



Agenda Item X. A.

Meeting Date: March 7, 2017

Department: Purchasing

Issue: **Pleasant View Elementary School**

Board Action: The Board is requested to consider a “mothball plan” for Pleasant View Elementary School.

Attachment: Building Committee Report

Summary: At their December 6, 2016 meeting the Board of Supervisors commissioned the Building Committee to develop a “mothball plan” for the Pleasant View Elementary School. The Board’s directive included the following criteria:

- 1) Plan is for a 24 month period.
- 2) Develop a proposed method of monitoring the plan.
- 3) Provide a cost estimate for plan implementation.
- 4) Provide a recommendation of how to proceed in the event that no alternative use has been identified, after the 24 month period.
- 5) Plan presentation to the Board of Supervisors at their first meeting of March 2017.

Recommendation: That the Board accept the Building Committee’s recommendations for “mothballing” the Pleasant View Elementary School and include the estimated cost in the County’s 2017- 2018 operational budget.

BACKGROUND:

The Building Committee was tasked with what to do with PVES now that it is definitely closing at the end of the school year. We were to bring a plan for "mothballing" the school for up to two (2) years.

The Building Committee met on January 9, to discuss plans for PVES when it is declared surplus property. At that time, we learned the School System is planning on having everything it wants to repurpose elsewhere moved out of the school by July 1, with the intent of turning over the building and grounds to the County at that time. It was a committee consensus to request County staff to research maintenance costs required to maintain PVES in a non-public, non-deteriorating condition.

At a meeting on February 6, the Building Committee reviewed the projected maintenance costs and started our discussions on developing a plan to "mothball" the buildings. Also at the February 6, meeting we tasked the County Administrator with canvassing the surrounding localities to see what they have done with closed school buildings. You will see from the attached report, these school repurposing have met with widely conflicting results.

At our meeting on February 24, we were presented with a concern from the Registrar's office as to whether or not the school would be available to use again as a polling place in the future. If not she needs to know as soon as possible so she can hopefully find a new polling place in the community. As this is a time consuming and time sensitive situation, it is the opinion of the Building Committee that the Gymnasium should be available for the November election. After this discussion, we, as a committee reviewed all our collected information and have the following facts and suggestions for the Board of Supervisors:

- Maintain temperature settings of a minimum 50* and maximum 80*. This is to keep the buildings from extreme temperature and moisture changes, thus preserving the integrity and structure of the building.
- Continue security monitoring. The security system has motion detectors and fire alarms. A phone line will need to be maintained to support the system.
- Grass cutting will be needed to keep compliance with County Ordinances.
- Continue HVAC maintenance. The heating system has a propane fired boiler that will require maintenance and a water source plus chemicals for the water. The system is susceptible to leaks, thus the requirements former frequent inspections in cold weather.
- Maintain insurance coverage.
- Weekly drive-by inspections of the exterior (by the Sheriff's Dept.).
- Interior/exterior and pump house inspection by the Building Official or his designee at least twice a month (more often in extremely cold weather). Most critical areas are the water heating system and the pump house.
- The water lines in the building are in reasonable shape.

- Since the building will not be used, the water will not be tested or chemicals added to make it potable. Water fountains are to be turned off and any users are to furnish bottled water for drinking purposes.
- Except for the water, the gymnasium is independent from the main building.
- The committee rejected the idea of boarding up the windows at this time due to costs.
- The costs provided are approximately 35% of normal operating cost.

The cost estimates for maintaining the building on a yearly basis on a yearly basis are:

SERVICE	DIRECT COST	INDIRECT COST
Security monitoring	\$ 400	
Electric Service	\$11,900	
Propane	\$ 4,500	
HVAC Maintenance	\$12,871	
Insurance	\$ 1,400	
Grass Cutting	\$ 9,950	
Building Inspection		\$3,658
Total	\$41,021	\$3,658

RECOMMENDATIONS TO THE BOARD:

- Approve funding for preserving the integrity of the buildings as listed above.
- Recommend the Board have staff, in conjunction with the EDA, develop a marketing plan and appropriate money for marketing.
- Explore the possibility of having the gymnasium readily available for civic and public functions (through the Recreation Dept.?).
- Recommend that the Board communicate with the community to see how the building could benefit the community and if there is interest from individuals or organizations in the community to buy or lease the building.
- The committee recommends that after 24 months the Board review the previous 24 months' costs for maintenance and any problems with the building; review how many, if any inquiries have been made concerning the advertisements of the building; review the current economic atmosphere and solicit feedback from the EDA regarding economic activity in the region. If all features appear negative then proceed with plans for demolition of the building, with the exception of the gymnasium.

