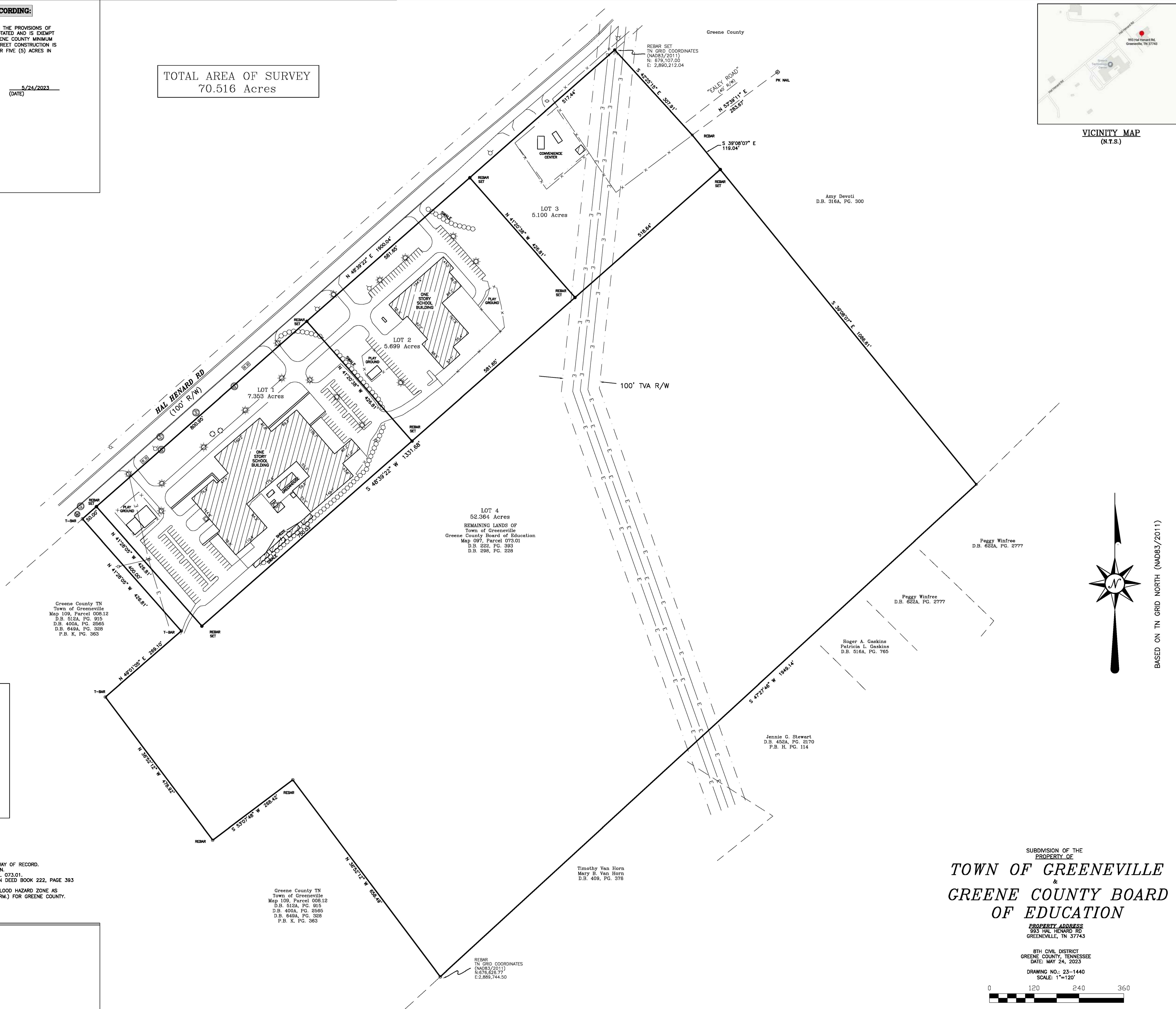
LEGEND

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- ✕ RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ⊠ CABLE TV BOX
- ⊡ TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ MANHOLE
- SEWER CLEANOUT
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WELL
- ▬ DROP INLET/CURB INLET
- T — OVERHEAD TELEPHONE
- E — OVERHEAD ELECTRIC
- X — FENCE

