

Cleveland City Schools

Board of Education Working Meeting

January 12, 2023 1:00 PM

Candy's Creek Cherokee



Attendance Taken at 1:00 AM.

Mr. Matthew Coleman: Present

Ms. Carolyn Ingram: Present

Mr. Andy Lay: Present

Ms. Krista McKay: Present

Mrs. Peggy Pesterfield: Present

Mrs. Jodi Riggins: Present

Mr. Nate Tucker: Present

CCS Staff Members Present:

Dr. Dyer, Dr. Elliott, H. Taylor, K. Kiser, C. Geren, C. Corrigan, Dr. Raper, A. O'Bryan, D. Moore, A. McMackin and M. Khars (Vitual)

Visitors:

Jonathan Jobe- Cleveland City

Joe Fivas- Cleveland City Council Member

1. Work Session to get further details on Raider Drive building

The purpose of this work session was to work through some details of CCS's interest in acquiring the former First Tennessee Bank building on Raider Drive.

Acquiring this building would give Cleveland City Schools the opportunity to have all of the district administrative staff in one building. Currently, staff is deployed around the district due to lack of space at AOB. This would give CCS the opportunity to serve the community in a central location within the city.

The current AOB location boasts challenges such as its size. AOB is only 7545 square feet. It is difficult to hold regular board meetings which we have moved to school auditoriums to accommodate the size and allow for more community members and staff to attend. However, this puts a strain on our IT department as they have to spend a full day setting up and also tearing down. Business, HR and Spec Ed department confidential and state-mandated records are currently stored in a tractor trailer at Operations. Our staff has to go to these locked trailers and find the files. These trailers are not climate-controlled. These trailers have also removed the opportunity for the Operations department to use the loading dock. There are no private offices for confidential conversations for onboarding, retirement and other needs or phone calls as our staff currently sit in cubicles in the back of the office building. There is currently no break room in the AOB.

The opportunities for acquiring the building would allow CCS to hold professional development, training, supply closet, book storage, resource library space, a kitchen/break room along with catering space, storage for tables and chairs and a board room large enough for our community needs. There is a possibility for certain CHS courses to be taught and possible business partnerships related to the CAPS program.

A secure location for all records storage, private space for onboarding, retirement, etc. This location could provide space for community meetings and gatherings.

One of our current locations where staff is located is F.I Denning Center downtown. The building was an option to relocate all district staff here, but it also boasts challenges. This building was built in 1961. The total square footage of the 3-story building is 32,300. However, we only use 18,000 sq. feet of the first floor as the other space has not been updated to code. The pool has never been upgraded and still holds all its original finishes. It is maintained but not in overall good condition. The cost to totally renovate this building to accommodate the needs of CCS and up to code would cost approximately 4.5 million dollars and add to that 15-20% for inflation. The Denning Center could be used for classrooms with some upgrades, but that holds its own challenges such as student moral (being away from other students), splitting staff, administration and an SRO.

Initial renovations to bank buildings would cost \$1.5-2 million with an estimated year and half to complete. CCS has the financial resources to fund these renovations without any funds from the city. The \$3.5 million from bond funds is reserved for projects such as this and cannot be used for items related to salaries and academic costs. To get additional renovations such as board room and other requested needs, it is estimated to cost \$3 million. The recommendation is to purchase this building as its sole owner, not to lease it from the city. Hal Taylor mentioned that CCS has already saved over \$9 million due to the investment CCS has made in Energy Management and would propose we do the same with this building to make it energy efficient.

Joe Fivas is working on a proposal that is due to CCS any day to review. The city has office needs as well and one option would be to swap buildings. The city would renovate the Denning Center on their budget and allow CCS employees to use the gym and possible health center. Mr. Fivas confirmed the city would maintain the pool for the use of the swim teams in the city.

The cost of the bank building sits at \$750,000*, which would be in addition to the projected renovation.

*need actual sale price