

MUSCOGEE COUNTY SCHOOL DISTRICT
COLUMBUS, GEORGIA

CALLED BOARD OF EDUCATION MEETING
BRADLEY LIBRARY CONFERENCE ROOM
TUESDAY, MAY 27, 2003, 5:00 P.M.

MINUTES

A called meeting of the Board of Education of the Muscogee County School District was held on Tuesday, May 27, 2003 at 5:00 p.m. in the conference room at the Bradley Library.

The following Board members were present: Mary Sue Polleys, Chairman, James Walker, Vice Chairman, David E. Ebron, Philip T. Schley, Fife M. Whiteside, John Wells, Naomi Buckner, and Owen Ditchfield.

Others present: John A. Phillips, Jr. Superintendent of Education, Charles T. Staples, Legal Counsel, Robin Pennock, Chief Academic Officer, Leon Siegel, Director of Construction, Myles Caggins, Assistant Superintendent for Business Affairs and representatives from the media.

Dr. Polleys called the meeting to order with the invocation and pledge of allegiance to the flag. Dr. Polleys stated that the purpose of the meeting was to vote on a contractor for the Cusseta Road and J. D. Davis construction projects, review revisions for the Wynnton Elementary construction project, a purchase order for sound equipment at Columbus High School, and a contract for construction management services.

Dr. Polleys called on Dr. Phillips regarding the first item. Dr. Phillips asked that the Board confirm the design and preparation of bid documents for those schools that are scheduled for renovations and/or additions in 2004. Dr. Phillips said that these projects were presented to the Board several months ago and this approval will confirm our commitment to carrying out these projects.

Mr. Wells made the motion, seconded by Mr. Ebron to approve the construction schedule as presented. Dr. Polleys called for any discussion. Mr. Walker asked if the parents at Benning Hills have been informed of this schedule. Mr. Siegel said that he and "others had met with a group of parents last year regarding this plan. They were told that the reason the plan is not being followed is because, architecturally the plans are not complete in order to do any kind of renovations this year. This is because, when the program was shut down last spring, everything came to a halt." Mr. Siegel said that at a "Board workshop it was the thinking of the Board to hold everything until Dr. Phillips came on board. This is the reason for the minor delays creating a time factor." Dr. Polleys asked if there are some maintenance items that can be addressed at Benning Hills because this could be similar to the J. D. Davis problem last year." Mr. Siegel said "there are some things that can be done." Mr. Siegel said that he would welcome a neighborhood meeting to address some of their concerns.

Upon motion of Mr. Wells, seconded by Mr. Ebron, the Board unanimously approved the construction scheduled as presented.

Dr. Polleys called on Dr. Phillips for the Wynnton Elementary construction project. Dr. Phillips said that “this is an updated alternative architectural plan for the Wynnton Elementary School project. Because of the trees involved, this plan is less intrusive.” Mr. Siegel commented, “this new addition will be parallel to Forrest Avenue. Construction will not have any impact on the tree area along with the summer house with the exception of running some sewers in the area.”

Upon motion of Mr. Wells, seconded by Mr. Ebron, the Board unanimously approved the Wynnton Elementary School construction project as presented.

Dr. Polleys called on Dr. Phillips regarding a purchase order for Columbus High School. Dr. Phillips asked that the Board approve a purchase order to Auburn Engineered Audio to purchase a sound system at Columbus High School in the auditorium. The Board will be authorizing \$10,901.28 from activity funds and \$10,642.00 from PFP funds for a total of \$21,543.28. The additional \$8,010.00 will be paid by the PTSA at Columbus High. The total amount of the purchase order being \$29,553.28. Upon motion of Mr. Wells, seconded by Mr. Ebron, the Board unanimously approved this recommendation.

Dr. Polleys called on Dr. Phillips for the item regarding Construction Management Services. Dr. Phillips commented that “this is being presented in two parts. The first part is the awarding of a contract to Newton Aaron and Associates. The second part is awarding Construction Management Risk firms to support this initiative.”

Mr. Wells made the motion, seconded by Mr. Ebron to award a contract to Newton Aaron and Associates to provide Construction Management Services for the J.D. Davis and Cusseta Road Elementary projects. Mr. Walker asked, “is this going to save money over what has been done in the past?” Dr. Phillips said, “there is some flexibility in negotiating the contract once the firm has been chosen. It will be measured by the quality of work and the amount of time in completing the project because, time is money. We may not save money per say but, we will save time, effort and the quality of the job and that has a value to it. The architect has to deliver on the plans in a timely way in order to fast track these projects.” Mr. Siegel commented, “we will be a part of these projects when it comes to estimating the guaranteed maximum price. This is exactly what they are doing at the new library and they are now under budget and we should come in where the budget should be.” Dr. Phillips commented, “the real difference in this approach is that Construction Management Risk is a professional service which we have some leeway in choosing that person to represent us. We can choose the firm that is going to serve us best; you do not have that opportunity in a bid process.” Dr. Polleys asked for a vote on the motion. The vote was unanimous.

Mr. Whiteside asked for clarification on the guaranteed maximum price, if the project goes beyond the GMP, who pays the tab? Mr. Siegel said that the contractor would be responsible. Dr. Phillips said this is where the risk comes in because the risk stays with the contractor.

Upon motion of Mr. Whiteside, seconded by Mr. Ditchfield, the Board unanimously voted to modify the agenda for an off the agenda item regarding the omission of late affidavits from a potential contractor. Mr. Staples commented that this is a simple technicality that the Board needs to deal with.

Mr. Ditchfield made the motion, seconded by Mr. Ebron, to waive the late omission of affidavits submitted by a contractor. Mr. Wells clarified that there were (5) RFP's received from potential contractors. Mr. Ebron clarified that there was only (1) firm that was late. Dr. Phillips commented, "this matter has no affect monetarily on the decision to make a recommendation regarding a specific firm." The vote was unanimous.

Upon motion of Mr. Whiteside, seconded by Mr. Ditchfield, the Board unanimously voted to modify the agenda for another off the agenda item regarding a recommendation of a contractor for the J. D. Davis and Cusseta Road Elementary Schools construction contract.

Upon motion of Mr. Wells, seconded by Mr. Whiteside, the Board approved Freeman & Associates as the CMR contractor for J. D. Davis and Cusseta Road Elementary Schools. The vote was (7) affirming and (1) abstaining, (Ms. Buckner).

Upon motion of Mr. Ebron, seconded by Mr. Wells, the Board unanimously voted to excuse Mrs. Storey due to family illness.

Upon motion of Mr. Wells, seconded by Mr. Ebron, the Board unanimously voted to adjourn the called meeting.

Charles T. Staples
Legal Counsel