PROPOSED BUILDING PROGRAM FOR THE HOUSTON COUNTY SCHOOL SYSTEM IN HOUSTON COUNTY, TENNESSEE

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A Field Study

Presented To

Dr. Fred Bunger

by

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Education 699

ABSTRACT OF FIELD STUDY

PROPOSED BUILDING PROGRAM FOR
THE HOUSTON COUNTY SCHOOL SYSTEM
HOUSTON COUNTY, TENNESSEE

Due to the many waiver requests, the increase in student population, the lowering of the pupil teacher ratio, the new programs funded by the state, and changes in the curricula, the Houston County Schools were deemed inadequate to serve the students' educational needs. The last building programs approved in Houston County were the construction of the Tennessee Ridge Elementary School in 1946, with a small addition in 1964, and the Erin Elementary School in 1954, with an addition in 1964. The Houston County High School was built in 1957 with some portable classrooms added in 1968. Other portable classrooms were provided at various times to the Erin Elementary School with one portable classroom added to Tennessee Ridge Elementary School.

The purpose of this study was to develop a building program which would house the curriculum and programs provided by the Houston County Board of Education. There are three schools in Houston County: Tennessee Ridge Elementary, Erin Elementary, and Houston County High School.

This study was designed to involve certain members of the Tennessee State Department of Education, the Superintendent of Schools, the Supervisor of Instruction, the principals from the

three schools, selected faculty members from the three schools, and the Citizens Committee for Better Schools.

Results of this study were to be used to inform the Houston County Board of Education, members of the Houston County Quarterly Court and the citizens of Houston County of the educational needs of the county, so an effective plan to meet these needs and fund the building program could be initiated.

The proposed building program was a result of consultation with State Department of Education officials, the Superintendent and the instructional staff and citizens of the community. Based on the educational needs of the students of Houston County, the proposed building program was approved by the Board of Education and submitted to the Houston County Quarterly Court. The Quarterly Court passed a resolution to let the people vote in a referendum to determine whether to issue the bonds to finance the program. The subsequent referendum result was that 1,408 voted against the 2.4 million dollar bond issue while 513 voted for it. The Quarterly Court voted at the April 1976 term of the Court to issue 1.3 million dollars toward the building program if the Court would pass a wheel tax and if the Board of Education would pledge $37,000 sales tax money each year until the bond issue was paid off. The Board of Education was also required to pledge any additional sales tax that might be passed by the people of Houston County by referendum in the August 1976 general election.

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CHAPTER I

Introduction

The need for adequate plant facilities is apparent if a school system is to meet the educational needs of the students. School plants periodically need to be remodeled, additions need to be built to keep pace with the change in curriculum, and provisions must be made for adequate space for new programs funded by the state and federal government.

It is common knowledge among educators that school plants without good instructional programs will not meet the needs of the students. However, there are basic school plant needs essential for any school program. School plants must have the proper number of classrooms to meet the state required pupil-teacher ratio. Classrooms must be adaptable to the instructional program housed in the building. The school plant must provide adequate space in the special areas of the school for special services and special classes. Facilities for counseling, physical education, career education, prevocational education, library research, clinic, music and other areas should be provided if all the needs of the students are to be met.

This building proposal is based on the curricula that will be provided in the three schools. It would also provide the necessary space to meet the state legal requirements, the State Fire Marshall's requirements and would comply with the Minimum Rules and Regulations

of the state of Tennessee's Department of Education. This proposal would be one which the community could accept and would not overburden the county financially.

Statement of the Purpose

The purpose of this study was to develop a building program for the three schools of Houston County that would provide for their curricular needs, that would comply with Tennessee law, and with the Minimum Rules and Regulations of the State of Tennessee.

Limitations

The proposed building program is limited to Erin Elementary School, Tennessee Ridge Elementary School, and Houston County High School.

Definitions of Terms

Building proposal: Proposed additions to Erin Elementary, Tennessee Ridge Elementary, and Houston County High School.

Citizens for Better Schools: This committee was made up of interested citizens from all parts of the county and officials of several civic clubs.

Building Committee: This committee was made up of the Superintendent, Supervisor of Instruction, principals and other faculty members.

Anti tax group: Consisted primarily of a few large landowners and some older people who had no real interest in schools.

The Setting

The school system of Houston County has three schools: Erin Elementary School, which houses about seven hundred students, is located southeast of the town of Erin; Tennessee Ridge Elementary School, which is located in Tennessee Ridge, houses about three hundred students; and Houston County High School, which is located one mile northwest of Erin, houses about five hundred students.

Houston County has a population of about 7,000 and an assessed property evaluation of about $10,000,000. A penny of property tax will produce about $1,000.

Methodology

1. An awareness of the need for the building program was developed.
2. Recommendations were obtained from a representative of the State Department of Education.
3. Representatives from each school and various system-wide teaching personnel participated in planning the building program.
4. Architects were employed to recommend and provide schematics of building additions that would house the proposed curriculum.
5. The Building Committee reviewed the plans and made recommendations.

6. The plans were presented to the Citizens for Better Schools for informational purposes.
7. The proposed plans were presented to the Houston County Board of Education for approval.
8. The issuance of the bonds to fund the building program was presented to the Quarterly Court for approval and ultimately to the people of Houston County.

Organization of the Study

The first chapter includes an introduction, a statement of the purpose of the study, limitations, definitions of terms, the setting, methodology, and the organization of the study. Chapter II details the procedures and methodology. Chapter III includes the processes and considerations of the building program. The political considerations, the general building proposal needs, the financial projections, the instructional projections, the building projections, and the waiver and needs are presented in detail in this chapter. Appendices A, B, C, and D are included at the end of Chapter III.

CHAPTER II

Procedures and Methodology

As the 1972 Superintendent's race got into full swing, it was brought to the attention of one candidate that many citizens of the Tennessee Ridge community believed their school to be neglected by the incumbent superintendent, students were in a building that was unsafe and the building was inadequate to provide the environment for an adequate education for their children. Reference was continually made to the 1968 survey (see Appendix A) by the State Department of Education in which reorganization of the schools of Houston County was urged and additional classrooms added. These findings were updated by the school plant staff of the State Department of Education on April 1, 1970, as shown in Appendix A.

The findings by the State Department of Education in the March 1968 survey are found in Appendix A.

The Director of School Plant, Felix Smallwood, completed another survey in 1972 at the request of the Superintendent. The results of the survey are listed in Appendix A.

The survey indicated there were deficiencies in all three schools of Houston County.

The Superintendent was directed by the Board of Education to proceed with plans for a building program that would correct the present deficiencies and provide the adequate educational facilities

that would be needed for the instructional program. At the board meeting of November 8, 1973, the Board directed the Superintendent to contact an architectural firm to draw plans for the building program.

The Superintendent presented the Board of Education a proposed contract between the Houston County Board of Education and the architectural firm of Yearwood and Johnson of Nashville. The contract dated January 10, 1974, between the Board of Education and Yearwood and Johnson is presented in Appendix A.

The State Department of Education did another survey on November 21, 1974, at the request of the Superintendent of Schools. The results of the survey are shown in Appendix A.

The architects were requested to prepare some sketches that could be presented to the Board of Education and the Building Committee. The preliminary sketches were given to the Superintendent who in turn presented them to the Board of Education for their review.

A building committee was appointed that included the Superintendent of Schools, the Supervisor of Instruction, the principals, and faculty members from each school. The preliminary sketches were presented to this committee for their recommendations of changes and approval. With few changes these sketches were judged satisfactory by the Committee.

The next step was to inform as many citizens about the plans

as possible. A special meeting of the Tennessee Ridge P.T.A. was called to review the sketches. The architects attended to describe and explain the plans. The P.T.A. at Tennessee Ridge was principally composed of young parents who were very interested in education.

Other people interested in the building program from around the county were invited to Tennessee Ridge for the meeting. Those present thought the sketches were acceptable.

The people in attendance at this meeting and others were primarily young parents, band boosters, coaches, principals, and professionals such as doctors, lawyers, pharmacists, and teachers. After having the sketches reviewed by the Superintendent, the Building Committee, and other citizens interested in better schools, the Houston County Board of Education adopted a building program that would cost 2.4 million dollars.

A resolution was prepared by the school board attorney and presented to the Houston County Quarterly Court at their January 1975 meeting. The Quarterly Court took no action on this proposal at this session.

Committee meetings were held and the organization called the Citizens for Better Schools was established with Dr. Al Mitchum as president and Harry Batten, a hospital laboratory specialist, as secretary. The function of this committee was to advertise, explain, and generally campaign for the building program. This group held various meetings at the three schools and presented many programs to

the various P.T.A. groups, the Band Boosters, and the Quarterback Club. The Superintendent was also speaking to various civic clubs such as the Rotary Club, the Jaycees and Jaycettes, as well as the Houston County Teachers' Association.

The Superintendent initiated studies on the possible financing options for the building program. The State Department of Education made a study of the financial condition of the county and advised the Board of Education of ways that the program could be financed. Assistance was also sought from the C.T.A.S. (County Technical Assistance Service) of the University of Tennessee to assist in developing an acceptable financial plan. Four different proposals for retiring any school bonds that might be issued were presented to the Quarterly Court.

Several articles were put into the local papers describing the building program, the need for the program, and the possible educational advantages that could accrue from better facilities. After the $2.4 million referendum failed, the Tennessee Commissioner of Education and his staff appeared before the Quarterly Court and presented a list of deficiencies that had to be corrected. The Board of Education presented to the Building Committee of the Quarterly Court a new building proposal with a cost of $1.3 million. At the next regular meeting the Court approved a bond issue for school construction of $1.3 million.

CHAPTER III

THE PROCESSES AND CONSIDERATIONS OF THE BUILDING PROGRAM

Political Considerations

Houston County is a relatively small county: it is eighty-ninth in the State of Tennessee in vehicle registration. It has a population of about 7,000 according to the 1970 census. The county has always been very conservative in the way it has spent its money. It has one of the best debt ratio per capita in the State of Tennessee. Houston County has about thirty percent of its population over fifty-five years of age. Approximately twenty percent of its people are near retirement age. During the last few years the county has provided for only the very minimum educational requirements. For example there is only one gymnasium in the whole county, until 1974 one vocational course (agriculture), no music room of any kind, poor and inadequate libraries, and very poor and inadequate physical education facilities. The school buildings have not met the state minimum requirements for the last ten years. With all of these deficiencies there was apparently no earnest move to embark on a building program.

Prior to the present Superintendent taking office, there had been controversy between the Superintendent and the Quarterly Court concerning the budget. Schools were postponed a week in September of 1971 because of the difference between the Superintendent's

statement of financial need for schools and the Quarterly Court's willingness to appropriate the necessary funds. This controversy existed during the 1971-1972 school year, also. The school budget for the 1972 fiscal year was again slashed considerably.

The political background of the 1972 general election had a tremendous effect on the building program. The present Superintendent was elected with a margin of only forty six votes over the incumbent. This election broke an established political bloc of votes that had existed for years. A person, not a native of the county, defeating a local person with many relatives was unusual. One of the defeated candidates for sheriff developed strong antagonism toward the present Superintendent because some of the Superintendent's influential supporters campaigned against him. He developed a personal grudge against the present Superintendent and began a vigorous campaign against the school bond issue, even paying for advertisements in the local paper in opposition to the school buildings and spreading leaflets which were critical of the building program. This former candidate for sheriff stated to the Principal of the Erin Elementary School that if he could beat the bond issue it would make it easier to beat the present Superintendent in August after the referendum in February.

Another political factor was the composition of the Quarterly Court. The occupations of the fourteen Quarterly Court members are as follows: Five were farmers, one a teacher, two retail businessmen,

two retired or disabled men, one ex-electrician, and three in the lumber and building trades. The Court was decidedly conservative.

The major political factor was the election of the present County Judge in the 1974 general election. The Judge-elect knew he did not have the support of the incumbent Superintendent. When he became County Judge, his major concern was to secure federal matching funds for an industrial park in the Cumberland City area. He stated that the most immediate need for the county was an industrial park which would provide a broader tax base to aid in funding the educational program. This argument was largely rejected by the School Board because of the immediate need for thirteen classrooms. The School Board felt they could not wait for the development of an industrial park. The Judge recommended nothing to the Quarterly Court which did not originate in his office. He never gave his support to an adequate building program proposed by the School Board.

One magistrate, who had a personal grudge against the Superintendent, was placed by the Judge on the Quarterly Court Building Committee. He fought the program at every turn, and was continuously demeaning the Superintendent before the Quarterly Court. His active opposition generated sufficient resentment until he finally resigned his position as a magistrate, but he continued to fight the school bond issue as an ally to the defeated candidate for sheriff.

A woman, the wife of an army career officer and who had lived outside Houston County for the last twenty years, launched a personal campaign against the school bond issue and the Superintendent of Schools. She sent leaflets by mail criticizing the school program, and sued certain members of the Board of Education and the Superintendent on another matter. Her opposition to the Superintendent developed over the proposed school bond issue.

The last major political factor was the opposition of the wealthy landowners. A personal campaign was carried on by some of the wealthiest men in Houston County who were opposed to an increase in property taxes. Almost all of these people had no children. They caused to be published much mis-information that confused many people of the county.

The people who generally supported the building program were the young parents who had children in school; the professional people such as the ministers, the doctors, and lawyers; and about sixty percent of the teachers.

A copy of a flier (see Appendix B) was prepared by some wealthy landowners and given to the citizens of Houston County. This flier, illustrating the landowner's feelings, was distributed just prior to the referendum and was published in the Houston County Times.

The free information (see Appendix B) was sent out about three days prior to the referendum. The person responsible for this article had recently lost a court suit to the Superintendent and the Board of Education.

An article entitled "Special Election" was written in response to the free information (see Appendix B). This article was written by the Citizens for Better Schools and hand-carried to the citizens of the county urging them to vote for the school bond resolution.

There were newspaper articles that appeared in the Nashville Tennessean, the Clarksville Leaf Chronicle, and the Houston County Times. Both views - for and against - were given. The Superintendent of Schools prepared two articles for the newspaper urging the citizens of Houston County to vote for the school bond resolution. One article entitled "The Superintendent Speaks Out For Your Children" was an attempt by the Superintendent to inform the citizens of the advantages of the building program (see Appendix B). The second article entitled "The Following Prepared By The Citizens For Better Schools" was the Superintendent's justification for the school building program (see Appendix B).

General Building Proposal Needs

The basic plans for the additional needs of each school were developed through the cooperate efforts of State Education Department officials, the Superintendent of Schools, the Building Committee, and the Citizens for Better Schools.

The proposal included a building addition that contained seventeen additional classrooms plus a library and gymnasium with additional auxiliary areas such as a teacher lounge, a conference room, clinic, principal's office, and teacher work areas for the Tennessee Ridge Elementary School.

The Erin Elementary School proposal contained a unified arts classroom, a gymnasium, and one other classroom.

The building proposal for Houston County High School contained plans for a band or music room, a new library, a standard classroom, and an athletic field house.

These proposals were changed several times during the two years. The Houston County Quarterly Court and the School Board could not agree on the approach to use in the building program. Much discussion concerned the advantages of building the additions in three phases with two years between each phase. After many meetings and much discussion the field house and the physical education dressing rooms were deleted from Houston County High School. A decision, by the County Court, to call a referendum resulted from continuous pressure of the leaders of the P.T.A., the Band Boosters, the Quarterback Club, and many young parents.

After the bond issue was defeated, the Quarterly Court passed a resolution to issue $1.3 million in bonds to finance a school building program.

The justification for the building proposal needs is well illustrated in the Superintendent's newspaper articles referred to in Appendix B. The article entitled "The Superintendent Speaks Out For Your Children" and the article "Prepared By The Citizens For Better Schools" were prepared by the Superintendent of Schools. A diagram illustrating the schools that were to be built if the referendum passed are illustrated in Appendix B. The building proposal finally passed by the Court and Board of Education is also illustrated in Appendix B.

Financial Projections

There were several different financial proposals for funding the school program, and there were also changes in the number of classrooms that were to be built. The Houston County Board of Education asked the State Department of Education to prepare a financial plan, including all current indebtedness, to determine the county's ability to pay for such a program.

The projections made by the State Department of Education range from July 1, 1974 through June 30, 2004 (see Appendix C). These projections indicated that it would increase the tax rate by one dollar to fund a program costing $2,425,000. The Court members wished to avoid the increase in property tax rate if possible. Another financial schedule was prepared by C.T.A.S. (County Technical Assistance Service) in the amount of $2,500,000 with accompanying explanation of possible sources of revenue is shown in the bond retirement schedule (see Appendix C).

The building program was discussed and revised on several occasions. The projected cost changed three times during the seventeen month period that extended from November of 1974 through April of 1976. There were several different approaches to initiating the school building program. One approach was to build the needed buildings and additions at one time because it would be cheaper over a twenty-year period than building a portion of the buildings and having to ask for another bond issue later.

The other approach was to use a phased building program in which one school building addition would be added every two years so that the total indebtedness would not be so much at the onset of the program. Tennessee Ridge would be built first, then the addition to Erin Elementary, and Houston County High School would follow at intervals of two years.

Schedule 3A (see Appendix C) reflects the financial projections that could be used with a phased program in which the Tennessee Ridge Elementary School would be built initially with a bond issue of $1,400,000. Included in this schedule was a $300,000 surplus that had accumulated in the debt service sinking fund. The property tax rate would vary from ten cents to twenty-five cents per one hundred dollars of evaluation as shown in column 17. In this issue there would have to be an agreement with the City of Tennessee Ridge for their portion of the sales tax, by which they would give $10,000 per year toward the retirement of the bonds. The proposed new revenues would include a wheel tax of fifteen dollars which would bring in $40,500 per year and an increase in sales tax, $18,000 per year, as shown in column 13 and 14 respectively. This schedule provided by the County Technical Assistance Service of the University of Tennessee was prepared by Tom McAnulty, a financial specialist.

Another approach considered, had the county issuing $1,100,000 in bonds and using the $300,000 accumulated surplus from the Special Revenue School Bond that had been passed in 1964 for some building

additions for a total of $1,400,000. This would require no new property tax, only $12,000 each year from sales tax, and a fifteen dollar wheel tax (see Appendix C, Schedule 4A).

The fourth approach was to build the needed additions at Tennessee Ridge and Erin Elementary requiring $2,000,000 in bonds. Schedule 5A and 5B illustrate the financial approach that would be used in this issue (see Appendix C).

The proposal voted on in a referendum included the total building program of $2,400,000. The Schedule 2A and Illustration 6A (see Appendix C) would be the most logical plan the county could use for this amount of money. The Court would not approve any of the proposals. Then the Board of Education and the Citizens for Better Schools requested that the citizens be allowed to vote in a referendum in February 1976 to determine if they wanted the entire program. The referendum resulted in a decidedly defeat for the bond issue.

After the State Commissioner of Education, Dr. Sam Ingram, came to Houston County and insisted that certain deficiencies be corrected, the County Court in April of 1976 passed a resolution to issue $1,300,000 in bonds. The revenues to retire this indebtedness would come from $37,000 pledged by the Board of Education as their portion of the present sales tax, any additional sales tax that might be passed in the referendum in August 1976 (the cities were asked to contract with the county for a portion of their sales tax), a wheel

tax of fifteen dollars passed by the Quarterly Court which should bring in $50,000 per year, and from a possible increase in property taxes.

Several resolutions were considered by the Houston County Board of Education, the Houston County Quarterly Court, and the citizens concerning financial support of the building program.

The resolution concerning the construction of school plant was passed by the Board of Education and presented to the Houston County Quarterly Court (see Appendix C). The original $2,425,000 proposal was reduced to $2,400,000 when it was sent to the referendum. The wheel tax resolution was passed by the Court after a private act was granted by the State Legislature of Tennessee. The initial wheel tax resolution (see Appendix C - 8A) illustrates the basic content of the act with certain modifications such as increasing the amount of the wheel tax to fifteen dollars.

A resolution (see Appendix C - 9A) was presented to the City of Erin to ask for a certain portion of their sales tax to finance the school program but the aldermen refused to give up any revenues.

An initial resolution (see Appendix C - 10A) in the amount of $1,100,000 was drawn up for the purpose of getting the building program started. The $1,100,000 was to be used in conjunction with a $300,000 surplus in this county sinking fund to build $1,400,000 worth of schools. The letter from the Judge (see Appendix C - 11A), who

strongly opposed the building program, indicates his chagrin at the building program. He fought the building program vigorously.

A resolution providing for the pledge of $37,000 sales tax money toward the retiring of the bond issue was passed by the Board of Education (see Appendix C - 12A). This pledge is in effect at this date provided there is a building program. This resolution also provides for contracting with the City of Erin and Tennessee Ridge for a portion of their sales tax.

Instructional Projection

The instructional staff developed some instructional projections that described the needs that the building program would meet. These projections changed during the two year period that the bond issue for the schools was being considered. The first projection (see Appendix D - 1A) was developed in 1974-1975 school term as the needs for 1976-1977 were considered. Twelve classrooms were established with some special needs at the various schools such as a new library and physical education dressing facilities at Houston County High School and play rooms and libraries at the two elementary schools as minimal needs. Tennessee Ridge Elementary School has no science laboratory and none of the schools had music and art facilities. The county's student population was increasing each year.

A later projection (see Appendix D - 2A) for the schools illustrated the projected needs that should be met to enhance the instructional program. These figures proved to be conservative in providing for the pupil population. The student population in the county increased by sixty pupils during the 1975-1976 school term.

The final projection was prepared in January of 1976 and the population projection for the schools proved to be rather realistic (see Appendix D - 3A).

The instructional projection (see Appendix D - 1A) developed during the 1974-1975 school term illustrates the curriculum change

that would occur in each school if the $2,400,000 initial bond issue was approved to provide the money for the needed additional space at each school.

Building Addition Projection

The building program which included additions to all the schools of Houston County was begun in 1974. There were certain revisions made in the proposal during the two year period from June 1974 to April 1976. The outline specification for Tennessee Ridge and Erin Elementary Schools were prepared in June 1974 (see Appendix D - 4A). Additions to these were developed in November 1974 which contained bleachers and a field house that were later dropped. Late additions were developed for Houston County High School (see Appendix D - 5A).

Only the projections for Tennessee Ridge Elementary School were contained in the school building projection of March 1974 because it was thought then that this would be the only school built (see Appendix D - 6A). A preliminary estimate contains a projection for all the schools as of February 11, 1975 (see Appendix D - 7A). While the projections were prepared one year prior to the actual referendum, some revisions and changes occurred later. Instead of a bleacher and field house combination, an extension to the existing dressing rooms was proposed. The remaining projections were voted on at the time of the referendum.

