

Committee Meetings

June 13, 2023

6:15 p.m. Water & Sewer Committee

(a.) Approval of Chemical bid for F/Y 2023/2024

6:30 p. m. Master Plan: The Cultural Center at Bernard School

Presentation from C. Roy Curtis and James R. "Mickey" Gwyn



City of McMinnville

101 E. Main Street | P.O. Box 7088
McMinnville, TN 37111
931-473-1200

MEMO

DATE: 6.6.2023
TO: Nolan Ming, City Administrator
FROM: Ricky Morton
SUBJECT: Approval of Chemical Bids

INTRODUCTION:

We have new chemical bids for the 2023-24 fiscal year.

BACKGROUND/STAFF COMMENTS:

The chemicals will be used to treat both water and wastewater.

BUDGET/FINANCIAL IMPACT:

The budget for Water and Wastewater is 340K, weather and demand will determine the amounts we use.

RECOMMENDATION:

To approve the 2023-2024 Chemical bids

ATTACHMENTS:

See bid prices attached.

PROPOSED MOTION:

Motion to approve the chemical bids for 2023-2024.

BOARD ACTION: Motion by _____ Seconded by _____

VOTE TOTAL	CHASTAIN	DUNLAP	BROCK	STA. HARVEY	STE. HARVEY	KIRBY	MORTON
YES							
NO							
ABSTAIN							

**City of McMinnville
Water & Sewer Department
FY 2023-24**

2.	Sodium Hypochlorite	Hydrofluosilic Acid	Poly-Orthophosphate	Sulfur Dioxide	Poly-Aluminum Chloride		Copper Sulfate
	12.50%	HFS	63/35 Blend		PAX		
Vendor	<u>\$/GAL</u>	<u>\$/lb.</u>	<u>\$/lb.</u>	<u>\$/lb.</u>	<u>Name</u>	<u>\$/lb</u>	<u>\$/gal</u>
No timeline Hawkins		.49/lb	\$1.41 /lb	\$1.23/lb			\$16.433 Gal
Zeta Sol							
Aulick			.97/lb		Cedarchem 1727X7	.31 lb	\$18.90/gal
Brenntag	\$2.139 gal/12 month	4.675 Gal	\$16.70 gal	\$1.14/lb	Cedarchem Xpac 7		\$8.89/gal
Cedarchem					Zeta Sol	.459 Lb	
S.E.T		.4179/lb					\$17.59/gal
C.I. Thornburg							
Corechem		.4615/lb					
Dycho	\$2.47 gal/6 month \$2.72 gal 12 month	.37/lb	\$1.30/lb	\$1.21/lb			\$14.25/gal
Univar Solutions	\$2.85/gal						
6 month Harcos	\$2.422 gal						
No timeline Shannon Chemical			\$1.93/lb				\$17.59/gal

Poly-Aluminum Chloride is not a bid chemical due to its wide range of use.

Bid Tab Created By: _____

Date: _____



City of McMinnville

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931-473-1200

MEMO

DATE: 6/13/23

TO: Board of Mayor & Aldermen

FROM: C. Roy Curtis and James R. "Mickey" Gwyn

SUBJECT: Master Plan: The Cultural Center at Bernard School

INTRODUCTION:

A plan from former City of McMinnville and Warren Co. residents who want to bring life into the Bernard School.

BACKGROUND/STAFF COMMENTS:

BUDGET/FINANCIAL IMPACT:

