

CONSTRUCTION COMMITTEE MEETING
Roanoke County Schools Administration Building
Central Board Room
October 4, 2016
12:00 p.m.

Members Present: Jerry Canada, Mike Wray, Tim Greenway, Don Butzer, George Assaid, Ken Nicely, Dennis Epperly, Dexter Hurt, Chris Lowe, Susan Peterson, Jason Moretz, Penny Hodge and Jeff Terry.

Also Present: Lenora Downing, Angela Roberson

Absent: Dr. Greg Killough

The Construction Committee meeting was called to order at 12:07 p.m. in the Central Board Room by George Assaid.

Minutes

There were no changes to the minutes. Mr. Greenway made a motion to approve. Mr. Wray seconded. Minutes were approved unanimously.

Reserves Report

Mrs. Hodge shared the reserves report from 9/15/16. The only items from the previous meeting was the approval of this committee and the board to replace the bleachers at WBHS from Minor Capital and to approve the change orders for GHS. Current balances are noted below.

Safety Grant Allocation

Mr. Terry presented an update to the safety grant for installing a new intercom and clock system for Burlington Elementary. RCPS must match the State award of \$52,000 with a \$38,000 local match. A motion was made by Mr. Canada to approve the recommendation of allocating the \$38,000 match and sending the request to the School Board for appropriation. Mr. Butzer seconded. Motion carried.

Facility Study Update

OWPR has visited the interiors at the majority of facilities up to this point. They will complete their interior visits on Wednesday 10/5 and Thursday 10/6. Civil/Site visits began Tuesday, September 27th and will conclude on Thursday, October 13th. A draft of the study should be submitted to Operations by the end of October, with the final report being submitted by mid-November.

Cave Spring High School Additions and Renovations Update

Spectrum met with Department Coordinators from Central Office, CSHS Department Coordinators, Principal, Assistant Principals, Athletic Director and other CSHS staff the week of September 19-23 over a period of four days. These meetings were the first phase of determining the programming needs for the CSHS Renovation Project. Mr. Lowe confirmed it was 700 square feet per classroom. Spectrum needs some additional information from us but will be prepared to update the committee in November.

Penny shared the report below on where we stand regarding funding. In our CIP from March of last year we had identified \$30,750,000 for CSHS for the next project. How much do we physically have to spend on this project? If we add 2.9 million from year end balances but take away the \$735,000 used for the land for the bus lot. This would leave us around \$33,700,000 that we have or could borrow without going into future money. Below are the options if we feel we need to increase the budget and how it would impact future funds and future projects needed. Discussion was held on differences in Glenvar project vs. Cave Spring. With Glenvar it was 70% renovations, 30% new. With Cave Spring it will be the opposite which will significantly change the per square foot cost. You have construction costs but you also have "other costs" that include furniture, testing, wiring, etc. For this project the "other costs" will likely be around 23% in addition to the construction costs. Mr. Moretz brought up populations and how Cave Spring's is rising and Hidden Valley's is dropping. Mr. Moretz questioned if the NSHS competition gym – has ever been at capacity. Mr. Canada brought up the bond referendum idea as a way to pay for these projects. Mr. Moretz and others agreed we need to throw all options on the table but based on other discussions he feels the referendum is a non starter with most of the board of supervisors and doesn't feel we should waste time and effort on it. Ms. Hodge reminded us the referendum is not the magic bullet you still have to have a revenue stream to pay for it. Mr. Greenway recommended we live within our means and said to use half of later funding. Mr. Canada feels we will have to redistrict if we do. Speculating, if we went with the \$35,750,000 total costs minus the 23% additional costs figures and the money for the land for bus lot \$735,000 it would give us around \$26,792,000 for construction costs. If we give that figure to the architects they could then meet with us in November and give us an idea of what we could expect for that number. Types of finishes, etc. After much discussion Mr. Wray made a motion of \$37,500,000 for total project costs for CSHS. Mr. Butzer seconded the motion. This would include the costs of the bus lot land and renovations of \$1.1 million along with full construction and other costs. Total project \$37,500,000. Motion Carried.