The letter to the Superintendent from Nile McCrary, Director of School Plant, indicated his approval as the representative of the State Department of Education (see Appendix D - 8A).

Mr. Baker received a letter July 19, 1974, which outlined the State Fire Marshall's reactions to the 1974 building projection. The revisions of 1975-1976 were based on the Tennessee Fire Marshall's recommendations (see Appendix D - 9A).

The latest proposal for Tennessee Ridge Elementary School included twelve additional classrooms, a science laboratory, a library and a band room with restrooms and the administration areas. At Erin Elementary a new library, a music room and a gymnasium were included in the proposals.

At Houston County High School renovation of the administration areas and the addition of a library, music room, and a home economics room were included in the building program.

The actual bond issue included $1,300,000 to be spent which would leave no money for equipment.

The Commissioner of Education, Dr. Sam Ingram, visited the Houston County Quarterly Court in March 1976 to demand certain deficiencies be corrected. The least he would accept would cost approximately $900,000 but he recommended the school system needed $1,300,000 to provide the adequate building space. The minimum requirements he demanded are presented in a hand out prepared by his staff (see Appendix D - 10A).

Waiver and Needs

The State Department of Education wrote a series of letters to the Superintendent asking him to take steps that would correct the deficiencies. The Tennessee State Legislature passed a law in 1974 that permitted the Commissioner of Education to grant waivers for only two years for the same deficiency. Houston County needed to take immediate action as it had had waiver requests for several years. The letter of April 2, 1975 granted approval of schools, however, certain deficiencies were identified as needing correction (see Appendix D - 11A). The letter from the Commissioner dated July 16, 1975, reminded the Superintendent of the law and requested action to be taken (see Appendix D - 12A). Another letter stated reasons for the granting of waivers and indicated that the deficiencies must be corrected (see Appendix D - 13A).

The letter of November 5, 1975, recognized the inaction of the Quarterly Court (see Appendix D - 14A). The letter of January 9, 1976, stated that there would be no approval of schools in Houston County until a building program has been initiated (see Appendix D - 15A). Without approval of schools by the Commissioner there can be no state money released to the county.

The waiver request sent to the State Department each year illustrated the needs of the Houston County Schools. Most of the waiver requests could be corrected by the building program.

The news release from Clayton Braddock showed the school needs, and progress of meeting the state law across the State of Tennessee (see Appendix D - 16A). As new programs become available and as the State Legislature continued to lower class sizes, there continued to be a need for additional space. Houston County was also growing in numbers of students which placed an additional hardship on this small county. The minimum requirements as listed on the last page were the requirements that must be met by the Houston County Board of Education for release of its equalization money by the state (see Appendix D - 10A) as referred to earlier.

APPENDIX A

March 13, 1968

Mr. Robert Mitchell, Superintendent
Houston County Schools
Erin, Tennessee 37061

Dear Mr. Mitchell:

We have given further thought to the data obtained during our visit with you on March 1 and our examination of the school facilities in your county.

Our findings and recommendations by school centers are as follows:

Erin Elementary School

The Erin Elementary School has 21 classrooms, a library, an office and a cafeteria plus other service areas. We are recommending that you reduce the grade organization in this school to 1-6 and transfer the pupils in grades 7-8 to the high school center. According to the enrollment figures obtained in your office this will leave an enrollment of 486 plus the 10 pupils enrolled in special education. With the special education class occupies one classroom you will have 20 classrooms remaining for the 486 pupils. A further calculation of this means that you have about three classrooms vacant for this enrollment. In light of your anticipated and rapid influx of pupils this may be approximately what you need to accommodate this anticipated increase in enrollment for the immediate future.

Your long-range plan at this center should include plans for the construction of a new playroom and the expansion of your library into the adjacent classroom. Minor repairs throughout the building should be given immediate attention and a relighting program should be included.

Tennessee Ridge Elementary School

The Tennessee Ridge School has four classrooms and a small auditorium in the original part of the building and two new classrooms and a new cafeteria. We are recommending that you also transfer grades 7-8 to the high school, thus reducing the grade organization to 1-6. According to the enrollment figures you have 165 in grades 1-6.

these can be conveniently accommodated in the six rooms with some room for growth. The auditorium could be used in the future to provide at least one additional classroom and possibly two rooms if the small room is removed and the activities provided for at another location. If this school does continue to grow a small playroom and a library should be provided in the future.

Houston County High School

The Houston County High School currently has 14 teaching stations when the gymnasium is counted as one station, the shop as one station and the shop classroom currently used for mechanical drawing as one station. When the grade organization at this school is changed to 7-12 the enrollment according to current figures will be 536. This is sufficient to qualify for 21 teaching stations under the minimum foundation program. Our recommendations for remodeling the existing facilities and new construction are as follows:

1. Expand the office into the lounge area and relocate the lounge.

2. Expand the typing room into the adjacent room and relocate the wall between the two rooms to provide a small machines room at one end of the typing room. Provide a visions strip between the machines room and the typing room.

3. Expand the cafeteria into the library and utilize the cafeteria area for study hall purposes before and after lunch. Although the kitchen area may be slightly less than that required for the enrollment proposed we are not recommending any expenditure on this area at this time. Some thought was given to another serving line but one serving line should be sufficient for this number of pupils.

4. Utilize the library, office, workroom and storage space plus a small portion of the area in the library adjacent to these rooms for a guidance department.

5. Make provisions for protection of music instruments and equipment when not in use and utilize the music room for other classes when not used for music.

6. Reorganize the shop and the shop classroom so as to initiate an industrial arts program or a general shop program which will include units of exploratory work for pupils in grades 7-12. We are confident that the State Department will be glad to provide you assistance in initiating and developing such a program.

When the above recommended revisions have been made to the existing building and these stations added to other stations which exist you will have 12 teaching stations in the existing building. By subtracting the 12 stations from 21 stations qualified for under the total enrollment, we obtain a need for nine additional stations including a new library. This calculation is based upon a better utilization of some of the existing spaces than we observed to be the case in the past. We feel very strongly that you cannot afford to have unused spaces for the greater part of the school day.

Net Construction Needed

Eight classrooms, one library, one lounge and toilet rooms. If you anticipate a sufficient amount of growth to warrant additional rooms you should take this into consideration in determining the number of rooms to be provided for the fall enrollment of 1968.

Summary of Recommendations

1. Reduce the grade organization at the Erin Elementary School to 1-6. When this is done you will have approximately three vacant rooms to accommodate anticipated growth.

2. Reduce the grade organization at Tennessee Ridge Elementary School to 1-6. When this is done you will have sufficient rooms to accommodate the current enrollment and space in the auditorium for one and possibly two additional classrooms depending upon the relocation of the small existing room in the auditorium.

3. Increase the grade organization at Houston County High School to 7-12 to accommodate all of the 7-12 pupils throughout the county. Reorganize the existing high school building as recommended above and provide eight additional classrooms, a new library, a teachers' lounge and toilet rooms. We also want to urge you to

have your engineer check the load on the heating and electrical systems when these rooms are added. Additional rooms should be provided if you anticipate growth this full sufficient to justify additional rooms.

The recommendations included above are based on our examination of the three buildings, our study of current enrollment figures and our discussion with you concerning anticipated pupil population growth in Houston County. Our recommendations above are to be interpreted as temporary adjustment of conditions and proposed needs and should not be construed as a complete plan for a long-range program. We have taken into consideration our discussion with you concerning the proposed flexibility of pupil population for the next few years and want to urge you to constantly reevaluate your plans for facilities. When further developments occur you will probably be in better position to prepare a long-range facilities program.

If this office can assist you in any way with the adaptation of this building or the plans for new construction, please do not hesitate to call on us.

Sincerely yours,

Wile O. McCrary, Director
Division of School Plant

Kit Parker
Supervisor of Maintenance

WOM:jhh

File
Houston Co.

Findings

Erin Elementary School

Erin Elementary school is contained on a well located 12.5 acre site which would be sufficient for an elementary school enrollment of 800. Much of the site is hillside and possibly would constitute a problem pertinent to enlarging the building.

The school plant is relatively new, having been built in the 1960's with an addition of seven classrooms and a library in 1965. Contained in the original section of the building are 14 classrooms, with the 1965 addition having seven for a total of 21 permanent classrooms. Five of these rooms are self-contained units. Three (3) self-contained relocatable classroom units are presently being used.

The pupil capacity of the permanent section of the building is 630 and with the three relocatable units, the capacity would be 720. The present enrollment at the center is 681 pupils, grades 1-7. The present kindergarten enrollment is 53, and the EMR enrollment is 18.

In addition to the classrooms, the following special areas are available:

A cafetorium of approximately 2,970 square feet which is sufficient dining area for the building capacity.

A kitchen of approximately 1,248 square feet which would need to be enlarged to a total of 1,500 square feet to serve the building capacity.

One teacher's lounge

Two storage rooms

Two janitor closets

Two toilets

(One of the storage rooms is used for speech and hearing activities)

An administrative suite consisting of a general office, a principal's office, a storage room, and a clinic.

A library reading area of approximately 888 square feet with a workroom and a storage room of 120 square feet each.

For the capacity enrollment, a reading room of 1,250 square feet would be necessary.

Public utilities water, gas, sewage, electricity, and telephone are available and utilized. Drinking water bubblers and toilet facilities are adequate. The gas fired heating system appears to be sufficient.

The plant appears to be in good general condition. The roof leaks and damaged interior areas should be repaired.

Tennessee Ridge Elementary School

The Tennessee Ridge Elementary School site consists of 10.3 expandable acres. The frontage of this site is rather limited. The present acreage would be sufficient for an enrollment of 600 elementary pupils.

The original portion of the building, which appears to be 30 to 40 years old, is of combustible construction but the addition is fire-resistive.

Contained in the original section are four (4) classrooms which are of adequate size for elementary purposes. Two (2) self-contained classrooms are in the addition. A classroom converted from the old auditorium and a

storage room which is presently used as a classroom, are not of adequate area for elementary classrooms. Therefore, the six (6) permanent classrooms of adequate size would be sufficient for a capacity enrollment of approximately 180 pupils. The present enrollment of grades 1-8 is 246. One self-contained relocatable unit presently houses a kindergarten enrollment of 24 pupils.

In addition to the classrooms, the following special areas are available:

A cafetorium of about 2, 184 square feet which would be sufficient dining area for 400 to 500 pupils.

A kitchen sufficient for 400 to 500 pupils.

A clinic presently used for both a library and for speech and hearing activities.

Two toilets, a general storage room, and a principal's office.

The facility is served by public utility water, electricity, telephone, and sewage. The heating system, toilet, and drinking water facilities appear to be adequate.

The additionand relocatable unit appear to be in good condition. The condition of the original structure is questionable. The roof crest appears to be sagging, and the brick veneer is separating from the block at the front of the building.

Houston County High School

The Houston County High School site consists of 45 acres. In addition to the buildings, a football stadium and paved play areas have been developed on the site. The site would be sufficient for high school enrollment of twelve to fifteen hundred (1200 to 1500) high school pupils.

The plant of 1957 fire-resistive construction has four regular classrooms. A double (two classrooms) relocatable unit is presently used. Two classrooms are being developed from the old agriculture unit. The six permanent classrooms plus the two relocatable units constitute a total of eight regular classrooms.

The following special instructional areas are available:

> Home Economics all-purpose laboratory; one typing room; two combination science-lecture laboratories; gymnatorium; an agriculture classroom-shop unit, and a bandroom.

The combined total of eight regular classrooms plus seven special instructional areas excluding the library would house the capacity enrollment of 450 high school pupils. The present enrollment is 441 pupils; grades 8-12.

Contained in the building are the following special service areas:

> A library and dining area combination of approximately 1,836 square feet. This combined area would be adequate dining area for about 400 pupils.

A kitchen, which does not have hot and cold water in the can washroom, of about 792 square feet. According to minimum requirements, an area of 735 square feet is required for 200 to 300 pupils.

Other areas are:

A clinic, a teacher's lounge, two janitor closets, toilets, one general office, and one principal's office.

Public utilities water, gas, sewage, electricity, and telephone are available and utilized. Toilet, drinking water, and heating facilities appear to be adequate.

The roof leaks and the subsequent damaged areas need repairing. Some broken glass, the result of vandalism, needs replacing.

Recommendations:

The three schools in the Houston County system are presently crowded. Consideration should be given to relieving the present crowded conditions and to prepare for the future. Due to the innovation of existing and proposed industry for the area, the prospect of continuous growth is evident. Retention of a large percentage of the pupils appears to be apparent. In view of the present and apparent future pupil population growth in the school system, we recommend that the entire school system be reorganized on a 6 - 6 grade basis. In that a central high school presently exists and shall continue as such for the foreseeable future, any major building additions should be at this center.

Center 1 Erin Elementary School Grades K-6 Enrollment 612
E M R Enrollment 18

Consideration should be given to utilizing Erin Elementary School as a K-6 grade and EMR pupil attendance center. The pupils in grade 7 at this center should be transferred to the Houston County High School facility. The three relocatable units should be continued to be used for the two kindergarten classes and the EMR class. Any resulting vacant classroom spaces in the permanent structure could be utilized for arts and crafts, music, speech and hearing, and other enrichment and exploratory activities.

The library should be enlarged. This could be accomplished by expanding the facility into the adjacent classroom. The kitchen should be expanded to be sufficient for the maximum enrollment. A playroom is needed at this center. The roof leaks and damaged areas caused by such should be repaired.

Center 2 Tennessee Ridge Elementary School
Grades K-6 Enrollment 207

The Tennessee Ridge Elementary facility should be a pupil attendance center for grades K-6. Pupils in grades 7 and 8 at this facility should be routed to the Houston County High School center. Utilizing the relocatable unit as a kindergarten classroom should be continued.

Consideration should be given to relocating the two portable units presently at the Houston County school site to this center. One of these two units could be used as a classroom and the other as a library.

The additional relocatable classroom, a classroom in the old auditorium which would be of adequate size by removing the partition between the two rooms, and the six (6) permanent classrooms (two in the addition and four in the old section) would make available a total of eight classrooms. This number of classrooms would be sufficient for the projected 1-6 grade enrollment and some growth.

If pupil population growth continues in this area to a significant extent, consideration should be given to acquiring new site and constructing a new K-6 grade center. An alternative would be to presently make only the necessary repairs to the old section of this building. At a feasible time, the old section could be razed and an addition could be constructed. If you decide to go this route, additional land should be acquired.

A playroom is needed at this facility.

Center 3 Houston County High School Grades 7-12 Enrollment 626

Consider utilizing the Houston County High School facility as a 7-12 grade pupil attendance center. Transfer the 7 and 8 grade pupils at Erin and Tennessee Ridge Elementary schools to this facility.

Consideration should be given to constructing facilities at this center for grades 7 and 8. These facilities should include areas conducive to an exploratory educational program. Certain areas may be shared by both the Junior High and Senior High pupils. We recommend that educational specifications involving local school personnel and other consultants be developed for this project. Bd adopted

The roof leaks and interior damage at this center are repairs needed. Replace all broken glass.

HOUSTON COUNTY

Letter on April 8, 1971 from Commissioner Stimbert to Superintendent Mitchell indicating that on March 13, 1968, members of the School Plant staff submitted their findings and recommendations concerning the school plants in Houston County.

Commissioner Stimbert requested information concerning how they plan to remedy the deficiencies pointed out in the report of March 13, 1968.

The March 13, 1968 report was updated by School Plant staff on April 1, 1970.

October 11, 1972

Mr. Allen B. Presson
Superintendent
Houston County Schools
Erin, Tennessee 37061

Dear Mr. Presson.

In regard to my recent visit with you and our tour of the schools in your school system, the following comments are made.

Houston County High School

1. It appears that either a new library or expansion into adjoining classroom spaces should be planned at this school center. This recommendation is made because the sharing of the library and dining space does not make for the type library situation which is needed.

2. In all student restrooms, repairs where needed should be made to plumbing fixtures, floor tile, and electrical fixtures. Walls should be painted. Toilet stall doors should be rehung where missing. One restroom door needs repair or replacing.

3. Floor covering should be installed in both rooms of the ex-agriculture shop.

4. In the present agriculture classroom, the heating unit cover should be repaired or replaced. Repairs should be made to the door between the the classroom and shop. A storage room should be built within the shop area. The shop toilet room needs painting.

5. An additional gate should be added in the corridor near the gymnasium doors for crowd control during night activities.

6. Repair and refinishing work should be done to the door opening where a set of corridor doors have been removed.

7. Throughout the building, where applicable, repairs should be made to Venetian blinds, damaged ceiling tile where leaks have occurred, and floor tile where missing or damaged. Wall painting and replacement of all broken glass in windows and doors is also needed.

8. Repairs should be made to the hardware on gymnasium exit doors so that chains and padlocks can be removed.

9. The damaged insulation should be replaced on heat pipes in the gymnasium where the safety of pupils is involved.

10. Replacement of hardware on the coach's office door is needed.

11. The broken commode should be replaced in the boys' dressing room.

12. The metal toilet partition and door should be reinstalled in the boys' dressing room. Repairs should be made to the vent fan in this area, and the shower rooms need repainting. Repairs are needed to moisture-proof light fixtures in showering and dressing rooms. The holes in the concrete block walls in the boys' dressing room should be repaired. Shower stall partitions in the girls' dressing room should be painted, and repairs made where needed to toilet stall doors.

13. A fixed fire extinguishing system should be installed in the hood of the kitchen stove.

14. Outside repairs needed include: all outside floodlights; repair or replacement of handrails; repair and repainting of gutters, downspouts, and roof overhang at one door.

15. Due to overuse of existing dressing and showering facilities, it is suggested that consideration be given to the construction of a football field house.

Erin Elementary School

1. The construction of a playroom would provide for an improved program of physical education.

2. A cover should be provided over the walkway to the relocatable classrooms.

3. Replace or repair and repaint all ceiling tile where needed throughout the building.

4. Install doors or partitions in boys' and girls' toilet rooms. Replace all damaged floor tile (a need for this was noted at the entrance to the boys' toilet room).

5. The plywood should be removed at the front of the stage, stage curtains rehung, and this area returned to its original use.

6. Throughout the building, where needed, repairs should be made to Venetian blinds; and all broken window, door and corridor glass should be replaced.

7. Epoxy paint should be applied to the lower part of corridor walls.

8. The kitchen interior and the ceiling of the multi-purpose room should be painted.

9. The outside roof trim, gutters and downspouts should be painted.

10. Repairs should be made to outside light fixtures where needed.

Tennessee Ridge Elementary School

1. Consideration should be given to transferring eighth grade pupils to Houston County High School. The small classroom which is used by this class is unsafe from a fire safety viewpoint and inadequate in size.

2. It is recommended that a qualified engineer examine the roof structure on the older section of this school, and make recommendations for any repairs and/or possible replacement, if needed.

3. It is understood that some repairs are needed on the furnace.

4. The brick on the outside front wall should be reworked where separation from the concrete blocks has occurred.

5. If the enrollment at this school center increases, additional construction will be needed. It is recommended that, when future construction is planned, a qualified engineer be employed to study the older section and determine if it should be replaced. Since this part of the school is of combustible construction and approximately 40 years old, it should probably be razed, and new facilities constructed which would provide better educational opportunities for the pupils. The maintenance of this building, as well as the grounds, appears to be excellent.

I hope the above information will be beneficial to you in making needed improvements at the different school centers. You are to be commended for recognizing the need for facility improvements.

If our office can be of further service to you, please let us know.

Sincerely yours,

Felix H. Smallwood
Director of School Plant

FHS.gfh

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document B131

Standard Form of Agreement Between Owner and Architect

on a basis of a

PERCENTAGE OF CONSTRUCTION COST

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION

AGREEMENT

made this 16th day of January in the year of Nineteen Hundred and Seventy-four

BETWEEN

Houston County Board of Education
Erir, Tennessee — the Owner, and

Yearwood and Johnson, Architects, Inc.
Nashville, Tennessee — the Architect.

It is the intention of the Owner to build two gymnasiums and fourteen classrooms at various locations within the county.

hereinafter referred to as the Project.

The Owner and the Architect agree as set forth below.

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I. THE ARCHITECT shall provide professional services for the Project in accordance with the Terms and Conditions of this Agreement.

II. THE OWNER shall compensate the Architect, in accordance with the Terms and Conditions of this Agreement, as follows:

a. *FOR THE ARCHITECT'S BASIC SERVICES*, as described in Paragraph 1.1, Basic Compensation computed at the following percentages of the Construction Cost, as defined in Article 3, for portions of the Project to be awarded under

A Single Stipulated Sum Contract Seven per cent (7.0%)

~~Separate Stipulated Sum Contracts~~ ~~per cent (XXXXX%)~~

~~A Single Cost Plus Fee Contract~~ ~~per cent (XXXXX%)~~

~~Separate Cost Plus Fee Contracts~~ ~~per cent (XXXXX%)~~

~~AN INITIAL PAYMENT OF~~ ~~dollars ($XXXXXXX)~~
~~SHALL BE MADE UPON THE EXECUTION OF THE AGREEMENT AND CREDITED TO THE OWNER'S ACCOUNT.~~

b. *FOR THE ARCHITECT'S ADDITIONAL SERVICES*, as described in Paragraph 1.3, compensation computed as follows:

Principals' time at the fixed rate of thirty dollars ($ 30.00) per hour. For the purposes of this Agreement, the Principals are:

Randall Nile Yearwood
Ed Jordan Johnson

Employees' time computed at a multiple of (3.0) times the employees' Direct Personnel Expense as defined in Article 4.

Additional services of professional consultants engaged for the normal structural, mechanical and electrical engineering services at a multiple of
(1.1) times the amount billed to the Architect for such additional services.

Services of other professional consultants at a multiple of
(1.1) times the amount billed to the Architect for such services.

~~THE FEES AND MULTIPLES SET FORTH IN THIS PARAGRAPH III WILL BE SUBJECT TO RENEGOTIATION IF THE SERVICES COVERED BY THIS AGREEMENT HAVE NOT BEEN COMPLETED WITHIN (XXXXX) MONTHS OF THE DATE HEREOF.~~

c. *FOR THE ARCHITECT'S REIMBURSABLE EXPENSES*, amounts expended as defined in Article 5.

d. *THE TIMES AND FURTHER CONDITIONS OF PAYMENT* shall be as described in Article 6.

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TERMS AND CONDITIONS OF AGREEMENT BETWEEN OWNER AND ARCHITECT

ARTICLE 1

ARCHITECT'S SERVICES

1.1 BASIC SERVICES

The Architect's Basic Services consist of the five phases described below and include normal structural, mechanical and electrical engineering services.

SCHEMATIC DESIGN PHASE

1.1.1 The Architect shall consult with the Owner to ascertain the requirements of the Project and shall confirm such requirements to the Owner.