RESPONSES FROM SURROUNDING LOCALITIES:

Dean,

We have the Carver-Price Elementary School that portions of it were renovated for usable space to include the Board of Supervisors' Meeting Room, Carver-Price Museum, and CVCC center.

Susan M. Adams, Administrator

Appomattox County

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Good afternoon Dean

Here are some observations from my Community Development Director who coordinated with Clif.

The Rosenwald property was home to the African American school and as such has been donated to a local Non-profit for revitalization. Most of the others were sold. Gladys Elementary is run by a non-profit that is federally funded. Otherwise they've fallen into disrepair/derelection.

Thanks

Frank Rogers

Campbell County Administrator

From: Harvey, Paul E.

Sent: Monday, February 06, 2017 3:56 PM

To: Rogers, Frank J. IV; Tweedy, Clif M.

Subject: RE: Closed Schools

Frank,

Clif and I spoke about this briefly; we can recall several schools that were declared surplus and became private property – all of those except the recent case of Gladys Elementary turned out to be blighted properties. Gladys is basically used as an educational/child care facility that did not require building modifications. The School Board retained J.J. Fray Elementary and re-purposed it for their maintenance crews and storage. You are already aware of the Rosenwald (Campbell County High School) property that was retained by the County for several decades. Successful private sector re-use of school buildings in our area has proven very difficult; they are generally built with classroom use in mind and aren't easily adapted for anything else. When school buildings do not have a definite plan for adaptive reuse, it is recommended that they be demolished while still owned by the locality. The vacant land is much easier to maintain if it is going to be retained, and easier to sell if declared surplus.

Please let me know if you need anything else.

Paul

Paul E. Harvey, MPA

Director of Community Development

Campbell County, Virginia

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Dean...

BIG picture....we closed the Armstrong School years ago and it was in disrepair and used as a storage (junkyard) for City stuff. Rush Lifetime Homes repurposed it into housing for disabled and challenged

adult population. We entered into an agreement to continue to use the gymnasium. Very successful. Met a community need. Jeff Smith, is the Ceo at Rush and could talk more with you about specifics. I was not involved in the transactional component....this was probably 4-5 years ago, maybe.

Bonnie Svrcek
City Manager
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Dean,

Looking back 30 years, we have inherited 4 schools. The first was purchased by a nonprofit 30 years ago (for a nominal price) and is now the Sedalia Center. The second, Montvale, we still own and will probably end up demolishing part and try to resell the front part along 460. We just received two more about 15 months ago. One, adjacent to 460, we are in negotiations to sell. The other I would prefer to hold for county-wide reuse maybe a bus garage.

Carl Boggess
Bedford County Administrator

Dean,

Nelson County has deeded each of its former school properties to community organizations.. The outcomes have been successful to date with one exception. They didn't pay for the properties, other than in one of the four in which a very nominal amount was paid. Two of the four conveyances included reversion clauses should the new owner fail to be successful.

I would be happy to discuss further if you need additional input.

Best,
Stephen A. Carter
Nelson County Administrator
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In a telephone conversation with Spencer Suiter, the Administrator for Rockbridge County, he shared the results of 2 closed schools. School #1 received \$2.5M renovation and then closed. Bond issue required 'educational purpose' for the money so they moved their administration offices into the renovated school and sold the old office space (another school building) to their electric coop BARC which used it for office space and turned the playgrounds into a solar farm. School #2 went through multiple RFPs (and declined proposals) before it was deeded to Centra for use as a handicap school--at least the top floor. The bottom floor is made available for County use. Centra is spending a lot of money to renovate the entire building. Centra was given the school for free along with 2 acres.