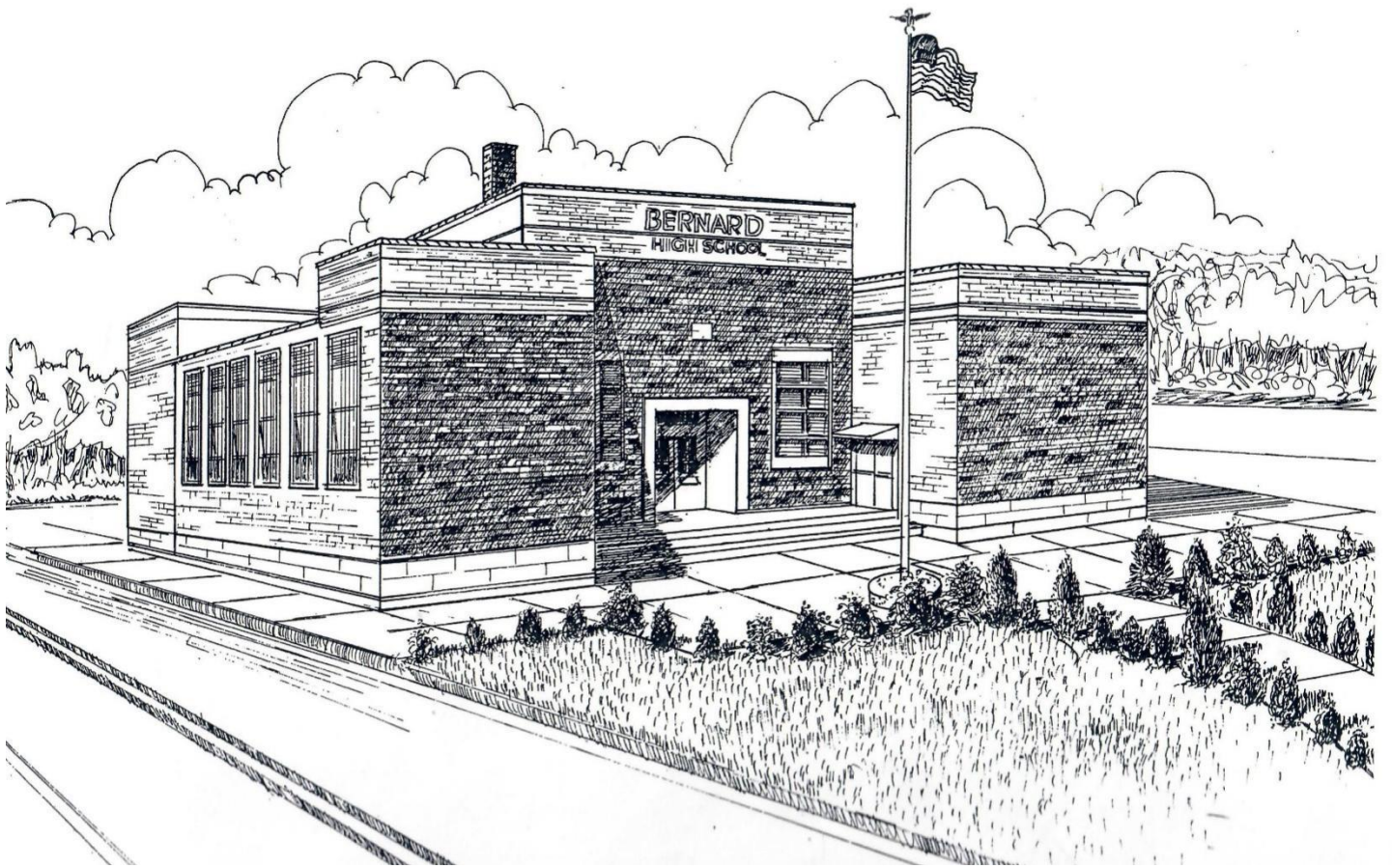
RECOMMENDATION:

ATTACHMENTS:

PROPOSED MOTION:

BOARD ACTION: Motion by _____ Seconded by _____

VOTE TOTAL	CHASTAIN	DUNLAP	BROCK	STA. HARVEY	STE. HARVEY	KIRBY	MORTON
YES	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
NO	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
ABSTAIN	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



MASTER PLAN

THE CULTURAL CENTER AT BERNARD SCHOOL

Honor...Preserve...Prepare

Prepared By: C. Roy Curtis and James R. "Mickey" Gwyn

MASTER PLAN

THE CULTURAL CENTER AT BERNARD SCHOOL

Honor...Preserve...Prepare

**Prepared For:
City of McMinnville
Board of Mayor and Aldermen**

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Overview

Warren County is a county located on the Cumberland Plateau in Middle Tennessee; the county seat is McMinnville. Recent census data places the population around 40,953. The population demographics are as follows:

Race	Number	Percentage
White (non-Hispanic)	33,980	82.97%
Hispanic or Latino	3,943	9.63%
Other/Mixed	1,588	3.88%
Black or African American (non-Hispanic)	1,090	2.66%
Asian	258	0.63%
Native American	84	0.21%
Pacific Islander	10	0.02%

Warren County has seen a shift in demographic make-up since the 1970's. The Hispanic/Latino population has become the largest, yet "silent" minority, despite their increased population numbers. The Black or African American demographics have dwindled over the years as the White population has shown a steady climb.

The Asian and Pacific Islander populous shows citizens who have moved into Warren County primarily as a result of business opportunities. Those with Native American roots have long populated the area.