1.1.2 The Architect shall prepare Schematic Design Studies consisting of drawings and other documents illustrating the scale and relationship of Project components for approval by the Owner.

1.1.3 The Architect shall submit to the Owner a Statement of Probable Construction Cost based on current area, volume or other unit costs.

DESIGN DEVELOPMENT PHASE

1.1.4 The Architect shall prepare from the approved Schematic Design Studies, for approval by the Owner, the Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the entire Project as to structural, mechanical and electrical systems, materials and such other essentials as may be appropriate.

1.1.5 The Architect shall submit to the Owner a further Statement of Probable Construction Cost.

CONSTRUCTION DOCUMENTS PHASE

1.1.6 The Architect shall prepare from the approved Design Development Documents, for approval by the Owner, Working Drawings and Specifications setting forth in detail the requirements for the construction of the entire Project including the necessary bidding information, and shall assist in the preparation of bidding forms, the Conditions of the Contract, and the form of Agreement between the Owner and the Contractor.

1.1.7 The Architect shall advise the Owner of any adjustments to previous Statements of Probable Construction Cost indicated by changes in requirements or general market conditions.

1.1.8 The Architect shall assist the Owner in filing the required documents for the approval of governmental authorities having jurisdiction over the Project.

BIDDING OR NEGOTIATION PHASE

1.1.9 The Architect, following the Owner's approval of the Construction Documents and of the latest Statement of Probable Construction Cost, shall assist the Owner in obtaining bids or negotiated proposals, and in awarding and preparing construction contracts.

CONSTRUCTION PHASE — ADMINISTRATION OF THE CONSTRUCTION CONTRACT

1.1.10 The Construction Phase will commence with the award of the Construction Contract and will terminate when the final Certificate for Payment is issued to the Owner.

1.1.11 The Architect shall provide Administration of the Construction Contract as set forth in Articles 1 through 14 inclusive of the latest edition of AIA Document A201, General Conditions of the Contract for Construction, and the extent of his duties and responsibilities and the limitations of his authority as assigned thereunder shall not be modified without his written consent.

1.1.12 The Architect, as the representative of the Owner during the Construction Phase, shall advise and consult with the Owner and all of the Owner's instructions to the Contractor shall be issued through the Architect. The Architect shall have authority to act on behalf of the Owner to the extent provided in the General Conditions unless otherwise modified in writing.

1.1.13 The Architect shall at all times have access to the Work wherever it is in preparation or progress.

1.1.14 The Architect shall make periodic visits to the site to familiarize himself generally with the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. On the basis of his on-site observations as an architect, he shall endeavor to guard the Owner against defects and deficiencies in the Work of the Contractor. The Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and he shall not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

1.1.15 Based on such observations at the site and on the Contractor's Applications for Payment, the Architect shall determine the amount owing to the Contractor and shall issue Certificates for Payment in such amounts. The issuance of a Certificate for Payment shall constitute a representation by the Architect to the Owner, based on the Architect's observations at the site as provided in Subparagraph 1.1.14 and on the data comprising the Application for Payment, that the Work has progressed to the point indicated; that to the best of the Architect's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents (subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to the results of any subsequent tests required by the Contract Doc-

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uments, to minor deviations from the Contract Documents correctable prior to completion, and to any specific qualifications stated in the Certificate for Payment); and that the Contractor is entitled to payment in the amount certified. By issuing a Certificate for Payment, the Architect shall not be deemed to represent that he has made any examination to ascertain how and for what purpose the Contractor has used the moneys paid on account of the Contract Sum.

1.1.16 The Architect shall be, in the first instance, the interpreter of the requirements of the Contract Documents and the impartial judge of the performance thereunder by both the Owner and Contractor. The Architect shall make decisions on all claims of the Owner or Contractor relating to the execution and progress of the Work and on all other matters or questions related thereto. The Architect's decisions in matters relating to artistic effect shall be final if consistent with the intent of the Contract Documents.

1.1.17 The Architect shall have authority to reject Work which does not conform to the Contract Documents. Whenever, in his reasonable opinion, he considers it necessary or advisable to insure the proper implementation of the intent of the Contract Documents, he will have authority to require special inspection or testing of any Work in accordance with the provisions of the Contract Documents whether or not such Work be then fabricated, installed or completed.

1.1.18 The Architect shall review and approve shop drawings, samples, and other submissions of the Contractor only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents.

1.1.19 The Architect shall prepare Change Orders.

1.1.20 The Architect shall conduct inspections to determine the Dates of Substantial Completion and final completion, shall receive and review written guarantees and related documents assembled by the Contractor, and shall issue a final Certificate for Payment.

1.1.21 The Architect shall not be responsible for the acts or omissions of the Contractor, or any Subcontractors, or any of the Contractor's or Subcontractors' agents or employees, or any other persons performing any of the Work.

1.2 PROJECT REPRESENTATION BEYOND BASIC SERVICES

1.2.1 If more extensive representation at the site than is described under Subparagraphs 1.1.10 through 1.1.21 inclusive is required, and if the Owner and Architect agree, the Architect shall provide one or more Full-Time Project Representatives to assist the Architect.

1.2.2 Such Full-Time Project Representatives shall be selected, employed and directed by the Architect, and the Architect shall be compensated therefor as mutually agreed between the Owner and the Architect as set forth in an exhibit appended to this Agreement.

1.2.3 The duties, responsibilities and limitations of authority of such Full-Time Project Representatives shall be set forth in an exhibit appended to this Agreement.

1.2.4 Through the on-site observations by Full-Time Project Representatives of the Work in progress, the Architect shall endeavor to provide further protection for the Owner against defects in the Work, but the furnishing of such project representation shall not make the Architect responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs, or for the Contractor's failure to perform the Work in accordance with the Contract Documents.

1.3 ADDITIONAL SERVICES

If any of the following Additional Services are authorized by the Owner, they shall be paid for by the Owner as hereinbefore provided.

1.3.1 Providing special analyses of the Owner's needs and programming the requirements of the Project.

1.3.2 Providing financial feasibility or other special studies.

1.3.3 Providing planning surveys, site evaluations or comparative studies of prospective sites.

1.3.4 Providing design services relative to future facilities, systems and equipment which are not intended to be constructed as part of the Project.

1.3.5 Providing services to investigate existing conditions or facilities or to make measured drawings thereof or to verify the accuracy of drawings or other information furnished by the Owner.

1.3.6 Preparing documents for alternate bids or proposals, requested by the Owner.

1.3.7 Providing detailed estimates of construction cost or detailed quantity surveys or inventories of material, equipment and labor.

1.3.8 Providing services in connection with the selection of furniture and furnishings.

1.3.9 Providing services for planning tenant or rental spaces.

1.3.10 Making major revisions in Drawings, Specifications or other documents when such revisions are inconsistent with written approvals or instructions previously given and are due to causes beyond the control of the Architect.

1.3.11 Preparing supporting data and other services in connection with Change Orders if the changes in the basic compensation resulting from the adjusted construction is not commensurate with the services required of the Architect.

1.3.12 Making investigations involving detailed appraisals and valuations, or extensive property surveys or inventories required in connection with construction performed by the Owner.

1.3.13 Providing consultation concerning replacement of any Work damaged by fire or other cause during construction, and furnishing professional services of the type set forth in Paragraph 1.1 as may be required in connection with the replacement of such Work.

1.3.14 Providing professional services made necessary by the default of the Contractor or by major defects in the Work of the Contractor in the performance of the Construction Contract.

1.3.15 Preparing a set of reproducible record prints of drawings showing significant changes in the Work made

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during the construction process, based on marked-up prints, drawings and other data furnished by the Contractor to the Architect.

1.3.16 Providing extensive assistance in the utilization of any equipment or system such as initial start-up or testing, adjusting and balancing, preparation of operating and maintenance manuals, training personnel for operation and maintenance, and consultation during operation.

1.3.17 Providing Contract Administration and observation of construction after the Construction Contract Time has been exceeded or extended by more than 30 days through no fault of the Architect.

1.3.18 Providing services after issuance to the Owner of the final Certificate for Payment.

1.3.19 Preparing to serve or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.

1.3.20 Providing services of professional consultants for other than the normal structural, mechanical and electrical engineering services for the Project.

1.3.21 Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

ARTICLE 2

THE OWNER'S RESPONSIBILITIES

2.1 The Owner shall provide full information regarding his requirements for the Project.

2.2 The Owner shall designate, when necessary, a representative authorized to act in his behalf with respect to the Project. The Owner or his representative shall examine documents submitted by the Architect and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the progress of the Architect's work.

2.3 The Owner shall furnish a certified land survey of the site giving, as applicable, grades and lines of streets, alleys, pavements and adjoining property; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and complete data pertaining to existing buildings, other improvements and trees; and full information concerning available service and utility lines both public and private, above and below grade, including inverts and depths.

2.4 The Owner shall furnish the services of a soils engineer or other consultant when such services are deemed necessary by the Architect, including reports, test borings, test pits, soil bearing values, percolation tests, air and water pollution tests, ground corrosion and resistivity tests and other necessary operations for determining subsoil, air and water conditions, with appropriate professional interpretations thereof.

2.5 The Owner shall furnish structural, mechanical, chemical and other laboratory tests, inspections and reports as required by law or the Contract Documents.

2.6 The Owner shall furnish such legal, accounting, and insurance counselling services as may be necessary for the Project, and such auditing services as he may require to ascertain how or for what purposes the Contractor has used the moneys paid to him under the Construction Contract.

2.7 The services, information, surveys and reports required by Paragraphs 2.3 through 2.6 inclusive shall be furnished at the Owner's expense, and the Architect shall be entitled to rely upon the accuracy and completeness thereof.

2.8 If the Owner observes or otherwise becomes aware of any fault or defect in the Project or non-conformance with the Contract Documents, he shall give prompt written notice thereof to the Architect.

2.9 The Owner shall furnish information required of him as expeditiously as necessary for the orderly progress of the Work.

ARTICLE 3

CONSTRUCTION COST

3.1 The Construction Cost to be used as the basis for determining the Architect's Basic Compensation shall be the total cost or estimated cost to the Owner of all Work designed or specified by the Architect, which shall be determined as follows, with precedence in the order listed:

3.1.1 For completed construction, the total cost of all such Work;

3.1.2 For Work not constructed, (1) the lowest bona fide bid received from a qualified bidder for any or all of such Work, or (2) if the Work is not bid, the bona fide negotiated proposal submitted for any or all of such Work; or

3.1.3 For Work for which no such bid or proposal is received, (1) the latest Detailed Estimate of Construction Cost if one is available, or (2) the latest Statement of Probable Construction Cost.

3.2 Construction Cost does not include the compensation of the Architect and consultants, the cost of the land, rights-of-way, or other costs which are the responsibility of the Owner as provided in Paragraphs 2.3 through 2.6 inclusive.

3.3 Labor furnished by the Owner for the Project shall be included in the Construction Cost at current market rates including a reasonable allowance for overhead and profit. Materials and equipment furnished by the Owner shall be included at current market prices, except that used materials and equipment shall be included as if purchased new for the Project.

3.4 Statements of Probable Construction Cost and Detailed Cost Estimates prepared by the Architect represent his best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Architect cannot and does not guarantee that bids will not vary from any Statement of Probable Construction Cost or other cost estimate prepared by him.

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3.5 When a fixed limit of Construction Cost is established as a condition of this Agreement, it shall include a bidding contingency of ten percent unless another amount is agreed upon in writing. When such a fixed limit is established, the Architect shall be permitted to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, and to make reasonable adjustments in the scope of the Project to bring it within the fixed limit. The Architect may also include in the Contract Documents alternate bids to adjust the Construction Cost to the fixed limit.

3.5.1 If the lowest bona fide bid or negotiated proposal, the Detailed Cost Estimate or the Statement of Probable Construction Cost exceeds such fixed limit of Construction Cost (including the bidding contingency) established as a condition of this Agreement, the Owner shall (**1**) give written approval of an increase in such fixed limit, (**2**) authorize rebidding the Project within a reasonable time, or (**3**) cooperate in revising the Project scope and quality as required to reduce the Probable Construction Cost. In the case of (3) the Architect, without additional charge, shall modify the Drawings and Specifications as necessary to bring the Construction Cost within the fixed limit. The providing of such service shall be the limit of the Architect's responsibility in this regard, and having done so, the Architect shall be entitled to compensation in accordance with this Agreement.

ARTICLE 4

DIRECT PERSONNEL EXPENSE

4.1 Direct Personnel Expense of employees engaged on the Project by the Architect includes architects, engineers, designers, job captains, draftsmen, specification writers and typists, in consultation, research and design, in producing Drawings, Specifications and other documents pertaining to the Project, and in services during construction at the site.

4.2 Direct Personnel Expense includes cost of salaries and of mandatory and customary benefits such as statutory employee benefits, insurance, sick leave, holidays and vacations, pensions and similar benefits.

ARTICLE 5

REIMBURSABLE EXPENSES

5.1 Reimbursable Expenses are in addition to the Compensation for Basic and Additional Services and include actual expenditures made by the Architect, his employees, or his professional consultants in the interest of the Project for the expenses listed in the following subparagraphs:

5.1.1 Expense of transportation and living when traveling in connection with the Project, long distance telephone and telegrams, and fees paid for securing approval of authorities having jurisdiction over the Project.

5.1.2 Expense of reproductions, postage and handling of drawings and specifications, excluding duplicates of the complete sets of each Phase for the Owner's review and approval.

5.1.3 If authorized in advance by the Owner, expense of overtime work requiring higher than regular rates and expense of holidays or nights for the Architect's employees.

5.1.4 Expense of renderings, models and mock-ups requested by the Owner.

Additional Services.

ARTICLE 6

PAYMENTS TO THE ARCHITECT

6.1 Payments on account of the Architect's Basic Services shall be made as follows:

6.1.1 An initial payment as set forth in Paragraph 11.6 or as is the minimum payment under the Agreement.

6.1.2 Subsequent payments for Basic Services shall be made monthly in proportion to services performed so that the compensation at the completion of each Phase shall equal the following percentages of the total Basic Compensation:

Schematic Design Phase	15%
Design Development Phase	35%
Construction Documents Phase	75%
Bidding or Negotiation Phase	80%
Construction Phase	100%

6.2 Payments for Additional Services of the Architect as defined in Paragraph 1.3, and for Reimbursable Expenses as defined in Article 5, shall be made monthly upon presentation of the Architect's statement of services rendered.

6.3 No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages, or other sums withheld from payments to contractors.

6.4 If the Project is suspended for more than three months or abandoned in whole or in part, the Architect shall be paid his compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with Reimbursable Expenses then due and all terminal expenses resulting from such suspension or abandonment. If the Project is resumed after being suspended for more than three months, the Architect's compensation shall be subject to renegotiation.

6.5 Payments due the Architect under this Agreement shall bear interest at the legal rate commencing sixty days after the date of billing.

ARTICLE 7

ARCHITECT'S ACCOUNTING RECORDS

Records of the Architect's Direct Personnel, Consultant and Reimbursable Expenses pertaining to the Project, and records of accounts between the Owner and the Con-

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tractor, shall be kept on a generally recognized accounting basis and shall be available to the Owner or his authorized representative at mutually convenient times.

ARTICLE 8

TERMINATION OF AGREEMENT

This Agreement may be terminated by either party upon seven days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the other. In the event of termination due to the fault of others than the Architect, the Architect shall be paid his compensation for services performed to termination date, including Reimbursable Expenses then due and all terminal expenses.

ARTICLE 9

OWNERSHIP OF DOCUMENTS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not. They are not to be used by the Owner on other projects or extensions to this Project except by agreement in writing and with appropriate compensation to the Architect.

ARTICLE 10

SUCCESSORS AND ASSIGNS

The Owner and the Architect each binds himself, his partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Owner nor the Architect shall assign, sublet or transfer his interest in this Agreement without the written consent of the other.

ARTICLE 11

ARBITRATION

11.1 All claims, disputes and other matters in question arising out of, or relating to, this Agreement or the breach thereof shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

11.2 Notice of the demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

11.3 The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

ARTICLE 12

EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

ARTICLE 13

GOVERNING LAW

Unless otherwise specified, this Agreement shall be governed by the law of the principal place of business of the Architect.

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It is agreed by both parties of this contract that the architect will not be paid for his services until the money for the project is appropriated. It is further understood that the architect will not proceed beyond the schematic design phase until all money is appropriated, and the architect is paid for the schematic design. When the money is appropriated for the project, this condition shall be cancelled by a letter to the architect from the owner. The word "appropriated" is defined as the time when a bond referendum is approved by the voters of Houston County or the County Court.

It shall be understood that this architect shall remain the architect for this project until it is completed or that he be compensated in accordance with this contract for the work as agreed herein.

This Agreement executed the day and year first written above.

OWNER	ARCHITECT
Houston County Board of Education Erin, Tennessee	Yearwood and Johnson, Architects, Inc. Nashville, Tennessee
By: Alan D Pierce	By: Randall J. Yearwood
Supt.	

TENNESSEE
DEPARTMENT OF EDUCATION
Division of School System Management and Planning
NASHVILLE 37219

November 21, 1974

Mr. Alan Presson, Superintendent
Houston County Schools
Erin, Tennessee

Dear Mr. Presson:

This is written in regard to your request and my subsequent evaluation of each school in the Houston County School System. It should be called to your attention that this report deals only with some of the existing conditions and needs at each center.

The following comments are made relating to findings at the different school centers.

HOUSTON COUNTY HIGH SCHOOL

If this center is to remain as a center housing pupils in grades 8-12, facilities should be provided for both pre-vocational and vocational-technical opportunities.

Note: The final decision relating to vocational facilities should be made after development of educational specifications and the determination of the proposed vocational-technical center being planned for Houston and Humphrey's Counties.

The existing center appears to be in need of considerable maintenance and the over-lapping of pupils and programs in some areas are not conducive to a good teaching-learning environment. Examples of this are in the library-cafeteria; physical education-atheletic and music-academic areas.

It is recommended that this building complex be renovated and/or remodeled as well as the provision of some new construction.

The following provisions should be made:

1. An adequate library with auxiliary space.

2. Convert space jointly used by library and cafeteria into cafeteria dining area.

3. An adequate music complex.

4. Science lecture laboratory combination.

5. Adequate facilities for handicapped pupils.

6. Adequate vocational and pre-vocational facilities. (The final decision relative to the vocational-technical center planned for Houston and Humphreys counties could have some bearing on this provision).

7. Adequate facilities should be provided for physical education including locker rooms, shower facilities, and storage space. (Athletic dressing rooms and storage should be provided elsewhere, since it appears that the physical education facilities are being very restricted).

8. Provide an athletic field house with proper locker rooms; shower facilities, storage and other rooms. This could include weight and/or "work out" rooms. This would allow for maximum development of physical education programs.

9. Repair and/or replacement of electrical and plumbing fixtures.

10. Repairs and improvement to interior, as well as exterior, of the building. This should include paint, floor covering, ceiling tile, broken glass, door repair, etc.

11. All safety hazards should be corrected at this time.

12. Provide other necessary classrooms after the development of educational specifications.

TENNESSEE RIDGE ELEMENTARY

Based on reports by the State Fire Marshal, architects and others the old section of the building appears to be hazardous. The use of the interior rooms in this section should be discontinued. With this in mind the following comments are made:

If Tennessee Ridge Elementary School is continued as a school center housing pupils in grades 7-8, facilities should be provided for pre-vocational opportunity as well as other enrichment programs.

In development of this center the following should be done:

1. The "old" original structure should be razed.

2. Expand kitchen in order to meet minimum standards.

3. Provide additional adequate toilet facilities.

4. Facilities should be provided for handicapped pupils.

5. All deficiencies that affect life safety should be corrected at this time.

6. A clinic should be provided.

7. Classrooms, a library and other rooms should be provided in accordance with educational specifications and proposed enrollment.

8. Provide adequate heating, ventilation, and air conditioning systems.

9. Provide adequate playroom and auxiliary spaces.

10. Provide a music room.

ERIN ELEMENTARY SCHOOL

If the Erin Elementary School is to remain as a school center housing pupils in grades 7 or 8, facilities should be provided for pre-vocational opportunity as well as provision for handicapped.

Plans for this center from a facility stand point should include the following:

1. Provision of an adequate playroom with auxiliary space.

2. Adequate library and auxiliary space.

3. A covered walkway to the existing portable classroom buildings.

4. Replace or repair floor and ceiling tile where needed.

5. A music room should be provided.

6. All electrical, plumbing, and other building repair should be completed at this time.

7. Adequate cafeteria in accordance with proposed enrollment and State Minimum Standards.

8. Fire deficiency corrections should be made at this time.

Be advised that a copy of this report is being forwarded to the Approval of Schools Committee for their consideration.

If we in the Mid-Cumberland District Office can be of further assistance, please call on us.

Sincerely yours,

James W. Robertson

James W. Robertson, Coordinator
Auxiliary Services

APPENDIX B

TO THE CITIZENS AND TAXPAYERS OF HOUSTON COUNTY

We the undersigned residents and taxpayers of Houston County are concerned over the proposed school construction programs of this county to be voted on February 17, that between now and the year 2001 A.D. will costs the taxpayers of this County over Five and a Half Million Dollars including interest.

No. 1. Does Houston County need more classrooms? Our answer is (YES).

No. 2. Does Houston Coundy need this elaborate building program? Our answer is (NO).

No. 3. How much is really needed without the frills. Our answer (WE DO NOT REALLY KNOW BECAUSE WE DO NOT THINK ADEQUATE CONSIDERATION HAS BEEN GIVEN TO THE EXACT NEEDS THAT WOULD NOT BANKRUPT OUR COUNTY.)

No. 4. Do we need to spend this much ($2,488,000.00 plus $3,039,000.00 interest). Our answer is (NO).

No. 5. Has a sound financial program been prepared to finance this indebtedness. Our answer is (NO). Possible revenues are a matter of speculation on the part of our school officials.

No. 6. Can the people of this County stand further property taxes? A sales tax increase? A wheel tax? OUR Answer is (NO) in the type economy we are now facing.

PLEASE CONSIDER WHAT YOU ARE VOTING IN TAX INCREASES ON FEBRUARY 19. LETS ELIMINATE THE FRILLS FROM OUR BUILDING PROGRAM.

SPECIAL ELECTION

(Houston County)

FEBRUARY 16, 1976 (Monday) Polls open 9 am to 7 pm

PROBLEM: 8 (eight) classrooms are needed (according to Bd. of Ed. figures)

SOLUTION: Supt. Presson and the county Bd. of Education* is proposing to borrow $2,483,000 and repay $5,000,000 with interest out of the pockets of Houston County taxpayers.

