



Roanoke County Public Schools Construction Committee

ROANOKE, VIRGINIA

CONSTRUCTION COMMITTEE MEETING

Roanoke County Schools Administration Building
Conference Room E
January 3, 2017
12:00 p.m.

MEMBERS PRESENT: Jerry Canada, Mike Wray, Tim Greenway, Don Butzer, George Assaid, Dennis Epperly, Dexter Hurt, Chris Lowe, Dr. Greg Killough Jason Moretz, Penny Hodge, Lenora Downing, Jeff Terry, Ken Nicely and Susan Peterson.

ALSO PRESENT: Angela Roberson, Jason Taylor, Members of the Media and Members of OWPR

ABSENT: None

The Construction Committee meeting was called to order at 10:50am. in the Central Board Room by George Assaid.

MINUTES

There were no changes to the minutes from December 6th nor December 13th, 2016. Mr. Butzer made a motion to approve the December 6th minutes. Mr. Wray seconded. The December 6th minutes were approved unanimously. Mr. Wray made a motion to approve the December 13th minutes. Mr. Moretz seconded. The December 13th minutes were approved unanimously.

RESERVES REPORT

Mrs. Hodge shared the reserves report dated January 6, 2017. The only transactions on here from the last meeting are the last 7 items that were approved at the last construction meeting and the subsequent December board meeting.

OWPR – FACILITIES STUDY PRESENTATION

Randy Jones, CEO of OWPR made introductions. They were hired to do a facility assessment for 30 facilities in the county and discussed how they evaluated the facility and how they prioritized items and based their assessments. They shared an outline of each school and how they proceeded and who they talked to. They reviewed for code issues and ADA issues as well as safety issues. They also reviewed conditions interior and exterior (including roof) if there were things broken and needing repair or just the age of the item and noted likelihood of failure. They used all of this to develop the assessment report. They met as a team and determined the high priority item list. In-depth discussion held on roof inspections needed. Do we have folks with right skill set doing this? Dennis will confirm on the roof recommendations which were already on his list and already had a funding stream identified. Mr. Butzer asked OWPR to provide a total overall what it would cost to fix everything they have identified and the total of just the ones and then just the twos. That will help us prioritize.

CIP 2018-2027 Planning – Chris Lowe:

Cave Spring High School: Spectrum and RCPS staff are evaluating program needs and how to best implement the program while maintaining the proposed construction budget. A meeting with community representatives is scheduled for Wednesday, January 11 at 6:30 pm to receive input regarding the needs for this project. This information will be evaluated by the architect. Schematic drawings will be produced and reviewed over the next 6-7 weeks with a final schematic design possibly ready for approval at the end of February. Spectrum is in the process of developing a proposed project schedule that will include community meetings, Construction Committee presentations, value engineering study, bidding and negotiations, and the construction schedule.

William Byrd High School Field Study: Staff has developed a schematic plan, scope and budget to provide a new multisport synthetic field and a new 8-lane rubberized track within the existing stadium; and the redevelopment of the 4.7 acres existing practice fields. The proposed redevelopment will allow for two regulation football fields at a time and 1 regulation soccer field at a time. Project came in at \$2.1 Million for all work at stadium and redevelopment of the 4.7 acres. Plan will be shared with County to see if they have any suggestions that could bring some cost savings. Mr. Canada asked about cost of adding turf to Glenvar and Northside. Cost would be about \$1.3 million for each. He would like to get firm numbers for them as well. Mr. Butzer supported Mr. Canada's

comments but felt we needed to take care of the buildings first. If we can take care of those needs then he supports the upgrade of the fields 100%.

Inventory of Athletic Facilities – Dr. Ken Nicely

Dr. Nicely shared an inventory of our Athletic Fields. He received information from the Athletic Directors and the Principals. There is a team view by school to account for all sports being offered. There is also an aerial of each of the facilities. Mr. Canada asked about lighting. We may want to note that on the report for future use. The report was a wide view of all of our facilities and teams and will be very helpful for planning purposes.

William Byrd High School Facility Amended Scope – OWPR

Facility Study report shared noting the individual areas to be addressed to finish the renovation project at WBHS. Adding in soft costs you are looking at \$20 million FY 2016 costs. You will also need to add inflation costs since we won't complete the project right away.

CIP 2018-2027 - Penny Hodge and George Assaid

Staff presented recommended CIP projects for the next 10 year period utilizing data provided in the OWPR study of all schools and separate WBHS along with information obtained from individual principals and facilities staff. These are the Superintendent and Staff Recommendations based on funding sources and the recommendations. We will then ask the Board to appropriate the one year. The following nine years is just a plan. We need to decide if the projects that the staff placed in that order – is this the order the Committee agrees on. Mr. Moretz commented it looked fair in terms of districts, hitting something in all areas. Mr. Canada asked about BCAT on the timeline. Dr. Killough said yes it is still being looked at along with some items coming in General Assembly.

Board would like staff to provide them with information on costs associated with turf vs. sod fields. Turf can have more usage so less maintenance work on the other fields. What is the return on investment if we go to turf fields? Dr. Killough noted have this along with discussion with county is warranted. They would be able to increase their usage as well. Staff will bring this information and recommendations back in March.

Mr. Greenway made the motion to approve the WBHS Stadium and Practice fields and to be funded with Major Capital Reserves in this current year and to review our existing CIP to reflect that. Mr. Moretz seconded and the motion carried.

Mr. Moretz made the motion to accept the 2018-2027 Capital Improvement Program as presented by staff (minus the \$2.1 million for Byrd Fields) and to bring the recommendation to the Board of its approval. Seconded by Mr. Greenway. Approved.

Once we get the cost totals as requested from OWPR, staff will take the OWPR list and the costs and come back with that compared our funding sources and decide which individual CMP projects will come out and in what order.

Classroom Lockset Discussion – Chris Lowe

Over the years, improvements and different lockset function options have become available. With upcoming classroom security projects at WE Cundiff, Glen Cove, Penn Forest and the Cave Spring High School renovation project, this becomes an opportunity to set a standard for how and when classroom doors are to be locked.

Two different options are being presented; (1) Intruder Lock & (2) Storeroom Lock.

Intruder Lock:

This lockset allows occupants from inside the classroom to leave the classroom just by turning the handle. When the inside handle is engaged, the door becomes unlocked from the inside of the classroom AND the hallway side of the classroom. When the door is closed by the occupant leaving the classroom, the door remains unlocked until it is physically locked from the inside or outside of the classroom. If someone does not lock the door then the classroom is not secure from the hallway any longer.

Storeroom Lock

This lockset allows occupants from inside the classroom to leave the classroom just by turning the handle. When the inside handle is engaged, the door becomes unlocked from the inside of the classroom but NOT the hallway side of the classroom. The door remains locked from the hallway side of the classroom at ALL times. No one can ever enter the classroom without a key or being let in from someone on the inside of the classroom.

Staff has discussed these options with Pat Pascoe from the Roanoke County Police. It is the recommendation of Sergeant Pascoe that the Storeroom lockset is the preferred option if it is the intent of RCPS to maintain as much classroom security as possible.

Cost is about \$500 per door. Funding had already been approved back in August. \$60,000 for GCES, \$70,000 WEC and for \$10,000 PFES. PFES includes only locks.

Committee agreed with staff recommendation to go with Storeroom Lock. Mr. Lowe will move as quickly as possible to complete the project.

With no further business, Mr. Assaid adjourned the meeting at 2:20pm.

Respectfully submitted,

Lenora S. Downing

Operations Coordinator