The county has become a "melting" pot of cultures, but the races and cultures have not "melded" together, as a whole. Presently, there is a unique opportunity to merge the varying cultures that is Warren County, Tennessee, into an amalgamation that could be a blueprint for the state.

Capitalizing on this civic opportunity is possible with a multidimensional approach that includes neighborhood development with affordable housing, establishment of a culture of inclusion and enhancing the current atmosphere of local history preservation.

But first, infrastructure and access to the "American Dream" issues have to be addressed.

Challenges

Issue #1 – Incomplete Urban Renewal Project

In 1965 and 1969, the city of McMinnville took advantage of a federal grant and loan program managed by the US Department of Housing and Urban Development (HUD) commonly known as Urban Renewal.

Urban renewal was a process aimed at seizing and demolishing private and public properties for the purpose of modernizing and improving aging infrastructure. The 1965 project in McMinnville was called the Colville Street project. The second urban renewal project was designated the Beersheba Heights project and incorporated an area of east McMinnville bounded by Beersheba Street and East Main Street.

The Beersheba Heights project gave local inhabitants an opportunity to sell their properties and relocate; sell and rebuild in the same neighborhood or retain their properties. This assortment of options resulted in stagnation and a convolution of property states.

Many homes that were built in the 1930s and purchased during and after the onset of the Urban Renewal program, still remain today and are in an advanced state of deterioration. There are areas of vacant properties that have been sitting dormant for almost 50 years. The most recognizable structure that was symbolic of the east side of McMinnville, Bernard School, was demolished in 1982. The only remaining artifact of the Bernard School campus is the Bernard Gym.

The city never drafted a plan to keep the area vibrant after the formal Urban Renewal project ended. Now is an excellent time for the east side of McMinnville to have a new and modern “Urban Renewal”.

Issue #2 – Needed space for the Black History Museum of Warren County Tennessee

'Those who do not learn history are doomed to repeat it.' - George Santayana

The mission of the Black History Museum of Warren County Tennessee “Museum” is to honor and preserve the history of African Americans (Blacks) who have lived in Warren County, Tennessee or have contributed to events that directly impacted Warren County, Tennessee.

The vision of the Museum is to display and preserve images, artifacts and historical accountings of the African American community and provide educational and cultural experiences; thus promoting intercultural exchange and encouraging cultural tourism.

The Museum is an I.R.C. § 501 (c)(3) corporation chartered in 2019. The Museum was the vision of Wayne Wolford, Sr. who sought the assistance of others with ties to Warren County in establishing a non-profit entity to oversee the creation of the Museum.

The Museum is currently located in the former McMinnville Medical Clinic. This historic property located at 205 West Main Street had been leased by the Museum since 2020 and the Museum formally opened in February 2021.

Despite the miniscule Black population of Warren County, African American Warren Countians have had local, state, national and international impact.

William Houchin, a descendant of slaves relocated from Virginia, was one of the wealthiest men in the county and built the opera house in McMinnville. The accomplishments of Mark Gwyn and Carl T. Rowan are described later in a tribute to Bernard School and both are enshrined at the Museum. And there are others who have made their mark in Warren County history. But unfortunately, the current physical plant doesn't provide the square footage to appropriately pay homage to these history makers.

The Museum accumulated artifacts and display pieces that quickly exhausted the available display space in a facility that wasn't designed to be a museum. There is limited ability to redesign the location due to its placement on the historical register. Another factor that hampers utilization is the inability to efficiently use square footage on the second floor. This area has limited access due to the lack of an elevator to ascend to the second floor.

For the Museum to be the best it can be, more space is critical.

Issue #3 – Unaddressed SWOT Analysis

A SWOT (Strengths, Weaknesses, Opportunities & Threats) Analysis that was part of the city of McMinnville’s 2021-2022 Strategic Goals listed high cost of housing and low ownership as a “Weakness”. This same analysis listed creative home ownership as an “Opportunity” and noted that parts of the city was being underserved, and this was a “Threat”.

Creating new housing ownership opportunities was a goal in response to the SWOT Analysis. But, this goal did not make the Top 4 Goals/Objectives as determined by the McMinnville Mayor and Board of Aldermen.

The present is a prime opportunity for the city of McMinnville to address the results of the 2021-2022 SWOT Analysis and tackle the high cost of housing and low home ownership. It’s time for the city to develop creative home ownership plans and “show a little love” to an underserved part of the city.

Proposal

The Black History Museum of Warren County Tennessee, in cooperation with Young Men United, and other civic groups, has developed a concept that will revitalize the eastside of McMinnville, address issues identified in the SWOT Analysis, provide needed space for the Black History Museum of Warren County Tennessee and enrich the cultural landscape in Warren County.