In fact -- the present county Bd. of Ed.'s plan to squander $5 million of the taxpayer's future earnings and that of their children and grandchildren for 20 years has not even been submitted to the Tenn. Dept. of Education as required (see letter from Commissioner Ingram to Supt. Presson 11/5/75 in recent local paper)

There is NO DANGER OF SCHOOLS CLOSING if the bond issue fails.....

QUESTION ON REFERENDUM BALLOT - FEBRUARY 16, 1976 is

☐ FOR THE BONDS

☐ AGAINST THE BONDS

*School Building Committee Chairmen

Dr. Al Mitchum - George Alsobrooks

*Houston County Bd. of Ed.

John Spurgeon
Eddie Sykes
Cecil Baggett
Wayne Adams
Harold Selph
Billy Parchman
Billy Ray Cleghern

- clip & take to voting booth -

☐ FOR THE BONDS is a vote for a big tax increase

☒ AGAINST THE BONDS is a vote against a big tax increase

SPECIAL ELECTION

FEBRUARY 16, 1976 (Monday) Polls open 9 am to 7 pm

DON'T BE DECEIVED In reply to the erroneous FREE information you received in the mail Thursday.

NEEDS.....Houston County needs 14 classrooms in addition to replacing the old part of Tennessee Ridge School.

SOLUTION...The Board of Education* has requested $2,483,000 to pay for the needed building additions. The total interest is $2,427,600 at 7% interest over a 20 year period. With the wheel tax revenue and sales tax money committed by the school board assures a property tax of no more than $1.13 and with other revenues available it could be less than $1.00.

THERE IS DANGER OF SCHOOLS CLOSING

Consultants and professionals have been used by the school board for building plans and financial plans.

The FREE information you received earlier was prepared by people who know little about education, little about finances and have no concern for your children's education and are using scare tactics to defeat this bond issue.

*HOUSTON COUNTY BOARD OF EDUCATION

John Spurgeon
Eddie Sykes
Cecil Baggett
Wayne Adams
Harold Selph
Billy Parchman
Billy Ray Cleghern

[X] FOR THE BONDS is a vote and investment for your child's future

[ ] AGAINST THE BONDS is a vote against children

Signed _____ President Erin Elem. PTA

_____ President Tenn. Ridge PTA

_____ CHM, Concerned Citizens for Better Schools

THE SUPERINTENDENT SPEAKS OUT FOR YOUR CHILDREN

As everyone in Houston County should know by now, there will be a referendum for the issuance of bonds for a school building program which will be voted on February 16, 1976. The plans that have been proposed are a result of:

(1) Recommendations of the State Department of Education.

(2) Input from a building committee made up of the principals, teachers, and Supervisor of Instruction.

(3) Other Education Specialist.

(4) The Citizens Committee for Better Schools.

(5) The Houston County Board of Education.

These plans should enable us to achieve an educational program that will be at least equal to the educational programs of the surrounding counties. At this time our facilities are far below facilities in surrounding counties. It is also felt that since Houston County has one of the lowest debt ratio in the State of Tennessee this program can be funded without a great burden to Houston Countians.

If the bond issue is passed, what will it mean for education in Houston County?

(1) Our school can be made to meet the life health and safety standards.

(2) We can eliminate situations of over-crowding such as 37 students in a first grade class, or 47 students in a 7th grade class, and special education students having to meet in non-approvable make-shift classrooms.

(3) We can provide a curriculum that will provide enrichment programs for the talented students so they can progress at a faster rate.

(4) Facilities will be available to provide better services to the educationally handicapped who have difficulty in learning.

(5) Our facilities for Title I Reading Program can be improved.

(6) We can offer physical education at the elementary level.

(7) We can offer art and music at the elementary level.

(8) We can offer career education and pre-vocational courses.

(9) We will have a library that meets the minimum rules and regulations which will provide materials for students to learn to do research.

(10) We can offer space adequate for the band program to house the students, to provide storage area and practice area.

There are many other advantages we can provide if the program passes.

Many people who have not been in education recently may feel like these schools exceed the school they were educated in because of recent requirements and curriculum changes. If one's school facilities have been below average for a good many years, there is a danger that people will say you are asking for frills when you are just asking that the school be brought up to State Standards. If the building program passes, we will only be bringing our school up close to the standards of our surrounding counties.

Each citizen of Houston County should consider these questions before they vote:

(1) Do our children in Houston County deserve the same advantages as children in the 5 surrounding counties?

(2) Should our children be deprived of

(A) Enrichment programs for college bound students?

(B) Physical Education ?

(C) Art-Music ?

(D) Career Education?

(E) Adequate reading facilities?

(F) Adequate space and facilities for teaching the handicapped?

(G) Adequate library facilities?

(H) Clean and sanitary dressing rooms with adequate space?

(I) Adequate science laboratory?

(J) A building which provides for life health and safety?

If you feel like your children and grandchildren do not deserve advantages that our surrounding counties enjoy, if you feel like they should be over-crowded in the classroom, that these facilities should house an educational program which is not equivalent to other schools in the area, if you feel like children from other school systems across the state should have advantages over our children in the opportunities that education offer, then you should step forth and vote against your children's and grandchildren's education. You can use your money for something more important than your child's education.

People usually express the same common excuse for being anti or against. The most common excuses are, that it costs too much, there are too many frills or we don't need that much space, or by comparing schools with schools of many years ago stating that what was good enough in my day is good enough for my children. Usually people who uses the excuses of frills and space are misinformed.

I personally want everyone to know that I want to come forth and be counted as one who will vote for the building program. I want to be counted as one who will support your children's education and hope to work with the board of education for continued improvement of your educational program.

Education is the most important thing that we can give our children while they exist on this earth. I urge you to search your conscience as you purpose to vote February 16, 1976.

The Following Prepared by The Citizens for Better Schools

On Monday, February 16, voters of Houston County are going to be given the opportunity to show the children and youth of Houston County that they really care about the opportunities they will have in life by voting "YES" to the resolution that will provide school facilities which will meet the regulations required by the State of Tennessee. Every surrounding county has provided improved facilities for their students. We believe our students deserve at least opportunities equal to those in neighboring communities.

Many questions have been asked about the proposed plans. Everything being requested is a requirement by the State Department of Education for the approval of Houston County Schools. (Rules, Regulations, and Minimum Standards 1975-76)

The Tennessee Ridge Community is in desperate need of a school. The old part of the building has been condemned. It is a fire and safety hazard. Their kindergarten class has 31 students. The state says 25 is the maximum for kindergarten. The first grade teacher has 37 students. Would you like for your child to be in a first grade whose teacher was attempting to teach 37 six year olds? The state proposes 25 students as a maximum in first grade for the 1976-77 term. The second and third grades are housed in make-shift rooms that have been petitioned off in what was the auditorium of the old part of the building. The second grade is crowded into the small room that was prepared to house the school's audio-visual equipment. It has no outside ventilation and is so crowded that each child's desk is pushed against the next desk. The Principal's office and the Title I reading teacher are in the small rooms just off the front entrance. Second, third, fifth, sixth, seventh and eighth grades are in the part which has been condemned as a fire and safety hazard.

The school's library is located in what was originally the clinic. This small room serves as a library, materials center, band room and for speech therapy. By the time all of these classes meet in this room, not much time is left for it to be used as a library. In addition to these needs, this school has no facilities which meet state requirements for a science laboratory, music and art instruction, physical education or Special education. The resolution that you vote for on February 16 will provide this community with a school that will correct these needs. If we, in Houston County, will commit ourselves for a building, the state will provide a full-time principal and a full-time librarian.

Houston County High School has critical needs. The library has no conference room, no storage space for magazines, audio visual equipment and materials, and no listening or viewing area for records and films. These things are all necessary if we are to meet the minimum requirements. Twenty percent of the library day is lost because the library also serves as a cafeteria.

Because of the open concept caused by library-cafeteria utilization, it is difficult to control the loss of books, and it causes an unhealthy condition because immediately after lunch the area becomes a library again before it is properly cleaned. The cafeteria causes a build-up of heat in the library during hot weather. In addition to these hazards, this is probably the only library-cafeteria combination in the State of Tennessee.

The bandroom is too small for the class. The state requires 20 sq. ft. per pupil. We have only 13 sq. ft. per pupil. The storage area is very small, and it has none of the practice rooms as required in State Minimum Rules and Regulations.

Dressing rooms for physical education are far below standards. The boy's physical education class locker room is undersized. It is now utilized as an athletic locker room for High School and Junior High Football teams, Jr. High basketball, Sr. High, Jr. Varsity teams and two eighth grade teams, plus visiting teams that come for competition. It is also used for baseball teams dressing room, storage room for football, basketball and baseball equipment. This room has one urinal and one commode to accomodate all who use it. There are insufficient number of showers. It is in such constant use that there is no opportunity to properly clean it. It has been condemned by the state as being inadquate.

The girl's P.E. locker room is utilized for a dressing room for girl's physical education. It is used by Jr. High basketball teams, High School teams, two eighth grade teams and visiting football teams. There is only one commode and no water fountain.

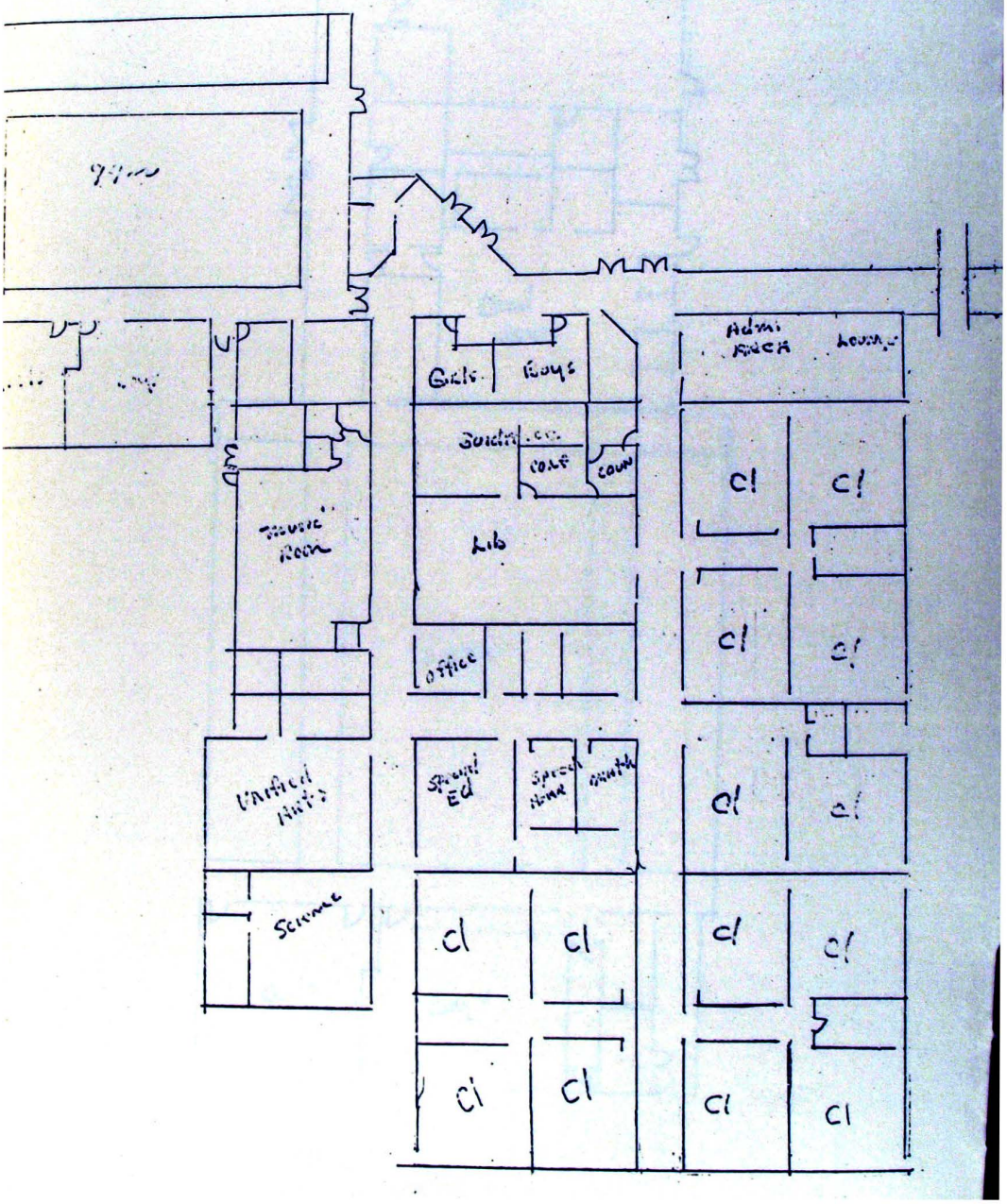
The Erin Elementary School has no facilities which meet state requirements for physical education and art or music instruction. Special education classes are meeting in small storage rooms. One Title I Reading teacher is housed in the clinic. So no clinic is available. Another teaching station was made for the other Title I Reading teacher by knocking out a wall in the book room. Now there is no place to store books. Also, two seventh grade classes have 45 students each.

Need for facilities are real in our County. When we pass the proposed resolution there will be a rezoning of students. Tennessee Ridge School is projected to have 500 students, Erin Elementary 600 and the high school 450. The eighth grade will be moved back to Erin Elementary except those who are rezoned and will attend Tennessee Ridge Elementary. Children will spend less time on buses. They will be able to leave home later in the mornings and return earlier in the afternoon. Programs of enrichment can be offered for those students who need to be further challenged. There will be opportunities for career and pre-vocational education and much needed counselling services.

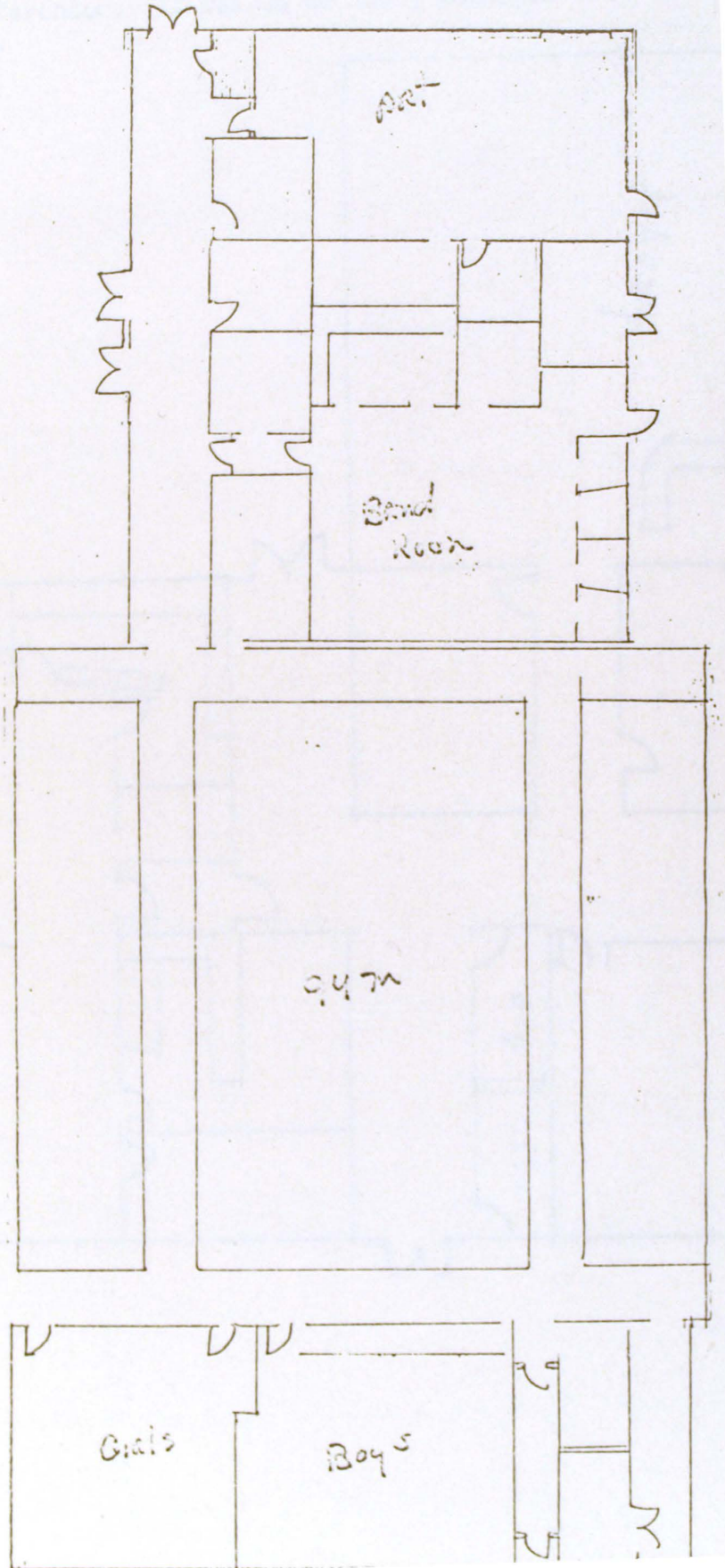
As responsible citizens we want to invest in our county's future. Surely there is no better way than investing in the future of our boys and girls.

If you have the best interest of our young people and the future destiny of our county at heart, vote YES on February 16, 1976.

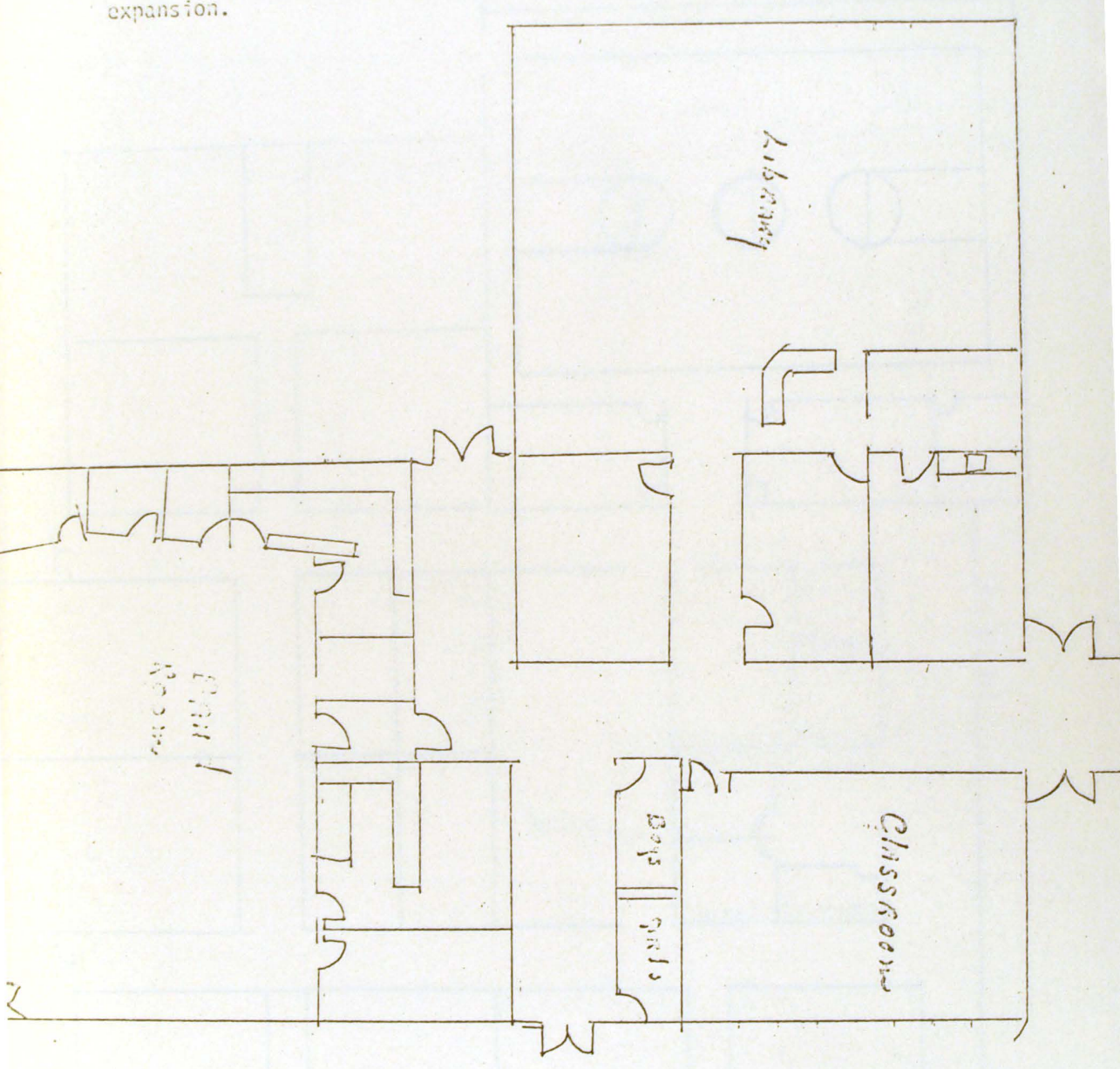
The Tennessee Ridge Elementary School was voted down in the referendum. The school was to be fully equipped.