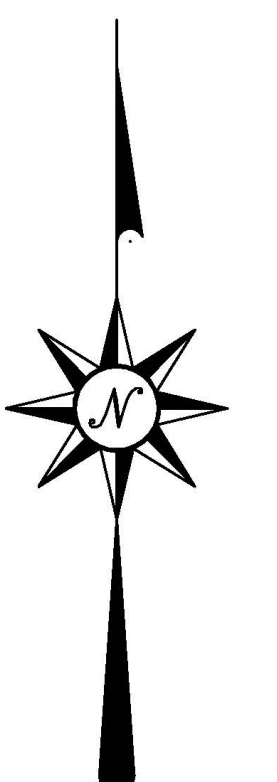
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bbartlett@appalachiansurvey.com
NCBELS License No.: C-2898



VICINITY MAP
(N.T.S.)



BASED ON TN GRID NORTH (NAD83/2011)

SUBDIVISION OF THE
PROPERTY OF
TOWN OF GREENEVILLE
&
GREENE COUNTY BOARD
OF EDUCATION

PROPERTY ADDRESS
393 HAL HEWARD RD
GREENEVILLE, TN 37743

8TH CIVIL DISTRICT
GREENE COUNTY, TENNESSEE
DATE: MAY 24, 2023

DRAWING NO.: 23-1440
SCALE: 1"=120'



Draft Facility Improvement Plan – 10-18-24

Objective: To enhance and optimize the district’s educational facilities to better serve students and staff.

Key Actions:

1. Purchase GTC and relocate Maintenance, Custodial, Transportation, and ASA to GTC along with the CTE programs offered:

- The building could be purchased using retired debt service (town and GCS) funds over three years (25-26, 26-27, & 27-28) at an annual estimated cost of approximately \$283,000 or \$313,000 annually when amortized at 4% interest. The different amounts would be dependent upon negotiations for the 50.964 undeveloped acres. See the accompanying sheet.
- Relocate the bus garage, maintenance operations, and custodial services to GTC.
- Use part of the existing parking lot for bus storage. The only costs would be fencing, gates, site prep, asphalt, and garage door replacements.
- Move ASA (Alternative School) from George Clem Operations Center to Greene Technology Center.

2. Hal Henard Facility Transformation:

- Convert Hal Henard into an Early Learning Center and relocate Coordinated School Health, the Family Resource Center, IT, and TN Online Public School (TOPS) at Greeneville to Hal Henard.
- This allows all Pre-K classrooms (Gen. Ed. & Sp. Ed.) to be housed at one site and have room for a self-funded employee daycare facility.
- Relocating the data center and backup generator could be paid using annual capital funds.
- Relocate the Central Office to Hal Henard as a final step. The Central Office would retain the name Kathryn Leonard Central Office.

3. Middle School and Elementary School Reorganization:

- Renovate the round portion of the current middle school. The current GMS site would then serve as a K-5 elementary school. This will value the newly installed HVAC system, LED lights, office renovation, roof replacement – except 6th-grade wing (2018), and other improvements.
- This also provides an elementary school with a capacity of 600+, which allows for growth.
- Construct a new middle school on Jeff Woods Memorial to address educational inadequacies and provide an environment more conducive to providing a viable curriculum that allows for expanded career and technical education. This also allows for growth.

4. **Expansion of Existing Elementary Schools:**

- Add three new classrooms with restrooms to East View (EV) and Tusculum View (TV) elementary schools to meet current and future demands. This would be a net effective gain of 4 classrooms per school since Pre-K would be relocated to the Hal Henard Early Learning Center.

5. **Closure and Redistricting:**

- Close Highland Elementary School and implement necessary redistricting to balance elementary student distribution across the district. All elementary zones would be evaluated.