A Master Plan has been drafted that involves a public/private partnership to completely revamp the east end of McMinnville and enhance the economic and cultural environment of the city. The proposal is to bring a Cultural Center (suggestively named the Cultural Center at Bernard School) to Warren County.

This Cultural Center would be anchored by the Black History Museum of Warren County and would be the catalyst for property development and home ownership in the area. Homeowners are attracted to safe, vibrant areas that have the potential to provide return on investment, but there have to be incentives to build and renew.

The vision of the Cultural Center is for it to be constructed on property currently owned by the City of McMinnville in the area adjacent to Ramsey Park and the Bernard Gym. In addition to housing the Museum, it would also provide adequate administrative space for Young Men United and offer a venue for the local White, Hispanic, Asian, and Native American cultures to exhibit the historical and current elements of their cultures.

As a local venue for various cultural events, the center would be an ideal gathering place for the very diverse population that is now McMinnville, Tennessee. The demographics of McMinnville and Warren County have changed and it’s time to recognize and honor that change.

The Cultural Center could also be a location for entities like the Warren County Genealogical and Historical Association and the Heritage Alliance Museum to unite under one roof.

With local, state, and federal funding and private investment, this proposal could become a reality and the underserved part of east McMinnville, could prosper.

Economic Impact

Using appropriate marketing tools, the center could become a tourist attraction for those inside and outside the local Warren County area, and thus contribute to the economic development of this county.

The Museum has seen a trend where distant visitors to the Museum have also included a dining opportunity as part of their day out. This was reflected in visits from staff of the Tennessee State Museum and Motlow State Community College. A reciprocal visit by the Upper Cumberland Museums Alliance will include lunch locally.

This residual effect of tourists drawn to the Museum, eating and shopping locally, directly contributes to the economic prosperity of the city and county. The projection is that this trend will only continue when the Cultural Center provides a more robust attraction for visitors seeking a more diverse venue in which to visit.

Enticing those vacationers visiting Rock Island State Park or Cumberland Caverns to visit McMinnville also, would be a natural inducement, and subsequently provide opportunities for travelers to spend their monies. This would be a benefit for all service industry business owners.

New, affordable housing, coupled with remodeled properties, would add to the city tax rolls and be a source of pride. This would also address McMinnville's creative home ownership "Opportunity", mentioned previously.

If businesses see that the east end of McMinnville is changing its residential landscape, this would be a positive incentive to bring upscale businesses to this part of town. This concept would be a natural extension to the restoration of Main Street that occurred in 2010.

Background/History

Bernard School

Bernard School was the segregated facility for African American education in McMinnville, Tennessee. In the summer of 1921, Professor J. E. Wood, principal of the City School for Negroes, investigated the Rosenwald Building Program and invited the committee to McMinnville to consider building an adequate school for his people. Staff from the State Department of Education met with members of the city that resulted in a planned campaign for building funds, to which the African American community contributed \$1,000.00. In the fall of 1921, the site where Bernard Gym stands was purchased for erection of a seven-teacher school building that opened in January 1922.

Months later, the school was named for Ollie H Bernard, the Rosenwald agent for Tennessee, who aided in bringing the school to a successful completion. On August 17, 1946, fire completely consumed the original structure. In 1947, the school was rebuilt.

Journalist, author and diplomat Carl T. Rowan was Bernard's most distinguished alumnus. The first African American Deputy Secretary of State and the first African American Director of the United States Information Agency (USIA), Rowan also served as the Ambassador to Finland.

When Warren County Schools were integrated during the 1965-66 school year, the Superintendent of Warren County Schools wanted to find other usage for Bernard School. For a period of time, the building was used for the Head Start Program.

After humble beginnings in the Head Start Program at Bernard, Mark Gwyn ascended to the highest law enforcement oversight agency in Tennessee.

Mark began his journey in law enforcement as a policeman for the City of McMinnville. After being selected to join the Tennessee Bureau of Investigations (TBI), Mark started on a stellar path that ultimately resulted in his appointment as the Director of the Tennessee Bureau of Investigations.

The school remained a part of the Warren County School system until it was razed in 1982.

The site of the former Bernard School is currently owned by the city of McMinnville, Tennessee. The city has upgraded the area with the addition of a pavilion, basketball court and outdoor athletic equipment and named the area Ramsey Park. In a tribute to the Afro-centric roots of the area, the city erected a monument to the local semi-pro baseball team that drew many of its players from the eastside of McMinnville. The McMinnville Rockets provided Sunday entertainment to hundreds who visited the baseball diamond and watched from the back porches of the adjacent public housing complex.