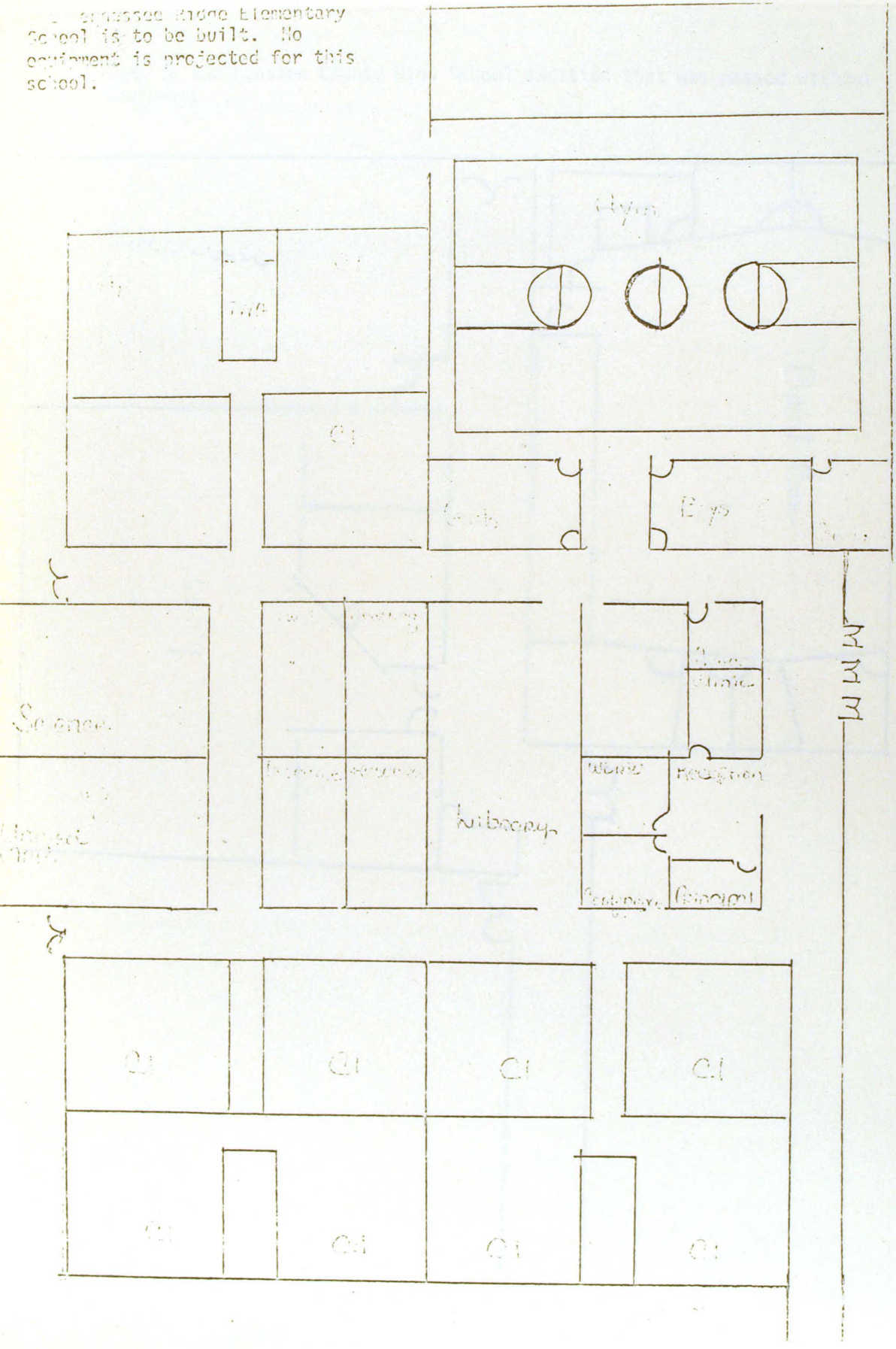
This addition was to be fully equipped.



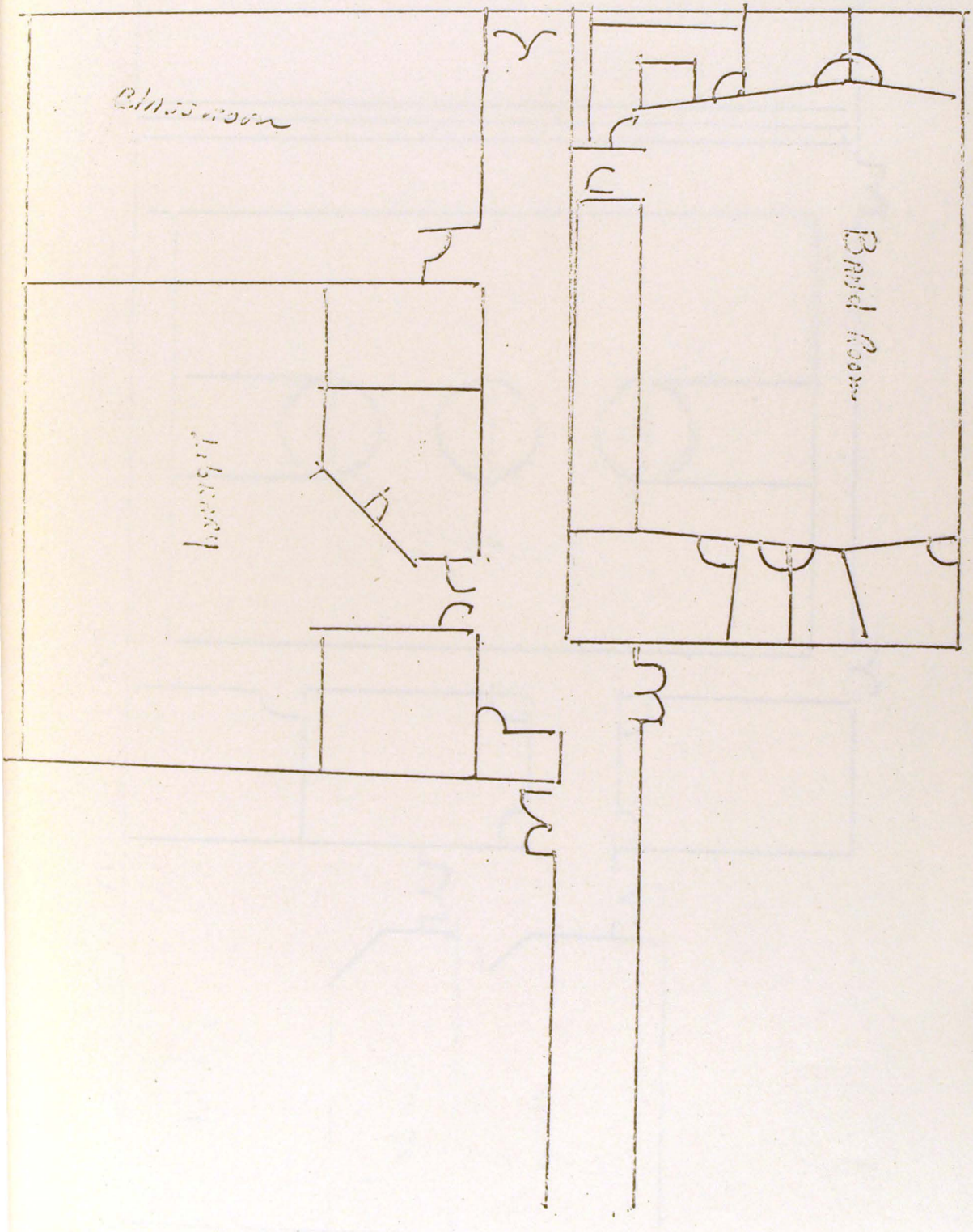
This is the Houston County High School addition that was voted down in the referendum. It was to be fully equipped with a dressing room expansion.



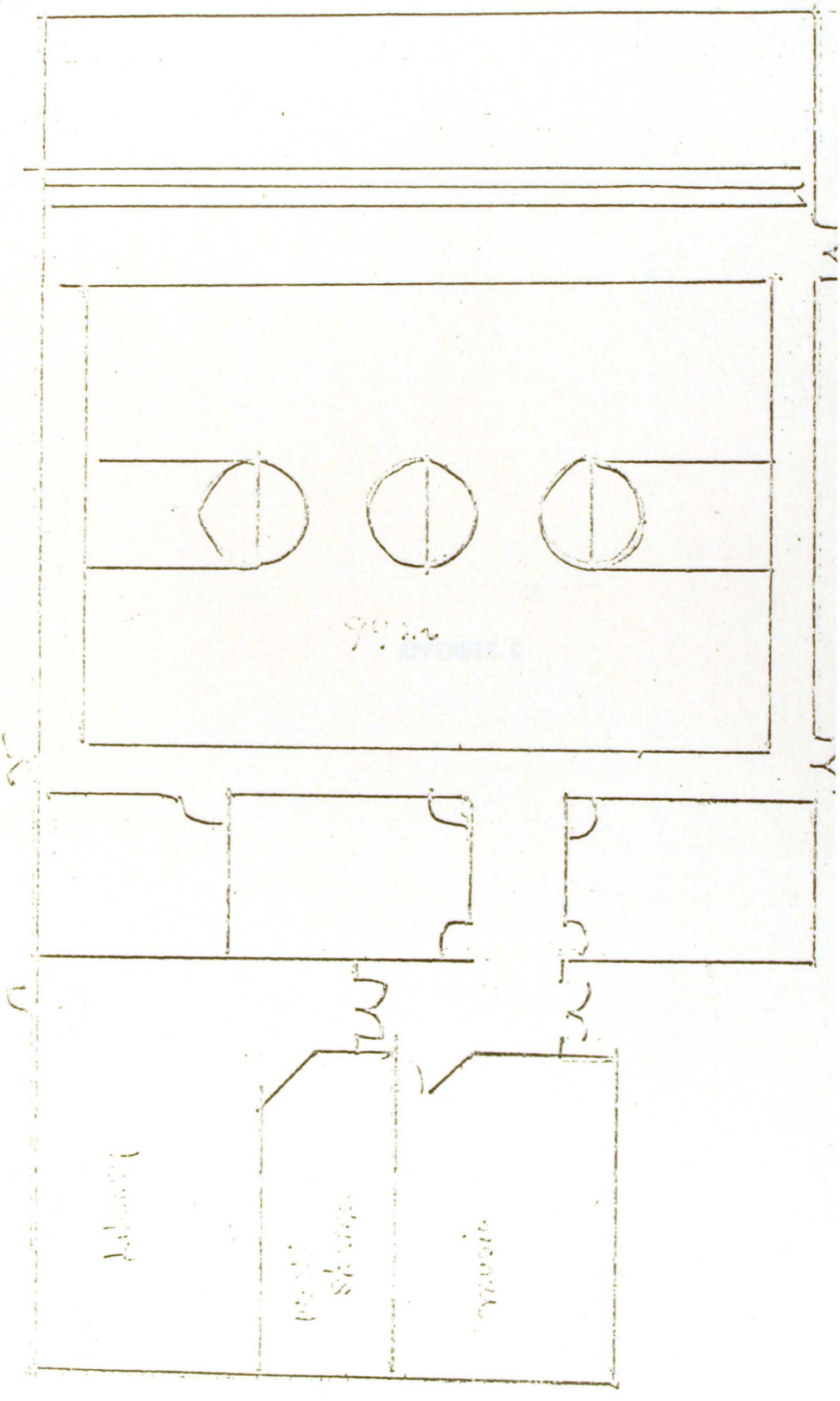
[illegible] Ridge Elementary School is to be built. No equipment is projected for this school.



This is the Houston County High School addition that was passed without equipment.



This is the Erin Elementary addition that is projected to be built with no equipment included.



APPENDIX C

HOUSTON COUNTY, TENNESSEE

PROJECTION SHOWING THE COUNTY DEBT SERVICE FUND TAX RATE
TO RETIRE PRINCIPAL AND INTEREST OF DEBT SERVICE FUND OBLIGATIONS
INCLUDING THE PROPOSED $2,425,000.00 SCHOOL BOND ISSUE

SCAL YEAR	DEBT SERVICE FUND TAX RATE REQUIRED	APPROXIMATE DEBT SERVICE FUND BEGINNING BALANCE	ESTIMATED RECEIPTS FROM TAX LEVY	FACTORY RENT	SCHOOL CAPITAL OUTLAY FUNDS PLEDGED	ESTIMATED SALES TAX FROM SCHOOL FUND	ESTIMATED SALES TAX PAID DIRECT	ESTIMATED TOTAL AVAILABLE FUNDS	BONDS PRESENT PRINCIPAL	BONDS ISSUES INTEREST	BONDS PROPOSED PRINCIPAL	BONDS ISSUE INTEREST	TOTAL BOND REQUIREMENTS	APPROXIMATE DEBT SERVICE FUND ENDING BALANCE
to 6-30-75	.25	314,000.00	24,354.00	6,000.00	24,000.00	36,575.00	36,900.00	441,829.00	62,000.00	21,185.00	-0-	-0-	83,185.00	358,644.00
to 6-30-76	1.25	358,644.00	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	583,891.00	74,000.00	18,915.00	-0-	169,750.00	262,665.00	321,226.00
to 6-30-77	1.25	321,226.00	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	546,473.00	56,000.00	16,200.00	-0-	169,750.00	241,950.00	304,523.00
to 6-30-78	1.25	304,523.00	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	529,770.00	47,000.00	14,301.25	-0-	169,750.00	231,051.25	298,718.75
to 6-30-79	1.25	298,718.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	523,965.75	47,000.00	12,543.75	-0-	169,750.00	229,293.75	294,672.00
to 6-30-80	1.25	294,672.00	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	519,919.00	59,000.00	10,571.25	-0-	169,750.00	239,321.25	280,597.75
to 6-30-81	1.25	280,597.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	505,844.75	48,000.00	8,460.00	-0-	169,750.00	226,210.00	279,634.75
to 6-30-82	1.25	279,634.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	504,881.75	45,000.00	6,625.00	25,000.00	169,750.00	246,375.00	258,506.75
to 6-30-83	1.25	258,506.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	483,753.75	26,000.00	4,930.00	25,000.00	168,000.00	223,930.00	259,823.75
to 6-30-84	1.25	259,823.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	485,070.75	31,000.00	3,745.00	25,000.00	166,250.00	225,995.00	259,075.75
to 6-30-85	1.25	259,075.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	484,322.75	31,000.00	2,435.00	25,000.00	164,500.00	222,935.00	261,387.75
to 6-30-86	1.25	261,387.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	486,634.75	15,000.00	1,125.00	50,000.00	162,750.00	228,875.00	257,759.75
to 6-30-87	1.25	257,759.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	483,006.75	15,000.00	375.00	50,000.00	159,250.00	224,625.00	258,381.75
to 6-30-88	1.25	258,381.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	483,628.75	-0-	-0-	75,000.00	155,750.00	230,750.00	252,878.75
to 6-30-89	1.25	252,878.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	478,125.75	-0-	-0-	75,000.00	150,500.00	225,500.00	252,625.75
to 6-30-90	1.25	252,625.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	477,872.75	-0-	-0-	75,000.00	145,250.00	220,250.00	257,622.75
to 6-30-91	1.25	257,622.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	482,869.75	-0-	-0-	100,000.00	140,000.00	240,000.00	242,869.75
to 6-30-92	1.25	242,869.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	468,116.75	-0-	-0-	100,000.00	133,000.00	233,000.00	235,116.75
to 6-30-93	1.25	235,116.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	460,363.75	-0-	-0-	100,000.00	126,000.00	226,000.00	234,363.75
to 6-30-94	1.25	234,363.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	459,610.75	-0-	-0-	100,000.00	119,000.00	219,000.00	240,610.75
to 6-30-95	1.25	240,610.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	465,857.75	-0-	-0-	125,000.00	112,000.00	237,000.00	228,857.75
to 6-30-96	1.25	228,857.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	454,104.75	-0-	-0-	125,000.00	103,250.00	228,250.00	225,854.75
to 6-30-97	1.25	225,854.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	451,101.75	-0-	-0-	125,000.00	94,500.00	219,500.00	231,601.75
to 6-30-98	1.25	231,601.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	456,848.75	-0-	-0-	150,000.00	85,750.00	235,750.00	221,098.75
to 6-30-99	1.25	221,098.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	446,345.75	-0-	-0-	150,000.00	75,250.00	225,250.00	221,095.75
to 6-30-2000	1.25	221,095.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	446,342.75	-0-	-0-	150,000.00	64,750.00	214,750.00	231,592.75
2000to 6-30-01	1.25	231,592.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	456,839.75	-0-	-0-	175,000.00	54,250.00	229,250.00	227,589.75
01 to 6-30-02	1.25	227,589.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	452,836.75	-0-	-0-	175,000.00	42,000.00	217,000.00	235,836.75
02 to 6-30-03	1.25	235,836.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	461,083.75	-0-	-0-	200,000.00	29,750.00	229,750.00	231,333.75
03 to 6-30-04	1.25	231,333.75	121,772.00	6,000.00	24,000.00	36,575.00	36,900.00	456,580.75	-0-	-0-	225,000.00	15,750.00	240,750.00	215,830.75
TOTALS			$3,555,742.00	$180,000.00	$720,000.00	$1,097,250.00	$1,107,000.00		$356,000.00	$121,411.25	$2,425,000.00	$3,655,750.00	$6,758,161.25	

zerest computed at 7%
oposed date of issue - February 1, 1975
x revenues based on assessed valuation of $9,741,720.00
ojection includes all county Debt Service Funds
epared by the Tennessee State Department of Education,
Division of School System Management and Planning December 15, 1974

Houston County
Bond Retirement Schedule
2,500,000 Bond Issue at 7% - 20 year

Year	Present Bond Requirements	Proposed Issue: Bond Principal	Proposed Issue: Bond Interest	Proposed Issue: Total Bond	Total Debt Service Requirements
76-77	72,200	25,000	175,000	200,000	272,200
77-78	61,301	35,000	173,250	208,250	269,551
78-79	59,544	35,000	170,800	205,800	265,344
79-80	69,571	35,000	168,350	203,350	272,921
80-81	56,460	50,000	165,900	215,900	272,360
81-82	51,625	55,000	162,400	217,400	269,025
82-83	30,930	75,000	158,550	233,550	264,480
83-84	34,745	80,000	153,300	233,300	268,045
84-85	33,435	90,000	147,700	237,700	271,135
85-86	16,125	115,000	141,400	256,400	272,525
86-87	15,375	125,000	133,350	258,350	273,725
87-88		150,000	124,600	274,600	274,600
88-89		160,000	114,100	274,100	274,100
89-90		170,000	102,900	272,900	272,900
90-91		180,000	91,000	271,000	271,000
91-92		195,000	78,400	273,400	273,400
92-93		210,000	64,750	274,750	274,750
93-94		225,000	50,050	275,050	275,050
94-95		240,000	34,300	274,300	274,300
95-96		250,000	17,500	267,500	267,500
	501,311	2,500,000	2,427,600	4,927,600	5,428,911

Funding The Retirement of Bonds and Interest

By issuing $2,500,000 at 7% for 20 years, the estimated cost for the first year would be $200,000 which would vary each year depending upon the present debt requirements.

The following sources of revenues can be used to retire bonds and interest; however, the county court has the discretion to decide which revenue or combination thereof shall be used.

Sales Taxes

1 1/2 cents

Present 1 1/2 cents collected for Houston County generated $113,408 of which one half by law goes to schools and the other half goes to county or cities from which the collection was made except the various cities may contract for their share to be utilized for other county services. If the cities and county forego their share, schools would receive $56,704 and $56,704 would be available.

1 3/4 cents

If the citizens approved an increase in sales tax to 1 3/4 cents, this would generate approximately $132,309 of which $66,154 would go to schools leaving $66,154 for debt retirement. Of course, the schools portion can also be used to retire school debt. This would require a vote of the people to enact the increase.

Wheel Tax

Based on approximately 3500 privately and jointly owned vehicles registered in Houston County, the County could estimate about $16,625 for a $5 sticker, $33,250 for a $10 sticker, and $50,000 for a $15 sticker at 95 per cent collection. This requires a private act and approval by the County Court or voters.

Property Taxes

Based on the present assessments in Houston County, 1 cent property tax rate brings in about $1,000. An increase in the property tax rate must only be approved by the County Court.

State School Capital Outlay

The present $24,000 of State Capital Outlay funds used for debt retirement could be used to retire the bonds; however, it has been pledged to pay for the present school debt until 1985.

Present Fund Balances

Due to the present high interest rates and the low interest rate received from county investments of idle cash funds, an alternative would be to utilize the fund balance created for school debt for reducing the $2,500,000 issue to $2,100,000. As you can see from projected schedule that in issuing $1 in bonds, it will cost nearly $1 in interest.

Present Financial Structure

One last alternative is to look at the present financial structure of the county and attempt to hold the amount of bond issue to the minimum and utilize present revenues where feasible.

Summary

The above includes a number of alternatives; however, the Court should decide the combination of revenues to pay for the bond and interest retirement starting with a need of approximately $200,000 per year.