William Byrd High School Change Order Request and Project Update

Chris Lowe provided the following update and change order information for the Locker Room Renovations

Section "B"

- Boys and girls locker rooms have been turned over.
- Floors were completely replaced over the weekend due to poor workmanship.
- Punch list items will be completed by the end of this week.

Section "C"

- Floors were completely replaced over the weekend due to poor workmanship.
- Lockers and restroom partitions are complete.
- Painting, fixture installation and tile work is ongoing.
- Overhead inspections are complete.
- Storage cabinets need installed.

- Doors and hardware are installed.
- Turnover date is 10/12.

Fire Alarm Panel Replacement

During the fire alarm inspection for Section “B” prior to turning the area over to the school, the Fire Marshal and Roanoke County Building Official found that the fire alarm strobes within the school were not synchronized as called for in the Building Code. They agreed to allow for a temporary Certificate of Occupancy for Section “B” but let RCPS staff know that a final Certificate of Occupancy would not be permitted until the fire alarm system met the Building Code requirements.

Staff had the system reviewed by Templeton Vest to determine what had to be done to become compliant with the Building Code. Templeton Vest determined that the existing fire alarm panel needed to be upgraded and with that upgrade existing smoke and heat detectors also would need to be replaced.

PCO#6 was proposed to upgrade the existing fire alarm control panel. By upgrading the control panel, the existing fire alarm devices can remain and be reused except for (27) smoke and (3) heat detectors that will be replaced. Those devices are required to be replaced with this upgrade as they will not communicate with the new panel. All other devices will remain and the existing strobes will be synchronized.

Proposed Change Order: PCO #6 Fire Alarm Panel Upgrade **\$ 53,136.00**

Testing Services

During the course of the project, third party testing was required for concrete pours and some minor welding that was completed during the project. Froehling & Roberson (F&R) was hired by RCPS staff to perform this third party testing. F&R proposed a budget of \$4,006.40 for this project.

F&R’s actual fees were:

Invoice # 129250:	\$ 409.50
Invoice # 130369:	\$ 682.75
<u>Invoice # 131424:</u>	<u>\$ 70.00</u>
TOTAL:	\$ 1162.25

Staff recommended approval for PCO#6 to upgrade the Fire Alarm Panel at WBHS. Staff also recommended approval to pay the F&R invoices for the third party testing they performed during the locker room renovations. Funding was proposed to be taken from the projects remaining funds.

WBHS Minor Capital Projects

- Main Gym Bleachers: PO issued to TJ Distributors for \$103,550. Work to be completed during Christmas break.
- Main Gym Wall Pads: Letter of intent issued to JH Pence Company for \$14,184. Construction Committee approved and will be sent to the School Board for approval.
- Commercial Washer/Dryer: Evaluating Quotes

Gym Doors: Replacing doors has become a cheaper option than sanding and laminating. Awaiting quotes

Gym Water Coolers: Initial quotes were higher than the estimated budget. Evaluating option to purchase fountains outright and have maintenance install.

Interior Vestibule Security Project

Mr. Lowe indicated that all but the card swipe for the security vestibule has been completed. Simplex, contractor that will install the swipe had not provided an install date.

Mr. Lowe presented a concern in the hallways where existing doorways were in-filled with block but no other provisions were included in the project scope to address the finishing to make it aesthetically pleasing. A proposal was made to do a portion of the hallway with a cost of \$7291. Mr. Moretz asked how this would look and all agreed it was just another patch job and would not look good. Mr. Greenway asked if we could expand this to at least complete the one hallway for it all to match. A motion was made by Mr. Greenway and seconded by Mr. Butzer to approve up to \$68,000 to cover the requests recommended above by staff for the change orders as well as increasing the hallway recommendation from \$7,000 up to \$15,000 to at least finish the one hall to be uniform. Motion Carried. Approval of the funding request will be made to the School Board.