In addition, the city has allowed civic organizations to have input on the use of the land and management of the remaining buildings associated with the school.

In October of 2019, the City of McMinnville leased the former Bernard School gymnasium, pool house and all adjoining property to local civic organization Young Men United. The lease was for a period of twenty years at an annual rental rate of one dollar per year.

This very lucrative partnership between the city and Young Men United shows the city's commitment to preserving the property and placing the preservation efforts in the hands of an organization with roots in the Black community.

The Black History Museum of Warren County mounted a historical marker on the grounds of the former school in 2020 and formally dedicated the marker in 2022. The Museum has also established a "Walkway of Honor" at the base of the historical marker to allow anyone to purchase an inscribed brick honoring a person, organization or institution of their choice.

Currently, the city owns a significant outparcel of property that surrounds Ramsey Park and the buildings under management by Young Men United. This land was part of the original Bernard School campus.

This Master Plan suggests approaching the city to make this property available for construction of the proposed Cultural Center.

Young Men United

A local nonprofit organization dedicated to making the time to share knowledge, experience, and wisdom to the Black youth of McMinnville, in particular, and to the Warren County community as a whole. Together with the energy and passion of the organization and a focus on community involvement, their goal is to make McMinnville and Warren County a better place to work, live and

enjoy. Young Men United currently leases the Bernard Gym from the City of McMinnville and holds various events at the venue.

Warren County Genealogical & Historical Association

Warren County Genealogical Association was originally founded in February 1992 as a non-profit corporation. In 2018, the association expanded its horizons and became the Warren County Genealogical & Historical Association (WCGHA). The WCGHA has compiled an extensive library of genealogical and historical research materials, as well as publications that have become widely known and appreciated.

The objectives of the Association are:

- To encourage and educate the members of the Association in the standards and techniques of genealogical and historical research, acquaint members with sources for research, and serve as a medium of exchange of information.
- To promote interest and raise the standards of genealogical and historical research through the collection and preservation of records, manuscripts, documents, and other items, educational programs, workshops, and publications relating to Warren County, Tennessee and surrounding areas.
- To collect, preserve, index and make available genealogical and historical materials, especially those relating to Warren County, Tennessee and surrounding counties.
- To preserve the heritage of Warren County, Tennessee through the documentation and collection of genealogical and historical records and items.

The Association actively pursues and sponsors interesting and helpful programs for members and the general public and works constantly to expand its collection of genealogical and historical materials and provide more and better educational opportunities about genealogy for the community and our membership far and wide.

Middle Tennessee State University Center for Historic Preservation

The Center for Historic Preservation (CHP) was established in 1984 as MTSU's first Center of Excellence and one of the nine original centers at the Tennessee Board of Regents universities. In 1989, the CHP received accomplished center status and in 1991 it became a full-time research and public service institute while continuing to shape MTSU academic programs by supporting and directing undergraduate and graduate students in research and experiential learning opportunities. In 2001, it became the administrator of the Tennessee Civil War National Heritage Area, a partnership unit of the National Park Service. In 2008, the Center took on the Tennessee administration of Teaching with Primary Sources, a program of the Library of Congress, and have since served classroom educators with primary source-centered workshops and materials. In 2013, Center director Dr. Carroll Van West was appointed the Tennessee State Historian.

Center programs and projects strongly support the general legislative mandates implemented by TBR/THEC when they created Centers of Excellence in 1984. These are: (1) utilize present educational resources more effectively to achieve a genuine excellence in a specific field; (2) support the economic development of the state; (3) enhance the intellectual, cultural, and social climate of Tennessee citizens; (4) improve the research base of the state; and, (5) encourage institutions to increase support for educational and research activities from external sources.

The Center meets these mandates through projects and programs that focus on the heritage development—the identification, research, preservation, interpretation, and promotion—of our historic environment. Through its varied resources, and its partnerships at local, state, and national levels, the Center responds to the requests, needs, and concerns of communities, individuals, agencies, and organizations, both governmental and not-for-profit, working towards historic preservation goals.

Working within state, regional, and national partnerships, the Center for Historic Preservation focuses its efforts on heritage area development, rural preservation, heritage education, and heritage tourism through inclusive preservation practice and programs. Consistent with the MTSU Academic Master Plan to enhance research and public service, the Center supports efforts to improve the education and quality of life for all Tennesseans. The Center enhances citizens' sense of place, pride, and identity through the interpretation and preservation of the historic sites, landscapes, and historical narratives that comprise the Tennessee experience.