HOUSTON COUNTY
Bond Issue of 1,400,000
At Estimated Interest Rate of 7%

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
		Proposed Bond Issue					Present Funds for Payment					Proposed New Revenues						
Year	Present Debt Retirement	Bonds	Interest	Total	Total Bond Requirements	Estimated Debt Service Fund Beg. Balance	Sch. Cap. Outlay	Factory Rent	Sales Tax Schools	Sales Tax Cities	Present Property Tax	Wheel Tax	Sales Tax	Sch. Capitol Outlay	Property Tax or City Sales Tax Amount	Property Tax or City Sales Tax Rate	Interest Income	Estimated Ending Balance
75-76	92,915		49,000	49,000	141,915	314,457	24,000	6,000	37,000		15,000				-0-	-0-		314,542
76-77	72,200	5,000	98,000	103,000	175,200	314,542	24,000	6,000	37,000		15,000	40,500	18,000		10,000	.10	15,000	314,842
77-78	61,301	15,000	96,650	111,650	172,951	314,842	24,000	6,000	37,000		15,000	40,500	18,000		10,000	.10	15,000	317,391
78-79	59,544	15,000	96,600	111,600	171,144	317,391	24,000	6,000	37,000		15,000	40,500	18,000		10,000	.10	15,000	321,747
	Use 300,000 For Additional Construction					(300,000)					15,000	40,500	18,000		25,000	.25		17,126
79-80	69,571	15,000	95,550	110,550	180,121	21,747	24,000	6,000	37,000									
											15,000	40,500	18,000		25,000	.25		21,666
80-81	56,460	20,000	94,500	114,500	170,960	17,126	24,000	6,000	37,000		15,000	40,500	18,000		25,000	.25		22,441
81-82	51,625	30,000	93,100	123,100	174,725	21,666	24,000	6,000	37,000		15,000	40,500	18,000		25,000	.25		26,011
82-83	30,930	50,000	91,000	141,000	171,930	22,441	24,000	6,000	37,000		15,000	40,500	18,000		25,000	.25		28,766
83-84	34,745	50,000	87,500	137,500	172,245	26,011	24,000	6,000	37,000		15,000	40,500	18,000		15,000	.15		25,831
84-85	33,435	50,000	84,000	134,000	167,435	28,766	24,000	6,000	37,000									
											15,000	40,500	18,000	24,000	15,000	.15		20,706
85-86	16,125	75,000	80,500	155,500	171,625	26,831		6,000	37,000		15,000	40,500	18,000	24,000	15,000	.15		20,581
86-87	15,375	75,000	75,250	150,250	165,625	20,706		6,000	37,000		15,000	40,500	18,000	24,000	20,000	.20		15,081
87-88		100,000	70,000	170,000	170,000	20,581			37,000		15,000	40,500	18,000	24,000	25,000	.25		11,581
88-89		110,000	63,000	173,000	173,000	23,000			37,000		15,000	40,500	18,000	24,000	25,000	.25		10,781
89-90		115,000	55,300	170,300	170,300	11,581			37,000									
											15,000	40,500	18,000	24,000	25,000	.25		18,031
90-91		115,000	47,250	162,250	162,250	10,781			37,000		15,000	40,500	18,000	24,000	20,000	.20		18,331
91-92		125,000	39,200	164,200	164,200	18,031			37,000		15,000	40,500	18,000	24,000	15,000	.15		12,381
92-93		135,000	30,450	165,450	165,450	18,331			37,000		15,000	40,500	18,000	24,000	15,000	.15		10,881
93-94		140,000	21,000	161,000	161,000	12,381			37,000		15,000	40,500	18,000	24,000	16,000	.16		181
94-95		160,000	11,200	171,200	171,200	10,881			37,000									
95-96																		
96-97																		
Totals	594,226		1,379,050		3,373,276			72,000			500,000		342,000		361,000		45,000	
		1,400,000		2,779,050			240,000		240,000			769,500		240,000				

HOUSTON COUNTY
Bond Issue of 1,100,000
At Estimated Interest Rate of 7%

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Present	Proposed Bond Issue			Total	Estimated	Present Funds for Payment					Proposed New Revenues						Estimated
Year	Debt Retirement	Bonds	Interest	Total	Bond Requirements	Debt Service Fund Beg. Bal.	Sch. Cap. Outlay	Factory Rent	Sales Tax Schools	Sales Tax Cities	Present Property Tax	Wheel Tax	Sales Tax	Sch. Capitol Outlay	Property Tax or City Sales Tax Amount	Rate	Interest Income	Ending Balance
76-77	72,200	5,000	77,000	82,000	154,200	363,542	24,000	6,000	37,000		25,000	40,500	12,000				15,000	368,842
77-78	61,301	15,000	76,650	91,650	152,951	368,842	24,000	6,000	37,000		25,000	40,500	12,000				15,000	375,391
	Use 300,000 for Capital Outlay Note Retirement					(300,000)												
78-79	59,544	15,000	75,600	90,600	150,144	75,391	24,000	6,000	37,000		25,000	40,500	12,000					69,747
79-80	69,571	15,000	74,550	89,550	159,121	69,747	24,000	6,000	37,000		25,000	40,500	12,000					55,126
80-81	56,460	20,000	73,500	93,500	149,960	55,126	24,000	6,000	37,000		25,000	40,500	12,000					49,666
81-82	51,625	25,000	72,100	97,100	148,725	49,666	24,000	6,000	37,000		25,000	40,500	12,000					45,441
82-83	30,530	45,000	70,350	115,350	146,280	45,441	24,000	6,000	37,000		25,000	40,500	12,000					43,661
83-84	34,745	45,000	67,200	112,200	146,945	43,661	24,000	6,000	37,000		25,000	40,500	12,000					41,216
84-85	33,435	45,000	64,050	109,050	142,485	41,216	24,000	6,000	37,000		25,000	40,500	12,000					43,231
85-86	16,125	50,000	60,900	110,900	127,025	43,231		6,000	37,000		25,000	40,500	12,000					36,706
86-87	15,375	60,000	57,400	117,400	132,775	36,706		6,000	37,000		25,000	40,500	12,000					24,431
87-88		60,000	53,200	113,200	113,200	24,431			37,000		25,000	40,500	12,000					25,731
88-89		65,000	49,000	114,200	114,200	25,731			37,000		25,000	40,500	12,000					26,031
89-90		75,000	44,450	119,450	119,450	26,031			37,000		25,000	40,500	12,000					21,081
90-91		75,000	39,200	114,200	114,200	21,081			37,000		25,000	40,500	12,000					21,381
91-92		80,000	33,950	113,950	113,950	21,381			37,000		25,000	40,500	12,000					21,931
92-93		85,000	28,350	113,350	113,350	21,931			37,000		25,000	40,500	12,000					23,081
93-94		100,000	22,400	122,400	122,400	23,081			37,000		25,000	40,500	12,000					15,181
94-95		105,000	15,400	120,400	120,400	15,181			37,000		25,000	40,500	12,000					9,281
95-96		115,000	8,050	123,050	123,050	9,281			37,000		25,000	40,500	12,000					731
Totals	501,311	1,100,000	1,063,300	2,163,500	2,664,811		216,000	66,000	740,000		500,000	810,000	240,000				3,000	

Houston County
Bond Retirement Schedule
2,000,000 Bond Issue @ 7% - 20 Years

Year	Present Bond Retirement	Bond	Interest	Total	Total Debt Service Retirement
76-77	72,200	10,000	140,000	150,000	222,200
77-78	61,301	20,000	139,300	159,300	220,601
78-79	59,544	25,000	137,900	162,900	222,444
79-80	69,571	25,000	136,150	161,150	230,721
80-81	56,460	40,000	134,400	174,400	230,860
81-82	51,625	45,000	131,600	176,600	228,225
82-83	30,930	60,000	128,450	188,450	219,380
83-84	34,745	70,000	124,250	194,250	228,995
84-85	33,435	75,000	119,350	194,350	227,785
85-86	16,125	100,000	114,100	214,100	230,225
86-87	15,375	110,000	107,100	217,100	232,475
87-88		135,000	99,400	234,400	234,400
88-89		145,000	89,950	234,950	234,950
89-90		150,000	79,800	229,800	229,800
90-91		160,000	69,300	229,300	229,300
91-92		170,000	58,100	228,100	228,100
92-93		180,000	46,200	226,200	226,200
93-94		180,000	33,600	213,600	213,600
94-95		150,000	21,000	171,000	171,000
95-96		150,000	10,500	160,500	160,500
	501,311	2,000,000	1,920,450	3,920,450	4,421,761

HOUSTON COUNTY FINANCE PLAN FOR $2,000,000 BUILDING PROGRAM

1. Finance Plan

   A. Issue bonds for $800,000 in 1975-76.
   B. Issue bonds for $800,000 in 1976-77.
   C. Issue capital outlay notes for $400,000 to be paid in 1977-78.
   D. Total indebtedness of $2,000,000.

2. Float bonds for 20 years and pay principal and interest each year from current taxes.

3. Float $400,000 in capital outlay notes and pay from surplus accumulated in Debt Service Fund.

4. Interest rates are estimated at 7% but the present Bond Index is 6.54% which means that the first bond issue will probably be less than 7%.

5. Property taxes have been estimated using $9,800,000 in assessments; however, this will probably increase around $200,000 per year.

6. By using this plan, the county can save about $400,000 in interest expense over a 20 year period.

7. The net debt ratio of the county in 1973 was 2.97% which is very low. After the first issue the debt ratio will be approximately 8.53% and 16.05% after the second issue.

8. Financing of the plan would be from the following sources:

   A. Sales Tax additional 4% - $16,000 per year. Contract with the cities to use the money for the 20 years.
   B. Wheel tax at $10.00 per vehicle - $25,000.
   C. Property taxes increase of 35 cents at the beginning and reduced to 10 cents when bond principal is reduced.
   D. Extend the Sales Tax contract with the cities to cover the building program.
   E. Use $24,000 of State Capital outlay funds after 1985.

The Following Prepared by The Citizens for Better Schools

The School Bond Issue which has been proposed by the Houston County Board of Education will cost about $200,000 additional revenues each year if issued at 7% interest over a 20 year period.

Alternative ways of financing the building program are listed below. To bring in $200,000 each year if property tax was the only source of revenue it would take a $2.00 increase in the tax rate, however, using other sources of revenue, it can be decreased considerably.

$2.00	
.37	Sale Tax money by contract with the Board of Education
1.63	
.50	Wheel Tax
1.13	
.20	Tax of courthouse and jail property paid off in March, 1976.
.93	
.11	Board of Education Capital Outlay
.82	
.06	Over the next five years due to surplus in Special Revenue School
.76	Bond Fund that can be used until property assessment goes up.

Other sources of revenue that can be used are:

Sales Tax

The county at this time could pass a 1/4 cent sales tax which would bring in about $20,000 per year. $10,000 would go directly to the schools.

$ .76	
.10	Sales Tax
.66	
.15	Interest on School money that comes from investment.
.51	
.10	Contract with cities for their portion of 1/4 cent sales tax
.41	which is $10,000 each year.
.30	Next two years the investment on the Bond Issue will bring in
.11	$30,000 per year.

Land Tax) Rate

When and if the state sales tax increases by 1 cent - the county can increase the sales tax by 1/2 cent to bring in $40,000 to the schools.

RESOLUTION NO. _____

RESOLUTION CONCERNING THE CONSTRUCTION OF SCHOOL PLANTS AND CERTAIN BUILDING ADDITIONS AT VARIOUS SCHOOLS IN HOUSTON COUNTY BY THE HOUSTON COUNTY BOARD OF EDUCATION

WHEREAS, it has been determined by members of the Tennessee State Department of Education, the Houston County Board of Education, and Houston County Superintendent of Schools, and other professional staff that there are certain deficiencies in our school plant; and

WHEREAS, the Houston County Board of Education deems it necessary to build a school at Tennessee Ridge, and certain additions at Erin Elementary School, and additions to the Houston County High School in order to correct certain deficiencies in the school plants and to upgrade our overall educational programs; and

WHEREAS, the total cost for the school building and certain additions and equipments is projected at Two Million Four Hundred Twenty-five Thousand Dollars ($ 2,425,000.00); and

WHEREAS, the Houston County Board of Education hereby requests the Houston County Quarterly Court to submit this building program to a referendum by vote of the citizens of Houston County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF HOUSTON COUNTY, TENNESSEE, that this resolution shall take effect from and after its passage.

Billy R. Cleghern

Billy Ray Cleghern, Chairman
Houston County Board of Education

Allen D. Presson

Allen Dean Presson, Superintendent
Houston County Schools

AN ACT to levy a wheel or privilege tax upon motor-driven vehicles in Houston County, Tennessee; to provide ways and means for the collection of said tax; to provide for the distribution or disposition of its proceeds, and for the cost of its administration; and to provide penalties for the nonpayment thereof and for the violation of any of the provisions of this Act.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. For the privilege of using the public roads and highways, except state-maintained roads, in Houston County, Tennessee, there is levied upon motor-driven vehicles and upon the privilege of the operation thereof, except farm tractors, self-propelled farm machines not usually used for operation upon public highways or roads, motorcycles, motor-driven bicycles and scooters, and except all motor-driven vehicles owned by any governmental agency or governmental instrumentality, a special privilege tax for the benefit of such county, which tax shall be in addition to all other taxes, and shall be in the amount of Ten Dollars ($10.00) for each such motor-driven vehicle.

This tax applies to, is a levy upon, and shall be paid on each motor-driven vehicle, the owner of which lives within, or usually stays within, or who operates such a motor-driven vehicle on, over, or upon the streets, roads, or highways of said county, state-maintained roads excluded, for a period of as many as thirty (30) days, during any year hereafter, beginning April 1st and ending the next succeeding March 31st.

It shall be and is hereby declared a misdemeanor and punishable as such for any owner of a vehicle to operate any motor-driven vehicle over the streets, roads, or highways of such county, state-maintained roads excluded, without the payment of the tax herein provided having been made as herein required, prior to such operation thereof. Provided further that nothing in this Act shall be construed as permitting and authorizing the levy of and

the collection of a tax against non-residents of the county to which this Act applies and to owners of such vehicles using the streets, roads, and highways of such county, who live or reside outside the boundaries of said county, but who do not come within the provisions of this Act, and within a reasonable construction of the provisions hereof.

SECTION 2. The tax herein levied shall be paid to and collected by the county court clerk of Houston County, who shall collect this tax at the same time he collects the state privilege tax levied upon the operation of a motor-driven vehicle over the public highways of this State. The clerk of Houston County shall not issue to a resident of such county, a state license for the operation of a motor-driven vehicle taxable hereunder, unless, at the same time, such owner shall purchase the license or pay the privilege tax levied hereunder, for the operation of each of his motor-driven vehicles under the provisions of this Act.

Payment of the privilege tax imposed hereunder shall be evidenced by a receipt, issued in duplicate by the clerk, the original of which shall be kept by the owner of the motor-driven vehicle, and by a decal or emblem, also issued by the clerk, which decal or emblem shall be displayed by affixing the same on and to the lower right-hand side of the windshield of the motor-driven vehicle for which same was issued.

The design of the decal or emblem shall be determined by the clerk and the expense incident to the purchase thereof, as well as the expense of obtaining proper receipts and other records necessary for the performance of the duties herein and hereby incumbent upon the clerk shall be paid from the general funds of the county.

The privilege tax or wheel tax herein and hereby levied, when paid together with full, complete, and explicit performance of and compliance with all provisions of this Act, by the owner, shall entitle the owner of the motor-driven vehicle for which said tax was paid, and on the windshield of which the decal or emblem has been affixed as herein provided, to operate this vehicle over the streets, roads and highways of the county from April 1st of the year for which such tax is paid to the next succeeding March 31st. When a motor-driven vehicle becomes taxable under the terms and provisions of this Act at a later date than April 1st of any year, the same proportionate reduction shall be made as to the cost of the privilege tax or wheel tax, or the amount to be paid into the hands of the clerk therefor, as is now made in the issuance of the privilege tax payable to the State of Tennessee and collected by the clerk, under the provisions of the general laws of this State.

For his services in collecting the aforesaid tax, and in issuing the receipt therefor and delivering the decal or emblem to the owner, the clerk shall be entitled to a fee of fifty cents ($.50). The clerk will faithfully account for, make proper reports of, and pay over to the Trustee of the county at monthly intervals, all funds paid to and received by him for the aforesaid privilege tax, or wheel tax.

In the event any motor-driven vehicle for which the privilege tax or wheel tax has been paid and the emblem or decal issued and placed thereon, becomes unusable, or is destroyed or damaged to the extent that this motor-driven vehicle can no longer be operated as such, and the owner ceases to operate same on the

public roads, streets, or highways of said county, or in the event the owner transfers the title to the motor-driven vehicle, and completely removes therefrom and destroys the emblem or decal issued and placed thereon or affixed thereto, and the owner makes proper application for the issuance of a duplicate decal or emblem to be used by him on the same or on another motor-driven vehicle for the unexpired term for which the original decal or emblem was issued, and the clerk is satisfied that this owner is entitled to the issuance of such a duplicate decal or emblem, and the owner pays into the hands of the clerk the sum of fifty cents ($.50), the clerk will then issue to such owner a duplicate receipt, cancelling the original receipt delivered to him by the owner, and will deliver to the owner a duplicate decal or emblem which shall be affixed to the windshield of the motor-driven vehicle for which it is issued, as hereinabove provided, and this shall entitle the owner to drive the vehicle on the streets, roads, and highways of such county until the next following March 31st. Likewise, in the event a decal or emblem becomes obliterated, erased, or defaced or is destroyed under the provisions of this Act, and is therefore illegible and unusable by the owner, upon proper application made by the owner and filed with the clerk, showing such circumstances and facts to be true, then the clerk, upon receipt from the owner of fifty cents ($.50), may issue and deliver to the owner, a duplicate decal or emblem.

SECTION 3. The tax levied under this Chapter shall be collected for the tax year beginning April 1, 1976, and for every year thereafter.

SECTION 4. The proceeds of the tax herein and hereby imposed, when collected by the clerk, and paid into the hands of the Trustee of the county, shall be deposited into the general funds of the county to be used for county purposes.

SECTION 5. Any person violating the provisions of this Act, or of any part thereof, shall, upon conviction, be fined not less than Fifteen Dollars ($15.00) nor more than Fifty Dollars ($50.00).

SECTION 6. It is the intent of the General Assembly of the State of Tennessee, that this Act be construed as a measure providing for additional revenue for the county affected.

SECTION 7. This Act shall have no effect unless it is approved by a two-thirds (2/3) vote of the Quarterly County Court of Houston County. Its approval or nonapproval shall be proclaimed by the presiding officer of the Quarterly Court and certified by him to the Secretary of State.

SECTION 8. For the purpose of approving or rejecting the provisions of this Act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective upon being approved as provided in Section 7.

RESOLUTION

WHEREAS, the Board of Mayor and Aldermen of the City of Erin, Tennessee, has been made aware of the necessity of an extensive construction project to be conducted to correct the deficiencies existing in the school building structures.

AND WHEREAS, the Board has been made aware of the fact that the cost of correcting such deficiencies, to meet with the approval of the State Department of Education shall cost in excess of One Million ($1,000,000.00) Dollars.

AND WHEREAS, the Board has been made aware of the fact that an increase in local sale tax, from one per cent to one and one half per cent has been discussed as one of the means finance the construction of the facilities needed by the Houston County School program.

AND WHEREAS, the laws of the State of Tennessee permits municipalities to contract with the County Government and with the Boards of Education for the application of its receipts from sales tax revenue to the retirement of bonds issued for school purposes.

AND WHEREAS, the Board is aware of the fact that an increase in local sales tax must first be approved by resolution by the governing body of Houston County, and that a referendum must be called submiting the question of such increase to the voters.

AND WHEREAS, it is the desire of the Mayor and Board of Aldermen of the City of Erin to enter into a Contract with Houston County whereby the City of Erin, the Board of Education, and Houston County all apply their respective shares of sales tax revenue received from an increase in local sales taxes, toward the retirement of a bond issue to be issued to meet with the current needs of the school program, and desires to make such contract for the duration of such bond issue.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND

1. That there is hereby pledged, and it is the intent of the Board, that the share of any one half cent increase in Local Sales Tax, be applied toward the payment of any one issue of bonds issued after the adoption of this resolution for for school purposes, provided that first that Houston County and the Houston County Board of Education provide in an appropriate resolution that any revenues to which they are entitled under any increase of such local sales tax be allocated for such purposes, and provided that the City of Tennessee Ridge adops a similar resolution as herein set forth.

2. That upon an adoption of any increase in local sales as herein mentioned the Mayor of the City of Erin is hereby authorized and directed to enter into appropriate contracts, contracting; for the application of its revenue from said tax increase as herein provided.

_____
MAYOR

ATTESTED:

_____

ADOPTED: _____.

INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF $1,100,000 SCHOOL BONDS OF HOUSTON COUNTY, TENNESSEE.

****

WHEREAS, it appears that the public necessity requires the improving, constructing and equipping of school buildings in and for said County of Houston; and

WHEREAS, Houston County has authority under the provisions of Sections 5-1101 to 5-1125, inclusive, of the Tennessee Code Annotated, as amended, to issue and sell bonds to provide the necessary funds for the improving, constructing and equipping of school buildings in and for said County.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE QUARTERLY COUNTY COURT OF HOUSTON COUNTY, TENNESSEE, as follows:

SECTION 1. That pursuant to authority of Sections 5-1101 to 5-1125, inclusive, of the Tennessee Code Annotated, as amended, there be issued $1,100,000 School Bonds of Houston County, Tennessee, for the purpose of improving, constructing and equipping school buildings in and for said County.

SECTION 2. That said bonds shall be payable from ad valorem taxes to be levied for such purposes on all taxable property in Houston County, Tennessee. The bonds shall be additionally secured by Houston County, Tennessee, by a pledge, insofar as it may lawfully do so, of a sufficient amount, for the payment of the principal and interest due each year in which any of said bonds are outstanding, from funds derived from the levy of a sales tax heretofore levied by the Quarterly County Court of Houston County for school purposes. Such pledge being subject to any prior pledge of such money. Said bonds shall be additionally secured by a wheel tax to be levied by the Quarterly County Court of Houston County, Tennessee. To the extent that such money is actually on hand for the payment of such principal

and interest, the ad valorem taxes levied may be proportionally reduced in the extension thereof.

SECTION 3. That said bonds shall bear interest at a rate or rates not to exceed eight per cent (8%) per annum.

SECTION 4. That it is hereby determined and declared that an emergency exists and requires the immediate issuance of said bonds.

Adopted and approved this the _____ day of _____, 1975.

/s/ Vernon R. Knight, County Judge

Attest:

/s/ Robert Brown, County Court Clerk

HOUSTON COUNTY COURT

VERNON R. KNIGHT, *County Judge*
ROBERT R. BROWN, *Clerk*

ERIN, TENNESSEE 37061

WOODROW J. ADAMS
Trustee
CARL A. PATTERSON
Sheriff
CORA SUE McMILLAN
Circuit Clerk
WILLIAM C. KNOTT, JR.
County Attorney
JANET SPITLER
Clerk and Master
LENA M. RAINWATER
Register
ELVIS JACKSON
Tax Assessor

28 October, 1975

Mr. Alan D. Presson, Superintendent
Houston County Schools
Erin, Tennessee 37061

Dear Mr. Presson:

The enclosed Resolutions regarding the proposed School Bond issue were received by this office this date. As a result of a telephone conversation with Mr. Porter Keith, A. N. Estes Company, Inc. it was determined that these Resolutions were requested by Mr. Alan D. Presson, Supt. of Schools of Houston County. It is assumed that these Resolutions are to be presented to the Houston County Quarterly Court on Monday, November 10, 1975 for whatever action the Court deems necessary.

These documents are forwarded for your information and advice and without further comment by this office.

Sincerely,

Vernon R. Knight, County Judge

Distribution:
All Members of the Houston County Quarterly Court
Alan D. Presson, Supt. of Houston County Schools
William C. Knott, Jr., County Attorney

Trustee of Houston County each year to be used solely for the payment of principal and interest on such bonds as are issued to finance any school building program in Houston County; that such funds be placed ina Sinking Fund for that purpose; and that the Chairman of the Houston County Board of Education and the Superintendent of Schools are authorized to enter into contracts with the City of Tennessee Ridge, the City of Erin, and the County of Houston binding the Board to the payment of such amounts yearly until said bonds are paid in full.

Passed and Adopted this 16 day of Dec, 19 71

_____, Chairman

Alan D Pierson, Superintendent

Attest: _____

R E S O L U T I O N

WHEREAS, the Houston County Board of Education duly passed and adopted a resolution on Oct 27, 1975 which resolution pledged $37,000.00 of the amount of the sales tax to be received yearly by the Houston County Board of Education for school purposes, under Section 67-3052 of Tennessee Code Annotated to be turned over to the Trustee of Houston County beginning in fiscal year 1977 to be used solely for the payment of principal and interest on such bonds as are issued to finance the improvement of Tennessee Ridge Elementary School; and

WHEREAS, said resolution authorized the Chairman of this Board and the Superintendent of Schools to negotiate a contract with both the City of Tennessee Ridge and the County of Houston binding the Board of Education to pay the stated amount per year; and

WHEREAS, it appears that the County Court will approve the issuance of such bonds not only for the school at Tennessee Ridge but for a county-wide building program as well; and

WHEREAS, this Board desires to broaden the above mentioned resolution in order that the amount pledged therein may be used not only for the payment of principal and interest on such bonds as are issued to finance the improvement of Tennessee Ridge Elementary School, but for payment of principal and interest on such bonds as are issued to finance the improvement of any schools in the county; and

WHEREAS, it appears that since no contracts have been entered into pursuant to said resolution, that no rights will be violated by revoking the resolution;

NOW, THEREFORE, be it resolved by the Houston County Board of Education that the aforementioned resolution entered into on Oct 27, 1975, is hereby rescinded and revoked.

