

MINUTES
Special Called Board Meeting
Putnam County Board of Education
October 8, 2008

MEETING CALLED TO ORDER

The Putnam County Board of Education met at the Board of Education Building – Cookeville, Tennessee on Wednesday, October 8, 2008. Chairman David McCormick convened the meeting at 11:00 AM.

PRESENT.....6 ABSENT.....0

Eric Brown
Vern Crabtree
Robert Hargis
Dr. Ray Jordan
David McCormick, Chairman
Jerry Maynard

Mr. **McCORMICK** stated the Board would address Agenda Item I., Consider approval of the Early Site Development Package bid for the new South PreK-8 School; and recognized Aaron Miller, Cockrill Design & Planning – Knoxville, Tennessee.

Mr. **Miller** stated the following regarding the Early Site Development Package bid for the new South PreK-8 School:

- Received five (5) bids
- Recommended the low bidder
- Reasons Construction Company, Inc. – Humboldt, Tennessee
- Base bid in the amount of \$506,000 - for the building area; preparing the building pad and doing the grading in those areas
- Reference checks were positive
- State license current and active with an expiration date of 10/31/10
- Positive responses from contractors and architects that had worked with them previously
- Alternate #1 in the amount of \$21,500 – for the rough grading of West Cemetery Road extension on the Board’s property only (100 ft. area)
- Alternate #2 in the amount of \$111,000 – for the athletic fields on the southern portion of the site for the rough grading and a little more finish grading and seeding that area

ACTION: Mr. **MAYNARD** made a motion to approve awarding the Early Site Development Package bid to the low bidder, Reasons Construction Company, Inc. – Humboldt, Tennessee, in the base bid amount of \$506,000 as recommended by Cockrill Design & Planning – Knoxville, Tennessee. Mr. **CRABTREE** seconded the motion. Motion carried.

Dr. **Airhart** stated the following regarding a conversation held earlier this week with Jim Shipley, City Manager, and John Magura, Construction Manager, and her regarding the West Cemetery Road work:

- Discussed who was responsible for the \$21,500 for rough grading
- Requested City representation at this Board meeting
- Noted no City representative present
- Would relay Board conversation
- City had requested a delay of one month to decide if they wanted this company to do the dirt moving for the roadwork included in this bid package.
- Mr. Shipley had stated this was at least part of the Board of Education's responsibility because we would have major use of the road.
- Brought message to Mr. Shipley that she believed the Board considered it the responsibility of the City to construct the road with the Board providing the property.
- City would like to postpone their decision to see if they could do the work less expensively themselves.
- Concern in waiting would be that the City would be on a different timeline than the Board.

The Board discussed the following issues regarding the South PreK – 8 property:

- Bid Alternate #1
- Location of the West Cemetery Road connector to Jefferson Avenue
- City's long range road plan for this property being in place prior to the Board's purchase of the property
- Board had already donated the right-of-way (4 or 5 acres) amounting to a cost of \$100,000.
- Board paid \$10,000 to \$12,000 for a traffic study to be completed.
- When the City Council was trying to sell the idea of purchasing the Bullington property for the new school site, a City Council representative had told the Board that the City would build the road and provide the sidewalks and lighting.
- This commitment by the City was a strong selling point to the Board to purchase the Bullington property for the new school site.

Mr. **McCORMICK** asked if delaying this alternate approval for one month would cause any problems for the building project; and Mr. **Miller** stated the bid and alternates were good for sixty (60) days (until December 2, 2008) and would not cause the project any problem.

Mr. **McCORMICK** stated since, like this Board, the City must convene as a Council to make any decisions, he recommended the Board give the City thirty (30) days to address their decision regarding Alternate #1.

Mr. **BROWN** asked if a calculation was available regarding the cost to the project if it should get behind; and Mr. **Miller** stated a cost analysis regarding any loss due to a project delay had not been done.

Mr. **Miller** stated the building design was based on the road being there; and if the road should not be there, they would be looking at redesigning the site

Dr. **Airhart** asked if the City should decide to select another firm to do the work, how that would impact the project; and Mr. **Miller** stated each group would have to know exactly where their line of responsibility was.

Mr. **Miller** stated Alternate #2 was for the rough grading of the athletic fields at the south end of the property noting the bid came in at \$111,000.

Dr. **Airhart** stated she had asked Mr. Miller if it would be possible to put this work on hold until the second phase of this project; and recognized Mr. Miller.

Mr. **Miller** stated the following regarding Alternate #2:

- This portion of the project was designed independently of base bid.
- Athletic fields could wait and easily be put into the next bid package going out in the middle of December.
- Second bid could possibly come in higher.

ACTION: Mr. **MAYNARD** made a motion to defer Alternate #2 and include it in the December bid. Mr. **BROWN** seconded the motion. Motion carried.

Mr. **Miller** stated the Board needed to approve the Notice to Proceed.

ACTION: Mr. **CRABTREE** made a motion to approve the Notice to Proceed to the contractor. Mr. **BROWN** seconded the motion. Motion carried.

Mr. **Miller** stated the Board needed to approve the Construction Testing Services proposal from GEOServices, LLC – Lebanon, Tennessee in the estimated amount of \$16,062, as needed, for the South PreK-8 School.

ACTION: Mr. **CRABTREE** made a motion to approve the Construction Testing Services proposal from GEOServices, LLC – Lebanon, Tennessee in the amount not to exceed \$16,062 for the South PreK-8 School. Dr. **JORDAN** seconded the motion. Motion carried.

Mr. **McCORMICK** stated the Board would address Agenda Item 2., Discuss Jere Whitson bid Alternate #4.; and recognized Neal Richardson, Upland Design Group – Crossville, Tennessee.