To complement MTSU Academic Master Plan's goals, the Center for Historic Preservation uses multiple community-centered projects to teach selected courses in the History Department. It provides crucial teaching and funding for the Ph.D. in Public History. The Center is a primary conduit for professional training and placement of M.A. students in public history and plays a significant role in directing M.A. theses in that graduate program. By offering graduate research assistantships in addition to internships and other opportunities for both undergraduates and graduates, the CHP provides multidisciplinary and applied working experiences and fosters a research culture for faculty, staff, and students.

Collaboration

The Cultural Center at Bernard School would be the ideal location for collaborative efforts between the Black History Museum of Warren County, Young Men United, the Warren County Genealogical Association, and the Middle Tennessee State University Center for Historic Preservation.

The Museum would continue in its role of collecting, preserving, interpreting, and displaying objects of artistic and cultural significance for the study and education of the public. In addition, the Museum will continue its role as a destination for visitors to the Warren County and McMinnville area. The Museum would be an entertaining and enlightening way to spend the day. An active museum has always been a barometer for communities to gauge the cultural health of a city. To BHMWC has already enhanced the cultural atmosphere of McMinnville, as both blacks, white and other minorities have assisted in the establishment of the museum and provided artifacts that currently populate the site.

The utmost role of the Museum is to increase knowledge of those African American who populated the area and to educate the public about the Museum's mission of preserving and displaying local history.

The Museum would take on an additional role of being a state-of-the-art training institution for those seeking internships, volunteers and secondary and post-secondary students wanting to hone their skills in historical preservation, artifact cataloging and general museum management.

Young Men United has become the go-to community action organization for promoting cultural pride, inclusion and diversity. Their annual celebration of Juneteenth has become a much-anticipated event that showcases this internationally recognized occasion but also provides an opportunity for diversity in art and theatrical performances, but also provides a venue for craftsmen and vendors to display their wares.

The efforts of Young Men United to restore the historical Bernard Gymnasium have been herculean. Through personal sacrifice, pursuing grants from various entities and the donations of locals, they have brought the building back to a semblance of its previous glory, while also making the location more accessible.

The opportunity to provide the oversight board of Young Men United the adequate space to effectively manage the organization, continue to stage events and allow current office space to revert back to its original purpose as the shower facility for the historical Bernard School campus swimming pool would be a win-win opportunity.

The Warren County Genealogical Association is like a kindred spirit to the Museum. The Association's tenet of historical research and preservation goes hand-in-hand with the mission of the Museum.

Having the Association's presence in the same building would not only enhance the collaboration between the Museum and the Association. It would allow both institutions to utilize lecturers, enthusiasts, and subject matter experts to provide knowledge and expertise to staff members as well as the general public.

As the preeminent program for historical preservation, the Middle Tennessee State University Center for Historic Preservation is the "go to" institution for matters concerning maintenance and protection of artifacts, buildings, and other relics from the past.

Rural preservation has been a mainstay of the Center and even though their primary focus of the rural preservation program has been farms and agricultural organizations, the role of Blacks in the farming community of Warren County would be presented as a possible project for the Center.

The Center would also act as a training ground for interns for the BHMWC as described below.

Cultural Awareness (Honor)

Cultural awareness is based on the premise of raising people's awareness of the influences and impacts cultures have had on the evolution of global and local societies. Cultural awareness also incorporates respect for other cultures and understanding the differences among people.

The Cultural Center would be the ideal venue to highlight the various cultures that make up Warren County and the Cumberland Plateau. Warren County's racial composition includes White, African American or Black, Native American, Asian, Pacific Islander and Hispanic or Latino households.

This mix of cultures provides a unique opportunity to display the traditions of each ethnic group within a building dedicated to diversity. With the advent of technology and human migration, cultural awareness has become an important facet of society. To be culturally aware is to understand that cultural differences do exist and to respect those differences when interacting with people whose customs and world view may be different from your own.

The Cultural Center would be an ideal location for events and activities sponsored by the Multicultural Club at Warren County High School. The Multicultural Club is committed to promoting awareness and appreciation of diverse ethnic cultures at the high school level.

The Cultural Center would play a large role in providing a stage for melding the cultures of the local area and promoting understanding and acceptance of diverse cultures.

Preservation (Preserve)

Maintaining a progressive society, while also preserving the historically valuable artifacts of the past has always been a much-debated dichotomy. Conflicts can emerge when progressives and historic preservationists must work together to plan the future of city, state or national landscapes.