BE IT FURTHER RESOLVED that beginning in fiscal year 1977 $37,000.00 of the amount of sales tax to be received each year by the Houston County Board of Education for school purposes pursuant to Section 67-3052 of Tennessee Code Annotated is hereby pledged and will be turned over to the

APPENDIX D

PROJECTIONS FOR THE SCHOOLS

Erin Elementary School

When the new school is completed at Erin Elementary the 8th grade from Houston County High School will be moved to Erin Elementary with a few being transferred to Tennessee Ridge in the rezoning. Erin Elementary will be projected to have approximately 550 students. This will decrease their enrollment enough so that the two classrooms and playroom will be adequate to meet the needs of the students.

The instructional program at Erin Elementary will be upgraded to improve some programs that are now inadequate and add to the program some instructional areas we do not even have.

(1) With the new facility we can improve our special education program, provide better facilities for the handicapped and the hard of hearing, etc.

(2) We can provide better teaching areas for our Title I Reading Teachers.

(3) An adequate Art program can be established to meet minimum rules and regulations.

(4) An adequate music program to meet minimum rules and regulations can be added.

(5) An adequate physical education program can be established since there is hardly any at all at Erin Elementary. The minimum rules and regulations require a physical education program.

(6) Pre-Vocational courses can be established to prepare students for the vocational courses that can be offered at the High School level.

(7) Pupil-teacher ratio can be lowered to meet the state minimum requirement and provide for better instruction.

(8) The school can have their own athletic program such as basketball, football, and baseball.

(9) The school could develop its own band.

(10) By 1976 a part-time counselling program can be established.

Tennessee Ridge

When Tennessee Ridge Elementary School is completed, the enrollment should be approximately 460 students. The enrollment will increase to provide for a full-time supervising principal, a full-time librarian and a part-time counselor.

(1) With the new facilities we can provide adequate space and facilities for the special education program which includes education of the handicapped, slow learners and physically handicapped.

(2) Adequate space and facilities can be provided for the Title I Reading Program.

(3) An adequate Art program can be established to meet the state requirement.

(4) A music program to meet the state requirement and also to train students who want to participate in chorus, band, etc.

(5) An adequate physical education program for the boys and girls to meet minimum requirement.

(6) Pre-Vocational courses can be offered to help students decide what areas of vocational training they might be interested in.

(7) Space will be provided to comply with the law that requires a lower pupil-teacher ratio. In K-3 grades, pupil-teacher ratio should be 25-1. Grades 4 through 6 are 30-1, and grades 7 through 12 is 35-1.

(8) The school can have its own athletic program to initiate basketball, football, baseball, etc.

(9) The school could have its own band.

(10) A counselling program on a part-time basis can be established.

(11) Another Kindergarten class can be provided which can be funded by the state.

(12) The facility will provide a good learning environment with central air and heat and will comply completely with the safety standards of the State Fire Marshall.

Houston County High School

The projection is that Houston County High School will have approximately 400 students by 1976 in 9 through 12 grades. The High School is now short of classrooms which caused us to ask for eleven (11) waivers the 1974-1975 school year. Space is our greatest need, along with upgrading the facility.

(1) The proposed building program when completed will allow for space for our special education program to comply with the Public Law 839 which is Education of the Handicapped.

(2) A library will be built to provide and maintain adequate study areas, adequate number of books, periodicals, reference books, and listening facilities for people who take foreign languages.

(3) The cafeteria would be used solely as a place to eat and a commons area.

(4) Space would be provided for the Building and Trades Class.

(5) Adequate music facility to provide for a comprehensive music program which would include music theory, music appreciation, chorus, stage-band and marching band that would accommodate approximately 75 students.

(6) More classroom area to eventually replace the two (2) portables which provide for poor instructional environments and maintenance problems.

(7) Adequate space can be provided for teaching Art.

(8) Space can be provided so that we have adequate storage facilities in the field house to upgrade the physical education program.

(9) Athletic equipment and physical education equipment can be stored in the new facility for much better preservation and to allow for better use of the existing facilities for the physical education program.

(10) Adequate seating for athletic contest can be provided for several years to come.

(11) Adequate bathroom facilities will be provided.

(12) These new facilities will give the Board of Education the flexibility to upgrade considerably the educational program in the whole county.

Projections for the Schools

	Projected Enrollment 1976	Projected ADA 1976
Erin Elementary	550	530
Houston County High School	420	400
Tennessee Ridge Elementary	460	440

	Teaching Positions 1976
Erin Elementary	28
Houston County High School	20
Tennessee Ridge Elementary	21

Projections include the 8th grade being transferred from Houston County High School to Erin Elementary. Rezoning so that Tennessee Ridge Elementary and Erin Elementary will have closer to the same number of children. Tennessee Ridge could have a full-time supervising principal and a full-time librarian. Each school could also have a part-time guidance counselor if the proposed legislation passes.

Subject: New Building, Building Additions for the Houston County School System

Prepared by: Superintendent, Supervisor of Instruction, and the Principals of the three schools in Houston County.

Purpose: To plan for facilities that would meet the needs of the children as well as the state laws and the minimum rules and regulations.

Projection: There are enrolled in the grades K-8 in the 3 Houston County Schools (1088 students) The projection is that there will be at least eleven hundred students in K-8 in the 1976-77 school year when the buildings should be completed. The total student increase for Houston County this year (1974-75) over last year (1973-74) is 54 through December 1974.

Houston County High School has 390 students in 9-12 grades having grown 20 students this year over last. Due to the growth rate already projected and the possible closing of Cumberland City High School it is reasonable to assume that Houston County High School will have 450 students in 9-12 grades by 1976.

Projected Teacher Stations

Teacher postions for school year 1976

Houston County High School
Enrollment 450
18 Regular Teachers
1 Librarian
2 Counselors
1 Building and Trades Teacher
Total - Twenty-three (23) Teachers and nineteen (19) Teacher Stations
1 Special Edu Teacher

Erin Elementary
Enrollment 600
1 Principal
19 Regular Teachers
4 Special Education
2 Title I Reading Teachers
1 Librarian
1 Teacher to lower pupil-teacher ratio
1/2 Counselor
1/2 Music
Total would be 28 teacher stations need for 28 stations available with the new building additions of 2 Classrooms and a playroom

Tennessee Ridge
Enrollment 500
16 Regular Teachers
1 Principal
1 or 2 Title I Reading Teachers
2 Special Education Teachers
1 Librarian
1/2 Counselor
1/2 Music
Total Twenty-two (22) Teachers' Stations for twenty-two teachers

		[illegible]	[illegible]	[illegible]
Growth Pattern 1973-74	Erin Elementary	527	508	547
	Tennessee Ridge	235	261	252
	Houston Co. High School	424	452	487
		1184	1287	1424
Dec. 1974	Erin Elementary	624	659	687
	Tennessee Ridge	246	261	276
	Houston Co. High	445	494	500
		1315	1414	1463

15 new students enrolled Jan. 6 for a total enrollment of 1478
Kindergarten increased by 4 students in 1975-76 school year over the preceding year.

Rooms that would be lacking or that are inadequate according to the state law and minimum rules and regulations of Tennessee if no buildings are built.

Erin Elementary
2 Special Education Rooms
1 Station for a teacher to lower teacher-pupil ratio to eliminate waiver.
1 Station for a teacher to lower pupil-teacher ratio to meet the law that 1 teacher for each 25 students in the first 3 grades.

Houston County High School
2 Special Education Room
1 Building Trade Room
1 to lower pupil-teacher ratio and eliminate same waiver

Tennessee Ridge
1 Special Education
1 Title I Reading
1 Pupil Teacher Ratio to eliminate waiver
1 To eliminate classes on the stage and in the library.

Field House - To provide space for dressing both physical education and athletic.
To provide storage for physical education and athletic equipment.
To provide share facilities for athletics and physical education.
To provide office space for physical education and athletic department.
To provide toilet facilities for the athletic and P.E. department.
To provide seating space for athletic contest, concession stand and toilet facilities for spectators.
To provide facilities and storage for the summer recreation program.
To provide dressing and storage for baseball, football, etc.

Subject: Building Program for Houston County Schools

Preparation: Superintendent, Supervisor of Instruction, Principals

Purpose: To provide educational facilities to meet the needs of the students.
To meet the minimum requirements of the State Rules and Regulations.
To comply with the State Laws affecting schools.

Enrollment: Approximately K-8 - 1080 students
9-12 - 390 students
(A) Comparison 1973-74 to 1974-75
4th Month Report - A 38 student Average Daily Membership increase.
(B) Grades of significant increase - Kindergarten, 1st, 4th, 8th , 9th

County Population Increase - 1960 - 4,794
1970 - 5,845
1972 - 6,300

Debt Ratio 2.97 of assessed evaluation
One of the lowest in the state with proposed building program - It still would be less than Stewart, Montgomery and Benton Counties.

School Tax Rate 1973-74 - 1.74
Medium across the state 1.63

County Tax Rate 1973-74 - 2.95
Medium across the state - 2.87

Organization: Erin Elementary K-8
Tennessee Ridge K-8
Houston Co. High 9-12

Projections by 1976
Erin Elementary School should have 600
Tennessee Ridge School should have 500
Houston Co. High School should have 450

Proposed teacher positions 1976

Houston County High School - Enrollment 450
10 Regular Teachers
1 Librarian
2 Counselors
1 Building Trades Teacher
1 Special Education Teacher
23 Total

Erin Elementary - Enrollment 600

1 Principal
20 Regular Teachers
4 Special Education
2 Title I Reading Teachers
1 Librarian
1 Teacher Bonus from the State to lower pupil teacher ratio
1/2 Counselor
1/2 Music

Tennessee Ridge - Enrollment 500

1 Principal
17 Regular Teachers
2 Special Education
2 Reading Teachers - Title I
1 Librarian
1 Bonus Teacher to lower pupil teacher ratio
1/2 Music
1/2 Counselor
25 Total

Teacher Stations with New Building Program

Houston County High School	19
Erin Elementary	28
Tennessee Ridge	22

Advantage of Re-organiztion with the Building Program

1. More positions paid for by the state in excess of 20,000 per year.
2. Full time Supervising Principal at Tennessee Ridge.
3. Full time Librarian at Tennessee Ridge
4. Another kindergarten position.
5. Can comply with state requirements for pupil teacher ratio.
6. Adequate space for special education.
7. Adequate areas for Title I Reading Program.
8. Play room for both elementary schools for physical education.
9. Adequate music rooms.
10. Adequate Library at the High School & Tennessee Ridge
11. Adequate space for Unified Arts, Art and Pre-Vocational Education.
12. New facilities at Tennessee Ridge so that students would be in a much improved evironment.
13. Adequate counseling facilities.
14. Increase dressing and storage areas for physical education at the high school.

A NEW BUILDING

FOR

TENNESSEE RIDGE ELEMENTARY SCHOOL

TENNESSEE RIDGE, TENNESSEE

JUNE 24, 1974

YEARWOOD & JOHNSON, ARCHITECTS INC.

OUTLINE SPECIFICATIONS

1. GENERAL REQUIREMENTS:

Scope includes complete construction of new building incorporating academic, physical education and administrative areas connected by enclosed covered ramp to existing food service area; addition to kitchen space of existing food service area; removal of existing wood frame brick veneer building; and revising heating system serving remaining parts of existing building. Work also includes any necessary upgrading of existing plumbing and mechanical systems to meet requirements of Life Safety Code, the Tennessee State Department of Fire Prevention and the Tennessee State Department of Education, and further includes all site preparation described below under SITE WORK.

Building design is in accordance with applicable building code requirements.

American Institute of Architects General Conditions (Standard Form 201, latest edition) modified, will be a part of the contract.

Provide temporary office, storage space, utilities and safeguards required for completion of work.

2. SITE WORK:

Includes clearing, excavating, filling and grading to meet finished grades, and for drives and parking areas.

Exterior concrete walks where indicated.

3. STRUCTURE:

Foundations: Reinforced concrete wall and column footings of 3000 psi concrete sized as recommended based on soils engineers report to be furnished by the Owner.

4. STRUCTURAL FRAME:

Stell columns spaced approximately 30' to 40' on centers supporting steel beams or girders which in turn support open web steel joists carrying metal decking and lightweight concrete roof slab, except Gymnasium which will have shredded wood deck clipped to steel bar joists.

5. WALLS - LOAD BEARING MASONRY:

Exterior: Brick veneer outside with exposed concrete block back-up inside. Joint reinforcing in every second block course.

Interior: Exposed concrete block, joint reinforcing in every second course.

6. Interior Partitions:

All load bearing and most other interior partitions to be exposed concrete block with joint reinforcing in every second course. All fire separation walls to extend to and be made tight against bottom of roof deck above.

Other interior partitions to be factory assembled, metal surfaced. fully insulated, demountable, pre-finished for use as chalkboard, movie screan and bulletin board.

7. Floors:

Concrete slab on grade, 4" thick, of 3000 psi concrete with vapor barrier over 4" gravel fill on compacted earth. Slab to be reinforced with 6" x 6" - 10/10 welded wire mesh.

8. ROOFING:

20 year built-up roof with aggregate cover.

9. DOORS, WINDOWS AND GLASS:

Hollow metal door frams: 16 ga.

Hollow metal doors: 18 ga., 1-3/4" thick. Install smoke doors where indicated.

Wood Doors: 1-3/4" thick, flush type, Birch faces and stiles, prefinished and premachined.

Finish hardware: Intermediate grade.

Glass: Exterior, $\frac{1}{4}$" tempered Solarbronze; interior, $\frac{1}{4}$" wire glass.

9. DOORS, WINDOWS AND GLASS (cont'd):

Windows: Fixed sash, 16 ga. hollow metal framing.

10. FINISHES:

Floors:

Instructional areas, Teacher Work Areas, Administrative, Corridors to be carpet: Antron II woven 26 oz. face weight to meet State of Tennessee flame spread and smoke generation requirements.

Clinic, Band and Practice Rooms, Unified Arts room, and concession: A vinyl-asbestos tile and rubber base.

Toilets, Showers and Dressing Rooms: ceramic tile floor and base.

Storage Rooms, Gymnasium, Mechanical Room: Exposed concrete.

Basketball Court: Wood.

Walls:

Latex paint over approved block filler, except as noted below.

Exceptions: Porter File - 8 Epoxy Wall Material full height in Toilets, Showers and Dressing Rooms, 5'-4" high in Corridors, 8'-0" high in Gymnasium extended to 12'-0" high back of bleachers.

Ceilings:

Gymnasium: Exposed structural, painted .

All other ceilings: Suspended acoustical tile in exposed grid system; moisture resistant in showers and dressing areas.

Exterior soffits: Portland cement plaster with stucco finish coat.

Exterrior Entrance Platforms: Exposed aggregate concrete.

11. CAULKING AND SEALING:

Exterior: One part polysulfide base material.

Interior: Butyl rubber.

12. TERMITE PREVENTION TREATMENT:

All ground area to be covered by building, and 2'-9" outside of perimeter walls to be treated with appropriate chemicals.

13. EXTERIOR PAVING:

Concrete Walks: 4" thick, exposed aggregate 4000 psi concrete reinforced with 6" x 6" #10/10 welded wire mesh, over 2" thick gravel fill.

14. SPECIALTIES:

Toilet Partitions: Floor mounted baked enamel and steel, with chrome hardware and accessories.

Toiler Accessories: To include mirrors and paper holders. Accessories for the handicapped to include grab bars.

Identification Plaque: Suitable cast metal plaque mounted in the building.

15. FIRE PREVENTION SYSTEM:

Entire new building will be protected by a complete automatic sprinkler system in compliance with NFPA 13.

16. PLUMBING:

Complete, workable system, including total renovation of existing system with all new fixtures, all conforming to applicable codes, laws and requlations.

New good quality material throughout.

Plumbing fixtures: American-Standard, or equal.

Piping:

(1) Sanitary wate: Standard and heavyweight cast iron, as requires.

(2) Interior roof drain: Standard weight cast iron pipe.

(3) Domestic Water: Type L copper above grade, and type K below grade.

(4) Exterior sanitary sewers: Concrete or vitreous clay with PVC joints.

17. HEATING, AIR CONDITIONING AND VENTILATING:

Classroom Addition: Rooftop heating and air conditioning equipment.

Locker Room Addition: Make-up air and exhaust system.

Gymnasium: Heating and Summer Ventilation

TENNESSEE RIDGE ELEMENTARY & ERIN ELEMENTARY

ELECTRICAL OUTLINE SPECIFICATIONS

A. Provide service at voltage available - preferably 208Y/120 volt 3-phase 4-wire. Existing services will be extended or reconnected as feasible.

B. Gymnasium lighting will be metal-halide or high pressure sodium, approximately 50 FC.

C. Classroom lighting will be fluorescent, 70 FC.

D. Office lighting will be fluorescent, 100 FC.

E. Exterior Security lighting will be HID.

F. The following systems will be installed

1. exit lights
2. fire alarm
3. classroom intercom
4. public address
5. program signals & clocks
6. empty conduits for scoreboards

G. Three (3) duplex wall receptacles will be installed in each classroom. Receptacles will be installed in other areas as required.

7447

BLEACHERS AND FIELD HOUSE

FOR

HOUSTON COUNTY HIGH SCHOOL

ERIN, TENNESSEE

OUTLINE SPECIFICATIONS

November 6, 1974

1. GENERAL REQUIREMENTS:

Scope includes complete construction of new bleachers - field house facility separate from existing high school building. The proposed construction will provide 1,920 bleacher seats facing the football field and a field house which includes home team and visiting team toilets, showers and dressing rooms, public toilets for men and women, including handicapped, football equipment storage and training rooms, a coaches office and a concession stand.

Building design is in accordance with applicable building code requirements.

American Institute of Architects General Conditions (Standard Form 201, latest edition) modified, will be a part of the contract.

Provide temporary office, storage space, utilities and safeguards required for completion of work.

2. SITE WORK:

Includes clearing, excavating, filling and grading to meet finished grades, and for new drives and parking areas.

Exterior concrete walks where indicated.

3. STRUCTURE:

A. Foundations: Reinforced concrete wall and pilaster footings of 3000 psi concrete, sized as recommended based on soils engineer's report to be furnished by the Owner.

B. Walls:

Exterior: Load bearing concrete block masonry. Joint reinforcing in every second block course.

Interior: Exposed concrete block, joint reinforcing in every second course.

C. Interior Partitions: All load bearing and most other interior partitions to be exposed concrete block with joint reinforcing in every second course.

D. Floors: Concrete slab on grade, 4" thick, of 3000 psi concrete with vapor barrier over 4" gravel fill on compacted earth. Slab to be reinforced with 6" x 6" - 10/10 welded wire mesh.

E. Roof Construction: Wall bearing open web steel joists carrying metal decking and lightweight concrete roof slab.

F. Bleachers: Precast, prestressed concrete in configuration specifically designed for bleacher construction, supported on 12" thick reinforced concrete block masonry cross walls of field house extended above the field house roof.

4. ROOFING: 20 year built-up roof with smooth surface.

5. DOORS, WINDOWS AND GLASS:

Hollow metal door frames: 16 ga.

Hollow metal doors: 18 ga., 1-3/4" thick.

Wood Doors: 1-3/4" thick, flush type, Birch faces and stiles, prefinished and premachined.

Finish hardware: Intermediate grade.

6. FINISHES:

A. Floors: Toilets, showers and drying areas: Ceramic tile floor and base.

Coaches office: Vinyl-asbestos tile and rubber base.

All other areas: Exposed concrete.

B. Walls: Latex paint over approved block filler, except as noted below.

Exceptions: Porter Tile-8 Epoxy Wall Material full height in toilets, showers, drying areas and concession, 5'-4" high in enclosed storage and training rooms.

C. Ceilings: Exposed structural, painted.

D. Exterior Entrance Platforms: Broom finish concrete.

7. CAULKING AND SEALING:

Exterior: One part polysulfide base material.

Interior: Butyl rubber.

8. TERMITE PREVENTION TREATMENT: All ground area to be covered by building, and 2'-9" outside of perimeter walls to be treated with appropriate chemicals.

9. EXTERIOR PAVING: Concrete Walks: 4" thick, exposed aggregate 4000 psi concrete reinforced with 6" x 6" #10/10 welded wire mesh, over 2" thick gravel fill.

10. SPECIALTIES:

Toilet Partitions: Floor mounted baked enamel and steel, with chrome hardware and accessories.

Toilet Accessories: To include mirrors and paper holders. Accessories for the handicapped to include grab bars.

11. PLUMBING:

Complete, workable extension of existing system with all new fixtures, all conforming to applicable codes, laws and regulations.

New, good quality material throughout.

Plumbing fixtures: American-Standard, or equal.

Piping:

(1) Sanitary waste: Standard and heavyweight cast iron, as required.

(2) Domestic water: Type L copper above grade, and Type K below grade.

(3) Exterior sanitary sewers: Concrete or vitreous clay with PVC joints.

12. HEATING AND VENTILATING: All indoor areas: Heating and Summer Ventilation.

13. ELECTRICAL:

A. Provide services at voltage available - preferably 208Y/120 volt 3-phase 4-wire. Existing services will be extended or reconnected as feasible.

B. Exterior security lighting will be HID.

C. The following systems will be installed:

1. Exit lights
2. Classroom intercom extension to coaches office
3. Program signals and clocks extension.

D. Three (3) or more duplex wall receptacles will be installed in each dressing room. Receptacles will be installed in other areas as required.

HOUSTON COUNTY SCHOOLS
Tennessee Ridge Elementary
Grades K-8
Capacity: 15 Classrooms @ 30 Students = 450
2 Kindergarten Rooms @ 25 Students = 50
500

Activity Areas

P. E. Facilities	
Gym (Seating for 500) Jr. High Court	6,200 sq. ft.
Boys' Dressing Room + Showers & Storage	600 sq. ft.
Girls' Dressing Room + Showers & Storage	600 sq. ft.
Coach's Office	150 sq. ft.
Concession/Ticket Booth	200 sq. ft.
P. E. Equipment Storage	400 sq. ft.
Band Room	1,200 sq. ft.
Storage	200 sq. ft.
Art Classroom	1,200 sq. ft.
Storage	200 sq. ft.
Teacher Work Area for Band & Art	150 sq. ft.
	11,100 sq.