Implementation Flow:

○ **Initiate Construction:**

- Contract masonry team for a project focused on renovating the interior spaces at EV, HH, TV, and GMS (Summer of 2028 through Summer of 2029).
- Begin constructing the classroom additions at East View and Tusculum View (Design work to begin Spring of 28 with construction to begin Summer of 2029).
- Begin construction of a new middle school (Design work to begin in the Fall of 2027, with construction to begin in the Fall of 2029).

○ **Operational Stability:**

- Maintain current operations with all students and staff remaining in their existing schools until the additions and renovations are completed at EV and TV.

○ **Transition Phase:**

- Start renovating the existing Greeneville Middle School (Construct Permanent Walls in Round Portion).
- Close Highland Elementary once the two additions are completed at EV and TV.
- Execute redistricting to align with the new elementary school configurations.
- Start the construction of the new Greeneville Middle School on Jeff Woods Memorial (GMS).

○ **Final Adjustments:**

- Relocate K-5 students to the newly designated elementary school sites and new middle school.

- **Sell the Central Office on Depot St. and relocate it to the Hal Henard ELC and Kathryn Leonard Central Office Complex.** The proceeds would offset the renovation of the central office at Hal Henard and could be applied to other capital needs.

- **Allocation of the 60-million-dollar Bond Issuance:**
 - Three classroom additions at EV and TV = \$2.16 Million.
 - Renovate open-concept schools = \$3.97 Million.
 - Constructing New Middle School = \$51 Million.
 - Owner Contingency Escalation = \$2.86 million
 - Total = \$59.99 Million

- **Other Costs**
 - Cost to purchase GTC - \$313,000 per year for three years.
 - Cost to relocate bus shop to GTC. = \$350,000.
 - Furnishings - \$350,000

- **Operational Savings**
 - Cost Avoidance (water, sewer, electricity) = \$192,686
 - Capital Avoidance = \$1,863,225

- **Benefits:**
 - This creates three elementary schools with approximate capacities of 460, 460, and 600 (1520 total).
 - The new Middle School will have an approximate capacity of 825.
 - GHS is listed as having a capacity of 1100.
 - This would provide an approximate maximum capacity for the system of 3445. This would allow for the growth of up to an additional 545 students from our current enrollment but also address the need for small-group instruction spaces.
 - The plan would remove three buildings (HL, GCOC, KLCO) with the most needs from the GCS inventory, providing increased operational efficiency and cost savings.
 - Addresses the educational inadequacies identified from the Woolpert Study.
 - The classroom addition at EV will also address some ADA issues.
 - Greatly reduces the traffic issues on Vann Rd.
 - Does not require the leasing and infrastructure costs of mobile classrooms.
 - Limits disruption to students during renovations and construction.
 - Combines all Central Office support functions in one building except for Transportation, Maintenance, and Custodial.
 - Relieves the parking issues and costs for KLCO and GCOC.
 - Addresses the need for a regulation soccer field, tennis courts, and a track facility with locker rooms, restrooms, concessions, and storage facilities.
 - Positions GCS for the future and provides an environment optimized for student performance and well-being.
 - This plan would affect almost all GCS educational facilities.
 - Scoped to the recommended Bond amount.

DRAFT

Recommendations & Facility Actions: Pursue \$60m Bond in Phases

Balance
Enrollment

ALL elementary
schools

Renovations

Hal Henard ES
Tusculum View
ES
Greeneville MS

Classroom
Additions

Eastview ES
Tusculum View
ES

Close after
renovations &
additions at
elementary
schools

Highland ES

General
Maintenance
with any
excess funds

Greeneville HS

Work with
City to
determine
best/highest
use – New
Site

New Middle
School

Recommendations & Facility Actions: Original Potential Timeline

New Elementary
School Boundaries:
Redistricting
Process &
Implementation

Process:
Winter/
Spring 2025
Implement:
Fall 2025

Preliminary Project
Management:
1. Determine Scope(s)
to Budget of
Renovations &
Additions
2. Draft Educational
Specifications
3. Condition
Assessment & Life
Cycle Systems
Assessment on High
School
4. Determine the next
use of Highland
Elementary School