Mr. **Richardson** stated the following regarding the Jere Whitson Renovation/Addition project:

- Recommended early on in the project to re-roof or reconstruct roof
- Told to hold off on this item, as funds were not available.
- Entering construction phase
- Prepared proposal request and sent to low bid contractor, Mid-State Construction Co., Inc. – Cookeville, Tennessee
- Mid-State Construction Co., Inc. submitted a proposal for the Area “C” Roof in the amount \$231,500.
- Asbestos roof – 31 years old and beyond the scope of capabilities of the County Roofing Department
- Roof on top of a light weight concrete deck which is on a “Cor-Form” steel deck
- Lightweight concrete deck saturated with water and structural aspect has deteriorated with a consistency similar to sand
- In order to re-roof the building – need to replace the lightweight concrete deck and the “Cor-Form” deck
- Would need to be taken down to the building structure
- Then, the metal deck, insulation, and a new roof would be replaced.
- Design forwarded to the contractor would include a twenty-year leak-proof warranty from the manufacturer
- Recommended the roof work be done if funding available

Dr. **Airhart** requested John Magura, Construction Manager; to address Jere Whitson bid Alternate #4, gym roof area.

Mr. **Miller** stated the following regarding Jere Whitson bid Alternate #4:

- Last month Board directed us to get together with County Maintenance.
- Met with Mr. McBroom, Director of County Maintenance Department, who is responsible for all the county roofing needs.
- Mr. McBroom did an investigation of all the Jere Whitson roofs.
- Informed us that the gym roof still under warranty.

- No roof leaks found at present and if there were any, the warranty would cover it.
- Mr. McBroom did not recommend that we do any work to the gym roof right now.
- Mr. Richardson stated the gym roof had been installed in 1975 and that he recommended that we replace it now if we could.

Dr. **Airhart** stated the roof replacement issue had been discussed with the insurance company at length over the past year; and the result was a definite “no” every time regarding them covering this expense in the claim with the exception of a very small section (under 10%) where the roof joined Section “B”.

Dr. **Airhart** questioned whether or not this should be put out as a separate bid rather than accepting the Jere Whitson bid alternate.

Mr. **Richardson** stated the following regarding the Jere Whitson gym roof:

- In April cost estimate was \$200,000.
- Present number of \$231,500 was reasonable
- With age of the roof and all the work being done on the facility, it would be prudent at this time to have a new roof on the building.

Mr. Tony **McCracken**, Mid-State Construction Co., Inc. – Cookeville, Tennessee, stated the following regarding the timeline for the re-roofing of the Jere Whitson gym:

- When putting numbers together with the plans and specifications given, d work on Areas “A” and “C” was scheduled for the same time.
- Liability on Mid-State’s part would be to protect everything underneath the roofing while preparing to complete the new roof.
- Remaining on schedule with each stage of the work would be of utmost importance.

The Board briefly discussed, questioned, and stated their opinions regarding the re-roofing of the Jere Whitson gym.

ACTION: Mr. **CRABTREE** made a motion to approve the proposal from Mid-State Construction Co., Inc. – Cookeville, Tennessee in the amount of \$231,500 for the re-roofing of the Jere Whitson gym with the adjustment regarding the roof section damaged by the fire. Mr. **HARGIS** seconded the motion. Motion carried.

Mr. **Richardson** noted the pre-construction meeting for the Jere Whitson project would be held today with the contractor at the school site at 1:30 PM.

Mr. **McCORMICK** stated the Board would address the request to approve a correction regarding the retainage for the Algood Elementary School Project; and recognized Mark McReynolds, Chief Financial Officer.

Mr. **McReynolds** stated in order to avoid a financial penalty the following issue needed to be corrected:

- The following was approved at the September 30, 2008, Board meeting:
 - *“Agenda item II.B.2.a., Consider approval of payment to Mid-State Construction Company – Livingston, Tennessee in the amount of \$911,377.94 for application payment #001 related to the Algood Elementary School project to be paid from 179-91300-706-ALGOO, Building Construction.”*
- According to the Contractor’s Application for Payment, which was approved by Cockrill Design & Planning, the Total Completed and Stored to Date on Pay Application #001 was actually \$959,345.20 with retainage of \$47,967.26 removed, bringing the total due Mid-State Construction to \$911,377.94.
- The above mentioned statement approved by the Board should have read:
 - *“Consider approval of payment to Mid-State Construction Company – Livingston, Tennessee in the amount of \$911,377.94 and Community Bank of the Cumberland’s – Cookeville, Tennessee in the amount of \$47,967.26 for retainage withheld for a total amount of \$959,345.20 for application payment #001 related to the Algood Elementary School project to be paid from 179-91300-706-ALGOO, Building Construction.”*

ACTION: Mr. **BROWN** made a motion to approve the payment to Mid-State Construction Company – Livingston, Tennessee in the amount of \$911,377.94 and Community Bank of the Cumberland’s – Cookeville, Tennessee in the amount of \$47,967.26 for retainage withheld for a total amount of \$959,345.20 for application payment #001 related to the Algood Elementary School project to be paid from 179-91300-706-ALGOO, Building Construction. Mr. **CRABTREE** seconded the motion. Motion carried.

Mr. **Rader** stated the Board needed to authorize the Chariman to sign the Mid-State Construction Company contract so the project could proceed.

ACTION: Mr. **MAYNARD** made a motion to authorize Mr. McCormick to sign the Mid-State Construction Company contract, as submitted. Mr. **BROWN** seconded the motion. Motion carried.

ACTION: Mr. **HARGIS** made a motion to adjourn. Mr. **CRABTREE** seconded the motion. Motion carried.

The Board adjourned at 12:00 Noon.

Date

Chairman

Director of Schools