Academic Areas

15 Classrooms @ 750 sq. ft. each	11,250 sq. ft.
Teacher Work Area (2 @ 300 sq. ft. each)	600 sq. ft.
Speech & Hearing Room	750 sq. ft.
Instructional Materials Center	
Reading Area	1,125 sq. ft.
Librarian Office & Work Room	200 sq. ft.
Audio-Visual Room	500 sq. ft.
Audio-Visual Storage	150 sq. ft.
Periodical Storage	150 sq. ft.
Conference Room	150 sq. ft.
	14,875 sq.

Administration

Principal's Office	150 sq. ft.	
Secretary/Reception	200 sq. ft.	
Work Room/Book Storage	200 sq. ft.	
Vault	200 sq. ft.	
Clinic with Toilet	75 sq. ft.	
Faculty Lounge	125 sq. ft.	
Counselor Suite	200 sq. ft.	
		1,225 sq. ft.

Total Programmed Space	27,200 sq. ft.
30% Hall, Walls, Mechanical, Toilets, Circulation	8,160 sq. ft.
PROJECTED SQUARE FEET	35,360 sq. ft.

..OSTON COUNTY SCHOOLS
..rin Elementary
..rades K-8
..pacity:

P. E. Facilities

Gymnasium w/ Jr. High Court (42 x 74) Seating for 500	6,200 sq. ft.
Boys' Dressing Room + Showers	600 sq. ft.
Girls' Dressing Room + Showers	600 sq. ft.
Concession/Ticket Booth	150 sq. ft.
P. E. Storage	200 sq. ft.
..and Room	1,200 sq. ft.
Storage	200 sq. ft.
Teacher Work Area/Classroom	150 sq. ft.
..neral Classroom	800 sq. ft.
..rogrammed Sq. Ft.	10,100 sq. ft.
25% Connection Corridor Halls, Wall, Mechanical, Toilets	2,525 sq. ft.

PROJECTED TOTAL SQ. FT.= 12,625 sq. ft.

SCHOOL ADDITIONS, HOUSTON COUNTY, TENNESSEE

PRELIMINARY COST ESTIMATE

MARCH 4, 1974

Erin Elementary School 11,812 sq. ft. @ $26.00/sq. ft.	=	$ 307,112.00
Tennessee Ridge Elementary School 35,038 sq. ft. @ $28.00/sq. ft.	=	$ 981,064.00
Total Probable Construction Cost		$1,288,176.00
Architect's Fee (7%)		$ 90,172.00
	TOTAL	$1,378,348.00

/A

Yearwood & Johnson Architects

ARCHITECTS, ENGINEERS, PLANNERS, INTERIOR DESIGN, EDUCATIONAL CONSULTANTS

February 11, 1975

Mr. Alan Presson, Superintendent
Houston County Schools
Erin, Tennessee 37061

RE: Tennessee Ridge Elementary School
Y & J Project #7417
Erin Elementary School
Y & J Project #7352
Houston County High School Additions
Y & J Project #7447

Dear Mr. Presson:

Attached are computed areas and cost estimates of the above projects. Please bear in mind that these are based on current prices which are subject to fluctuate and by the time the projects are ready for bids, the prices will likely have changed. However, if the projects are funded right away and we can get bids within a few months, the changes should not be very great.

The estimates for furnishings are not based on conferences with you and cannot be regarded as final, but should prove flexible enough to meet your basic requirements.

If there are any questions, please contact me.

Sincerely,

YEARWOOD & JOHNSON ARCHITECTS, INC.

Douglas S. Baker

Douglas S. Baker
Project Manager

DSB/jb

cc: Files

TENNESSEE RIDGE ELEMENTARY SCHOOL

Existing Facilities to be Retained:
- Two self-contained classrooms
- Two toilet rooms
- One clinic room (to become conference room)
- Kitchen and dining - auditorium
- Connecting corridor

Proposed New Facilities:
- Fourteen regular classroom spaces
- One Special Education classroom
- One Speech and Hearing classroom
- One Special Math and Language classroom
- Seven teachers' work areas
- Band and Choral Room with storage and practice rooms
- Unified arts room with storage room
- Gymnasium with folding bleachers to seat 500, folding stage, shower, dressing and locker rooms for girls and boys' home and visiting basketball teams, physical education instructor's office and physical education equipment and storage room.
- Library with librarian's office and work room, audio-visual room and equipment storage room, conference room.
- Counselor's office and waiting room
- Principal's office, secretary's office and work room, records vault, clinic, faculty room, conference room
- Boys' and girls' toilet rooms, janitor's closet
- Two mechanical equipment rooms
- Concession stand and ticket booth
- Corridors to allow necessary circulation to all the above and connection to existing cafeteria
- Entire new building to have automatic sprinkler system
- Classrooms, offices, corridors, library, conference rooms, teacher work areas to be carpeted.

Total New Area Proposed:	44,291 sq. ft.
Estimated Cost of Addition, including Architects' fee:	$1,210,540.00
Estimated Cost of Furnishings for above facilities:	
Classroom furniture (16 rooms @ $1,750)	28,000.00
Special classrooms	3,000.00
Work areas for 19 teachers @ $350.00	6,650.00
Library with auxiliary rooms	17,500.00
Administrative areas	3,500.00

Band & Choral room	$ 1,200.00
Unified Arts room	7,500.00
Gymnasium folding bleachers	8,000.00
Basketball backstops	2,000.00
Folding stage	4,500.00
Stage curtain and track	980.00
Gym dressing room lockers	8,500.00
Dressing room benches	500.00

ERIN ELEMENTARY SCHOOL ADDITION

Additional Facilities Proposed:

Gymnasium with folding bleachers to seat 750, folding stage, shower, dressing and locker rooms for girls and boys home and visiting basketball teams, physical education director's office, mechanical room, ticket booth and physical education storage space.

Band & Choral Room - carpeted, with individual practice rooms, teacher's work room, music and instrument storage rooms.

Art Classroom with teacher's work area and storage room.

Concession Stand, boys' and girls' toilets, janitor's closet, corridor and covered walk connecting to existing building.

Total Additional Area Proposed:	18,195 sq. ft.
Estimated Cost of Addition, including Architects' fees:	$ 506,201.00

Estimated Cost of Furnishings for above facilities:

Gymnasium folding bleachers	11,800.00
Gym dressing room lockers	8,500.00
Folding stage	4,500.00
Basketball backstops	2,000.00
Stage curtain and track	980.00
Band room furnishings	1,400.00
Art room furnishings	4,500.00
Dressing room benches	500.00

HOUSTON COUNTY HIGH SCHOOL ADDITION

Additional Facilities Proposed:

Library, including main reading room, librarian's office, magazine storage and work room, conference room, and audio-visual room - all carpeted.

Band and Choral Room with three (3) individual practice rooms, instrument storage room, music file room, director's office, instrument repair and work room, uniform and robe storage room - all carpeted.

One General Classroom - carpeted.

One Girls' Toilet

One Boys' Toilet

Enclosed Ramp connecting to corridor of existing building - carpeted.

Corridors to provide access to the above - carpeted.

Total Additional Area Proposed:	9,400 sq. ft.
Estimated Cost of Addition including Architects' fees:	$ 267,893.00
Estimated Cost of Furnishings for Above Facilities:	
Library	27,000.00
Band & Choral	2,200.00
Classroom	1,750.00
New Student Lockers	3,000.00

HOUSTON COUNTY HIGH SCHOOL FIELD HOUSE & BLEACHERS

Facilities Proposed:

Bleacher seating for 2,000 people
Public restrooms for men and women
Concession stand
Football Locker, shower, toilet and dressing room for Home Team and Visiting Team.
Storage and Training rooms.
Coaches' office

Estimated Construction Cost:	$ 241,333.00
Estimated Cost of Furnishings for above facilities:	
Football Lockers	5,000.00
Locker Room Benches	500.00

TENNESSEE
DEPARTMENT OF EDUCATION
Division of School System Management and Planning
NASHVILLE 37219

July 22, 1974

Mr. Allen D. Presson
Superintendent
Houston County Schools
Erin, Tennessee 37061

Re: Additions to
Erin Elementary School
Tennessee Ridge Elementary School

Dear Mr. Presson:

We have reviewed preliminary plans and outline specifications for the above referenced projects, as prepared by Yearwood & Johnson, Architects.

Based on my review and a recommendation by Mr. Bill Robertson, I am approving these projects from a functional standpoint provided that the plans be adjusted and the existing facilities be adapted, if necessary, in the future to meet the requirements of the Education of the Handicapped program.

Copies of the reports prepared by the Department of Insurance, Division of Fire Prevention, are enclosed. If you have any questions about these reports, feel free to contact them directly.

If you have any questions about the educational aspects of the plan, contact Mr. Bill Robertson in the Mid-Cumberland District Office.

Sincerely yours,

Nile O. McCrary
Director of School Plant

NOM:if
Enclosures

cc: Yearwood and Johnson
Mr. Bill Robertson

RECEIVED

JUL 19 1974

AREA OF SCHOOL PLANT

STATE OF TENNESSEE
THE DEPARTMENT OF INSURANCE
DIVISION OF FIRE PREVENTION
202 CAPITOL TOWERS BLDG.
NASHVILLE, TENN. 37219

WINFIELD DUNN
GOVERNOR

RICHARD F. KEATHLEY
COMMISSIONER

July 19, 1974

Mr. Doug Baker
Yearwood & Johnson, Architects, Inc.
911 17th Avenue, South
Nashville, Tennessee 37212

Subject: Addition to Erin Elementary School
Houston County, Tennessee

Dear Mr. Baker:

We have reviewed preliminary plans received July 1, 1974, for the referenced project.

These plans were reviewed to determine general compliance with appropriate provisions of the 1969 edition with 1972 amendments of the Southern Standard Building Code and the 1971-72 edition of the National Fire Codes.

The following recommendations are the result of our review.

1. The doors of the storage room which is located in the band room shall be so arranged so that they do not reduce the hallway width by more than one half during their swing.

2. Please verify that there will be no heat producing appliances located in the concession area.

3. If the practice rooms provided in the band room are relatively soundproof, an alarm signaling device shall be provided in each of these rooms. This device may be either audible or visual.

4. Please verify the seating capacity of the gymnasium. You are reminded that with the three exits provided the capacity shall be less than 1,000.

5. You are reminded that all general storage rooms, janitors closets, and furnace rooms shall be separated from other parts of the building with 1-hour fire resistive construction with "C" labeled self-closing fire doors protecting all openings.

6. You are reminded that the gymnasium shall be provided with Type I emergency lighting.

This shall not be considered a letter of approval. Revised plans or written correspondence shall be submitted indicating the proposed corrective action to be taken on each of the above listed review comments in order to be in compliance with Fire Prevention Regulation No. 19.

If you have any questions or if we can be of any assistance, please feel free to call.

Very truly yours,

Ted L. Arey

Ted L. Arey
Plans Examiner

TLA/jl

cc Frank Irwin
Roy Waters

Minimum Requirements

Houston County High School | Grades 8-12 | Enrollment: 500

Phase 1

The minimum requirements for Phase 1 are as follows:

Item 1: Construct a new library and utilize the existing library for additional cafeteria space.

Item 2: Convert the existing home economics laboratory to a business education room and construct a new home economics laboratory.

Item 3: Convert the music room to a special education room and construct new facilities for music.

Item 4: Combine the two existing science rooms into one room and construct two additional teacher stations for science including storage space.

Item 5: Construct one shop and classroom to be used jointly for building trades and industrial arts.

Item 6: Expand the administrative area into adjacent space and include space for guidance.

Item 7: The equipment for competitive athletics should be removed from the physical education rooms in order to provide adequate space for physical education.

Item 8: Renovate and remodel the metal building currently used for agriculture according to the needs shown under Item 12 on the list of minimum requirements.

Item 9: Renovate all facilities according to the requirements under "note" under Item 12 of the minimum requirements.

Estimated cost: $493,000

Minimum Requirements

Tennessee Ridge Elementary School | Grades K-8 | Enrollment: 309

Phase 1

The minimum requirements for this facility in Phase 1 are as follows:

Item 1: Convert the two classrooms in the auditorium to one classroom and construct one classroom.

Item 2: Construct two classrooms to accommodate the pupils currently located in a storage room, the cafetorium, and on the stage.

Item 3: Construct one classroom for special education.

Item 4: Provide new facilities for administrative space and other areas as referred to in Item 7 of the report on minimum requirements.

Item 5: Construct one boys' toilet and one girls' toilet room.

Renovate the existing facilities as follows:

Install handrails, safety glass, and panic hardware
Replace damaged ceiling and install emergency escape windows in each classroom
Repair the roof.

Estimated cost: $195,000

Phase 2 - Alternative

In addition to the items listed for Phase 1, a new physical education plant should be constructed.

Estimated cost: $315,000

Phase 3 - Alternative

Raze the old section of the building and add new facilities to the good existing facilities so that the total plant will accommodate the present enrollment.

If local officials choose to construct facilities for a greater number of pupils the cost figures shown here must be increased according to the increase in amount of new building.

Estimated cost: $580,000

Minimum Requirements

Erin Elementary School | Grades K-7 | Enrollment: 708

Phase 1

The minimum requirements in Phase 1 are as follows:

Item 1: Convert the library to a classroom.

Item 2: Construct one kindergarten room and two regular classrooms.

Item 3: Construct a library and a music room.

NOTE: Please refer to the note under minimum requirements for Erin relative to the size of the kitchen and cafetorium.

Estimated cost: $180,000

Phase 2 - Alternative

In addition to the requirements in Phase 1 a physical education room should be constructed. The only other alternative could be the construction of new facilities to replace the existing portable classrooms.

Estimated cost: $320,000
(Excluding any amount for replacing existing portable classrooms)

TENNESSEE
STATE DEPARTMENT OF EDUCATION
OFFICE OF COMMISSIONER
NASHVILLE 37219

April 2, 1975

Mr. Allen D. Presson, Superintendent
Houston County Schools
Erin, Tennessee 37061

Dear Mr. Presson:

Reports from the Houston County School System for the current school year have been reviewed. The review included the 1974-75 request for waivers of certain requirements outlined in the 1974-75 Rules, Regulations, and Minimum Standards of the Tennessee State Board of Education.

On the basis of available information on file as well as receipt of your Emergency Preparedness Plan, requirement J, I am approving the schools in the Houston County School System for the 1974-75 school year. However, I am expecting you and your Board of Education to follow through on your current plans for correcting deficiencies which exist at Tennessee Ridge and Houston County High School.

As a condition to the continued approval of schools, your system is expected to be in compliance with the November 22, 1974, memorandum to you concerning the correction of fire code deficiencies in schools as they relate to the health and safety of students and to meet the health requirements of the State Department of Public Health and the local health department.

I commend you and your staff on the level of educational leadership which you display. You will receive our continued support as we work together to improve learning opportunities for students in your system.

Sincerely yours,

Sam H. Ingram

Sam H. Ingram
Commissioner

SHI:kln

cc: Joe Minor
Mid-Cumberland District Office

TENNESSEE
STATE DEPARTMENT OF EDUCATION
OFFICE OF COMMISSIONER
NASHVILLE 37219

July 16, 1975

Mr. Allen D. Presson, Superintendent
Houston County Schools
Erin, Tennessee 37061

Dear Mr. Presson:

Your 1974-75 waiver request for Requirement C, Section 1, b (Pupil-Teacher Ratio) lists a total of 14 oversize classes. Some of these were due to pupil assignment pattern and could be adjusted at no additional qxpense. Others, however, were due to lack of classrooms. In addition, it has been noted by members of my staff that there are some serious building deficiencies other than lack of classrooms in your three schools, especially Tennessee Ridge Elementary and Houston County High School. These deficiencies were referred to in my letter of April 2, 1975, which was in response to your request for waivers for the 1974-75 school year. In addition to the statement made in my letter, I call your attention to T.C.A. 49-116 (1974 Cumulative Supplement).

I am reminding you of this law in order that you, your Board of Education, and the County Court can take the necessary action before the deadline for submitting requests for waivers. Furthermore, your attention should be given to providing additional classrooms to allow full implementation of the laws and regulations governing the education of the handicapped and to providing for the correction of all deficiencies affecting the health and life safety of children.

Members of my staff have previously prepared a report for you outlining your facility needs. We trust that you will utilize this report in formulating your plans for the correction of these deficiencies. I am requesting that a progress report relative to correction of deficiencies and the proposed building program be submitted to my office no later than September 1, 1975.

We are looking forward to continuing our efforts in assisting you in the development of future plans and programs.

Sincerely yours,

Sam H. Ingram

Sam H. Ingram
Commissioner

SHI:kln

STATE OF TENNESSEE
DEPARTMENT OF EDUCATION
Division of Instructional Services
Mid-Cumberland District Office
Building 309, 11th Avenue
Smyrna, Tennessee 37167

MEMORANDUM

TO: Superintendents in Mid-Cumberland District

FROM: Lathan Keatts, Team Leader

SUBJECT: Oversize Classes

DATE: October 21, 1975

In case you have lost or misplaced your list of acceptable reasons for oversize classes, they are as follows:

1. Disproportionate number of students are in certain grade levels within a school's attendance area.
2. Under the conditions which exist at this school, splitting of grades would not be educationally sound.
3. No additional classroom space is available.
4. State allocations of teaching positions are insufficient to comply with class size requirements.
5. To limit class size would prevent some students from taking some courses.
6. State and federal directives including court orders prohibit reassignment of students and/or staff.
7. Other (to be specified in letter)

Before sending your oversize class waiver requests, I would appreciate you identifying P. E. classes with some kind of symbol or on attached note.

LK:be

TENNESSEE
STATE DEPARTMENT OF EDUCATION
OFFICE OF COMMISSIONER
NASHVILLE 37219

November 5, 1975

Mr. Allen D. Presson, Superintendent
Houston County Schools
Erin, Tennessee 37061

Dear Mr. Presson:

Members of my staff have been reviewing your Waiver Request for the 1975-76 school year. It has been brought to my attention that no positive action has been taken relative to correcting deficiencies in the Houston County School System. I refer you to my letters dated April 2, 1975, and July 16, 1975, and my request for specific commitments and plans directed toward correction of these deficiencies.

At this date there have been no plans or commitments received by this office.

I must inform you that until such plans, including commitments and timetables have been received and approved by this office, there can be no further consideration for school approval.

Certainly the officials and citizens of Houston County understand and appreciate the efforts which must be made toward providing safe as well as adequate facilities for our children. We appreciate the many good things that you and the Houston County Board of Education are doing, and we look forward to working with you in the future.

Sincerely,

Sam H. Ingram

Sam H. Ingram
Commissioner

SHI:be

cc: Mid-Cumberland District Office

TENNESSEE
STATE DEPARTMENT OF EDUCATION
OFFICE OF COMMISSIONER
NASHVILLE 37219

January 9, 1976

Mr. Allen D. Presson, Superintendent
Houston County School System
Erin, Tn 37061

Dear Mr. Presson:

The report, Request for Holding in Abeyance Application of Requirements for Public Schools, Grades K-12 for 1975-76 (Part II, Requirement C, Section 1,b, Teacher-Pupil Ratio), from the Houston County School System, has been received and reviewed.

At this time, I cannot justify granting a waiver on class size limits for the requested classes in the schools listed on the attachment for the current school year.

You will recall my letters to you dated April 2, July 16, and November 5, 1975 concerning my request for specific commitments and plans directed toward correction of difficiencies in the Houston County School System. To date, there have been no plans or commitments received by this office.

Even though certain positive steps have been taken, I am reserving approval until the results of the February referendum in your county are known. Again, I must inform you that until such plans, including commitments and timetables have been received and approved by this office, there can be no further consideration for school approval.

We appreciate the efforts you and the Houston County Board of Education are making toward providing safe as well as adequate facilities for our children.

If members of my staff can assist you, please contact your District Office of the Division of Instructional Services.

Sincerely,

Sam H. Ingram
Commissioner

SHI:rsp

Attachment

cc: Jessie Warren
Mid-Cumberland District Office

Tennessee State Department of Education
Office of Educational Information
132 E Cordell Hull Building Nashville, Tennessee 37219

news release

Clayton Braddock
Director of Educational Information
(615) 741-2050

Contact: Sidney Owen
741-1918

FOR IMMEDIATE RELEASE

NASHVILLE, Tennessee, February 6, 1975 -- The number of oversized classes in Tennessee public schools has been reduced by 137 since the 1973-74 school year, State Department of Education officials announced today.

"This is just about the rate of progress we had anticipated since no additional funds for reducing class size were appropriated for this school year," said Joe Minor, chief of district services in the Division of School System Management and Planning.

According to the report prepared by the Division, waivers were requested by 127 school systems for 3,759 oversized classes in 741 schools. All waiver requests were approved by local boards of education before being submitted to the Department for approval.

During the 1973-74 school year, one-year waivers were requested for 3,896 oversized classes in 788 schools and approved for 3,733 classes in 752 schools. Waivers permitting class size to exceed the maximum memberships set by the State Board of Education and the State Legislature were granted this year for 3,635 oversized classes in 716 schools. Waiver requests for 124 classes in

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25 schools have not been approved. The six systems requesting these waivers have been asked to submit more specific plans for eliminating oversized classes.

A breakdown by grade level shows that 125 waivers were granted for kindergarten classes, 2,457 for grades 1-6 and 1,053 for grades 7-12. Although 39% of Tennessee's 1,828 public schools have oversized classes, 962 of these classes exceed maximum membership by only one pupil and 734 exceed requirements by only two pupils.

"All waivers were granted on the basis of hardship situations while keeping in mind the educational needs of the students," Minor said. "For example, more than 350 waivers were granted for situations where it was determined that splitting grades would be educationally unsound and waivers were granted for 467 classes at the secondary level because to limit class size would have prevented some students from taking these courses."

More than 1,000 waivers are for situations where no additional classroom space is available and 1,200 are for attendance areas having a disproportionate number of students in certain grade levels. In 382 situations, state allocations of teaching positions are insufficient to comply with class size requirements.

"This is a problem which school systems encounter every year," explained Dr. Joel Shore, chief of fiscal management. "Teaching positions are allocated on the basis of average daily attendance for each individual school according to its grade span while teacher-pupil ratios set by the Legislature presently are on the basis of individual class membership. The method of distribution and the results expected are just not compatible."

The problem will be even further compounded after July 1, 1975, when new

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limits on class-size waivers go into effect. The Tennessee Code Annotated, Chapter 49-603, states that "waivers shall be granted only in situations where a school would have to be closed if a waiver were not granted." The law further requires that classes in grades 1-3 not exceed 25 pupils. Maximum membership for grades 1-3 presently is set at 30 pupils per class.

Although the new law does permit the number of students in a class to be determined on the basis of average daily attendance, which usually runs five percent below average daily membership, the lowering of maximum class size in these grades will impose even greater hardships on local school systems next year.

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