

MEMORANDUM

To: WSFCS Board of Education
Building and Grounds Committee

From: Colon Moore, Director Facility Planning and Construction

Date: November 5, 2019

Subject: Property for Brunson ES Replacement

The 2016 Bond that was passed by voters in November 2016 included funding for the construction of an elementary school to replace Brunson Elementary School. The condition of the existing school is not favorable for a renovation of the facility.

Winston-Salem/Forsyth County Schools Planning and Construction staff has evaluated more than 12-15 sites in (or directly adjacent to) the current Brunson ES zone. Since no formal offer was extended for purchase of property, staff is not at liberty to identify all sites evaluated. However, it can be stated that consideration has been given to:

1. Re-building on the existing site
2. Combining one or more schools on an existing school site
3. Constructing a new school on smaller, but more available, acreage
4. Combining parcels of land to achieve appropriate site acreage
5. Purchasing existing building(s) and renovating for a new school
6. Forming partnerships to construct a building for multiple uses

As a result of these studies, staff would like to offer a site to the Board of Education for discussion that will be referred to as the "Thomasville Furniture Site". Please consider the following information in discussion of this site:

- A. The total site is comprised of approximately 17 acres.
- B. The location is in the area referred to as "Industry Hill" and is bordered by Ivy Avenue to the east, Patterson Avenue to the west and Northwest Boulevard to the north (the property does not border NW Blvd.; a parcel owned by Samaritan Ministries lies between the property and NW Blvd.).
- C. The northernmost part of the property, comprising approximately 8 acres, is currently available to be placed under contract (noted as Area A and Area B on the attached). The remainder of the site (Areas C, D) is under option with another entity. Staff is in discussions with this group for the opportunity to secure some of this area for school use.
- D. The location is within the boundaries of the existing Brunson ES district
- E. This site has been identified as a "Brownfields site" by the current owners and this designation allows for remediation of the site for use of the intended purpose. Staff has conducted a Phase I analysis of the site that indicates contaminants may be present from the following:
 - a. An off-site dry cleaning site that may have introduced contaminants from its operations in the 1930's.
 - b. Contaminants from an electrical transformer located on the site (area is approximately 20'x20')
 - c. Possibility of contaminants under the existing building that would be expected from the manufacturing of furniture in the past
- F. Staff will evaluate the options of re-using existing building(s) or of constructing all new buildings.

In an effort to further evaluate the site, staff is proposing that additional investigation be performed to determine the viability of pursuing the purchase of this property. In addition to these investigations, staff would also like to conduct a Community meeting the week of November 18, 2019 at Brunson ES for the purposes of receiving input from Brunson staff, parents, and other community members.

Following this meeting and subsequent investigations, staff will make a recommendation to the Board of Education regarding this site.

An aerial photo of the area is enclosed with this memorandum.

Exhibit A