William Byrd Future Major Capital Projects Update

At the last Construction Committee meeting, based on the direction of the discussion, we have asked OWPR to provide a fee proposal to define the scope of needs and to provide costs for a prospective WBHS project. Utilizing this method allow us to provide scope and cost estimates for potential inclusion into the CIP.

Additionally, OWPR will prepare an enhanced assessment report for the items noted above separate from the original facilities assessment scope.

OWPR will also make a presentation to the Construction Committee and make modifications to the report as requested. The proposed fee increase was for \$9,500. A motion was made by Mr. Greenway, seconded by Mr. Moretz for the proposed scope change to the OWPR agreement and send the request to the School Board for appropriation of funds. Motion carried.

Glenvar High School Project Update

Chris Lowe provided the following updates:

Asbestos Overages – E. Luke Greene (subcontractor of Branch) has requested a change order for “overages beyond what was specified in the bid documents” for pipe insulation, plaster ceiling removal, additional gaskets and additional mastic. Currently this request is for \$40,401 which is below their original request of \$82,723. At this time Engineering Concepts (ECS), the company who wrote the bid specifications, is reviewing and evaluating the request and will make a recommendation to RCPS whether the change order request is valid, reasonably valid or not valid at all. E. Luke Greene also has requested another change order for “Boiler

Brick Removal” that they claim was not identified in the specifications. This request is for \$11,900. ECS is also evaluating this request.

Branch has requested additional compensation for “Site Time Extensions”. There are two different requests by Branch. The first is for an extension at the front end of the project and for an extension at the back end of the project. Spectrum has denied the Change Order request for compensation at the end of the project and is evaluating the Change Order request for compensation at the beginning of the project. This was initially denied due to lack of documentation. Branch has since submitted additional documentation. Spectrum has not made a recommendation at this point on this request.

Cafeteria and Science Floors – A meeting with RCPS, Spectrum, Branch and Concreate (polished floor installer) took place on 9/22/2016. Spectrum and Branch/Concreate disagreed with the intention of the specifications and the expectations on what a polished concrete floor should look like and how it should react with spills and stains. Spectrum is currently reviewing the bid document specifications and the products that the contractors used on the floor and will make recommendations to RCPS once it’s finished its research. Concreate has agreed to supply RCPS with their recommended resolutions on how to refurbish the existing floor and make recommendations on how to prevent future issues. Concreate is just supplying information at this time and does not feel they bear any responsibility for the floors’ condition. Once Spectrum has completed its review the information and recommendations for the next step will be presented to RCPS staff.

Construction Committee Bylaws – Information Update

A final draft of bylaws for the committee was shared. The one change requested to remove the sentence to vote electronically or by written proxy was completed. Mr. Canada made a motion to accept the bylaws as presented. Mr. Greenway seconded. Motion carried.

Placement of Construction Committee Agenda Items on School Board Agenda

A discussion was held to identify the preference of the Construction Committee and School Board as to how action items, approved by the Construction Committee, are to be placed on the School Board’s agenda. Three options were presented.

Options:

1. All Construction Committee agenda items requiring appropriation of funds from any source will be added to Consent agenda after full approval of the Construction Committee with detailed board report outlining background, request, and recommendation. Any report can be pulled off consent for further discussion by the board.
2. Items that have existing funding available (do not require funding from Major or Minor Capital reserves or other non-project sources) will be placed on consent agenda with a detailed written board report. All other Construction Committee agenda items that require funding from Major or Minor will be placed on Action agenda and be verbally presented during a board meeting.
3. Add all Construction Committee meeting agenda items on the School Board action agenda with presentation.

A motion was made by Mr. Butzer and a second by Mr. Greenway for the approval of Option #2. Motion carried.

Other Business

Mr. Canada reminded us of issue brought up several times now – Redistricting South County. If committee agrees it is something we need to look at – we should ask staff to starting looking at this now. Mr. Wray, Mr. Moretz and Mr. Butzer all recommended we wait. Mr. Canada withdrew his recommendation.

With no further business, Mr. Assaid adjourned the meeting at 1:41pm.

Respectfully submitted,

Lenora S. Downing

Operations Coordinator