The Cultural Center would be an ideal gatekeeper and subject matter expert when local administrations must make crucial decision on the legacy of existing infrastructure versus “tearing down and building new.”

Through training, utilizing industry standard research practices and acting as mediators between opposing views, Cultural Center staff would be an invaluable source for achieving successful outcomes.

With an unabashed leaning toward preservation, it would be incumbent on Benard Center staff to always defend their position for preservation and realize that unsubstantiated biases to “preserve for the sake of preservation” won’t be upheld.

Historic preservation is an important way for us to transmit our understanding of the past to future generations.

Succession Planning (Prepare)

Succession planning is a process where individuals are recruited and developed to fill vacancies that occur through various avenues of attrition. Proper succession planning ensures there is a pipeline of human resources that will eventually matriculate into vacant or newly established positions.

The most pressing concern for both the Black History Museum of Warren County and the Warren County Genealogical Association is the lack of influx of younger people into both organizations. In order to maintain a succession of staff and members to augment these organizations, there has to be an avenue for entry and subsequent training once associates are identified.

A two-phased plan has been proposed to address this issue.

Phase one would identify junior/senior students at Warren County High School with an affinity for history, or the arts, to receive scholarships for post-secondary education.

These scholarships would include a requirement to provide community service hours at The Cultural Center at Bernard School. This would give recipients on-the-job-training and gage their enthusiasm for a career path that would include genealogy, cultural diversity, and historical preservation.

Phase two would involve the development of a paid internship program for graduates of Middle Tennessee State University who completed coursework through the Center for Historic Preservation as part of their degree resume. Interns would provide a determined number of work hours in order to obtain first-hand experience at the Cultural Center.

Master Plan

The Cultural Center at Bernard School Master Plan is the result of a collaborative process between two members of the Board of Directors of the Black History Museum of Warren County Tennessee (BHMWC), C. Roy Curtis, chairman of the Strategic Planning Committee and James R. "Mickey" Gwyn, Director, Black History Museum of Warren County Tennessee.

As Board members of the Museum and natives of the Warren County community, Messrs. Curtis and Gwyn quickly acknowledged the inadequacies of the physical plant currently housing the museum. But they also recognized other areas of concern both culturally and economically in McMinnville

The Master Plan has been developed as a starting point for making McMinnville the premier city for inclusion, culture and diversity. Construction of a multiuse building at the former site of Bernard School to house the Museum and provide adequate space to educate, train and attract constituents in cultural awareness, genealogy sciences and historical preservation is the ultimate goal.

Draft cost estimates are presented on the following pages.

COST ESTIMATES
Fiscal Year 2024 Recommended

Proposed Building Size (20,000 sq. ft.)

Construction Cost 20K SQ. FT. X \$275	\$5,500,000
Paving	\$78,250
Furniture/Equipment/ Audio/Visual Systems/Security Systems Around \$150 X 1/2 The Total Space	\$1,500,000
Total	\$7,078,250

Ancillary Costs

Utilities (Yearly)

Electric --- \$1.44 SQ. FT. X 20K SQ. FT.	\$28,800
Natural Gas -- \$.30 SQ. FT. X 20K SQ. FT.	\$6,000

TOTAL	\$34,800
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PROJECTED 5 YR COST	\$174,000
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Personnel Costs (Yearly)

1 FTE @ \$20.00/Hr. X 8HRS/DAYX240HRS/MONTH= \$4800/MONTH	\$57,600
2 (.5 FTE) @ \$15.00/Hr. X 4HRS/DAYX240HRS/MONTH= \$3600/MONTH	\$43,200

TOTAL	\$100,800
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PROJECTED 5 YR. COST	\$504,000
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Maintenance Cost (Yearly)

\$1.62/Sq Ft X 20,000 Sq Ft	\$32,400
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PROJECTED 5 YR. COST	\$162,000
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Insurance (Yearly)

\$2,000/Million Dollars of Coverage 8.0 x \$2K	\$16,000
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PROJECTED 5 YR. COST	\$81,000
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(Does not include artifacts/Liability)

Total Ancillary Cost (Yearly)	\$184,000
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PROJECTED 5 YR. TOTAL ANCILLARY COST	\$920,000
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ADDENDUM

Land Purchase (If City property unavailable)