Fall 2024 to
Spring 2025

Bond Campaign:
Information
Sessions & Surveys

Summer 2025
to Summer
2026

Bond Election

August 2026

Finalize
Educational
Specifications

Fall 2026

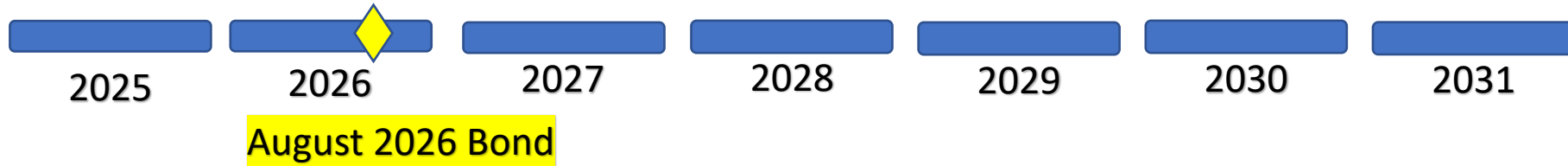
Elementary &
Middle School
Designs

Spring 2027
to Fall 2028

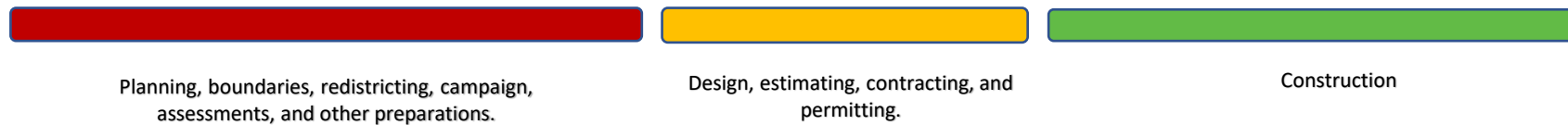
Begin School
Construction:
Elementary &
Middle School
Renovations &
Additions

Spring/
Summer 2029

Bond Program Implementation Schedule



Original Timeline – Largest Spend in 2030 and 2031



Bond Program Implementation Budget

Scope	Total Square Feet	Estimated Cost / GSF	Extended Cost	Notes
Bldg. additions at TVES and EVES	8,000	\$270 (all in)	\$2.16m	3 classrooms at each site plus circ. space
New Middle School	115,000SF (825 capacity at 140SF/student, no auditorium)	\$444 (all in)	\$51m	Review overall size to bring within budget
Renovations at HHES, TVES, EVES, and GVMS	(~8% of bldg. area) Total SF=244,425 (excludes HHES Gym)	\$203 (all in)	\$3.97m	~\$1million per school for minor renovations. May need additional funding mechanism for additional renovations.
Soft costs incl. OR, A/E, CMGC Fee, CX			Included above	Package work for more economical fee
Owner Furnished Items	Furniture, appliances, technology, tools.	\$6,400 per pupil	Excluded from estimate	700 MS students in '29 and 6 new ES CR's
Owner Contingency escalation already incl.		5%	\$2.86m	Conservative allowance
Total			\$59.99m	On budget

Construction Costs

Based on published total project budgets for regional 2023 and 2024 school replacements

<https://lewisgroup.net/>

Knox County Elementary School Comparative Project:

- 1,320 Occupants
- \$24.2 M project cost
- 124,000 GSF building area
- \$195 per SF escalates to ~\$270 after accounting for 2029 work
- 94 square feet per pupil
- \$18,333 per pupil

Horace Maynard Middle School Comparative Project:

- 850 Occupants
- \$41.2 project cost
- 125,000 GSF building area
- \$330 per SF escalates to ~\$444 after accounting for 2029 work
- 141 square feet per pupil
- \$48,529 per pupil