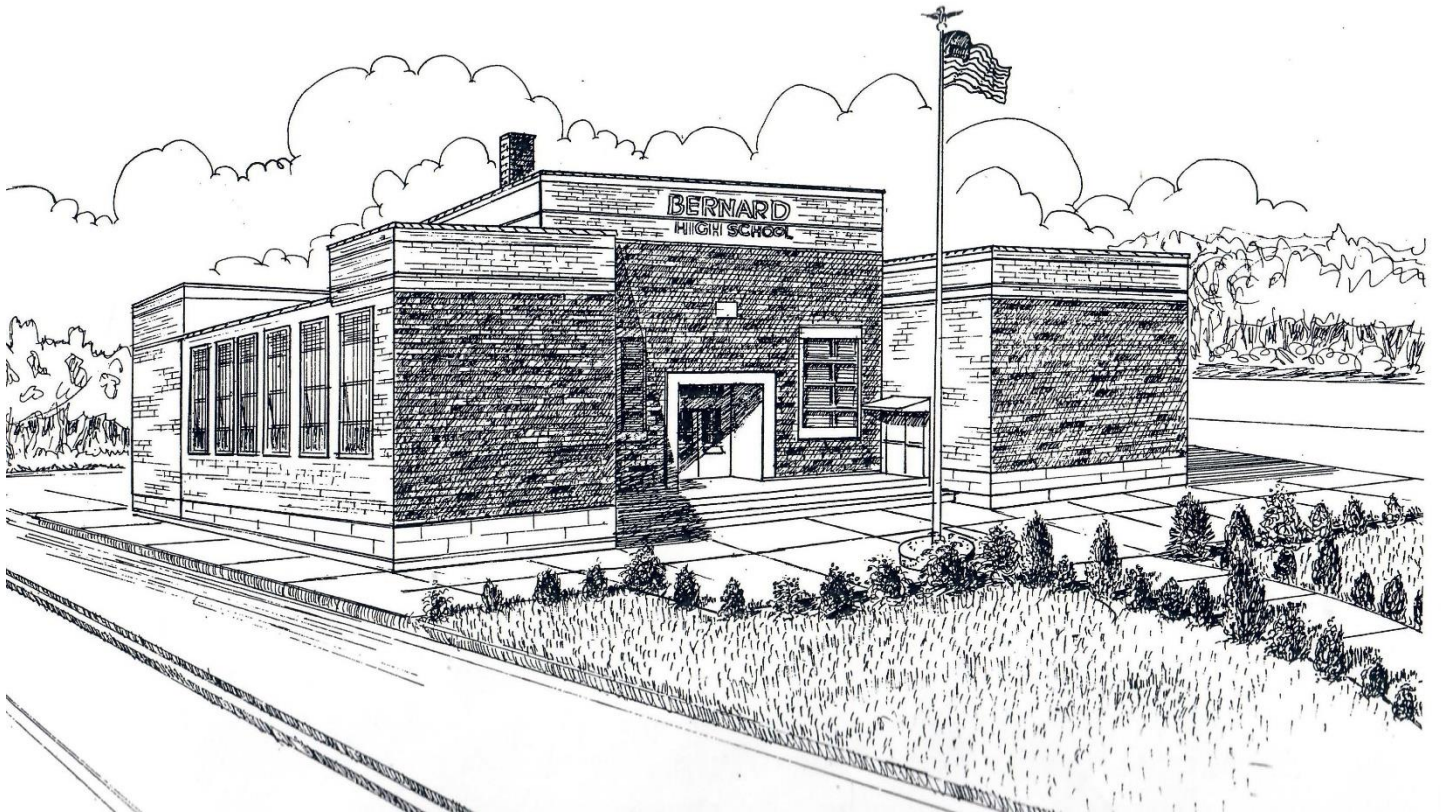
\$100,000

INFLATION BASED CONSTRUCTION COST ESTIMATES FOR NEXT FIVE OUTYEARS

Source: The Federal Open Market Committee (March 18, 2022) based on International Monetary Fund projections.

<u>Build Year</u>	<u>Estimated Rate of Inflation</u>	<u>Estimated Construction Cost</u>
2025	2.9	<u>\$7,283,519.25</u>
2026	2.3	<u>\$7,451,040.19</u>
2027	2.0	<u>\$7,600,061.00</u>
2028	2.0	<u>\$7,752,062.22</u>
2029	2.0	<u>\$7,907,103.46</u>

SKETCH OF BERNARD SCHOOL FOR DESIGN CONSIDERATION



Credits

Black History Museum of Warren County Tennessee
Young Men United
Warren County Genealogical & Historical Association
Middle Tennessee State University Center for Historic Preservation
Wikipedia
The City of McMinnville