

**MINUTES OF THE CALLED MEETING OF THE
JEFFERSON COUNTY BOARD OF SCHOOL COMMISSIONERS
JULY 19, 2016 – 5:00 P.M.
PATRIOT ACADEMY**

EXECUTIVE SESSION

The board met in Executive Session at 5:00 p.m. with Attorney Albert Harb regarding mediation to resolve the lawsuit regarding the collapse and rebuilding of Building 8 at Jefferson County High School.

CALL TO ORDER

The meeting was called to order by Chairman Jarnigan who then asked everyone to stand for a moment of silence. Board members present were Chairman Bill Jarnigan, Vice Chairman Jim Vines, Judy Cavanah, Randall Bradley, Ralph Lowery and Anne Marie Potts. Board member Jonathan Rogers was absent from the meeting. Dr. Charles Edmonds, Director of Schools and Secretary to the Board, was also present.

PLEDGE OF ALLEGIANCE

Vice Chairman Vines led the audience in the Pledge of Allegiance.

NEW BUSINESS

1. Approval of Committee to Attend Mediation in the Case of Jefferson County Schools vs. Tennessee Risk Management Trust and The Travelers Indemnity Company

At this time, Chairman Jarnigan turned the meeting over to Attorney Albert Harb. Mr. Harb presented a resolution authorizing the director of schools and the chairman of the board of education to mediate, settle, and enter into preliminary agreements to resolve a lawsuit with Tennessee Risk Management Trust and The Travelers Indemnity regarding the collapse and rebuilding of Building 8 at Jefferson County High School.

Mr. Harb asked the board to pass the resolution allowing Dr. Edmonds and Mr. Jarnigan to mediate, settle, and enter into preliminary agreements to resolve the lawsuit.

Upon motion by Vice Chairman Vines and second by Judy Cavanah, the board voted 6-0 to adopt the resolution as presented. (see attached)

NEW BUSINESS

2. RFP for White Pine School Construction Manager

Langdon Potts, County Finance Officer, went over the interview process for the two proposals submitted for the White Pine School project construction manager. Mr. Potts stated each company had an hour to present their proposal and answer any questions from the board. The first interview was scheduled for 5:30 p.m. with the second interview starting at 6:30 p.m.

BURWIL CONSTRUCTION COMPANY

William Prince, President/CEO of the company and Nick Self, Vice President of Operations went over their presentation for the board's consideration and answered questions from the board. They went over their background and experience, projects they had done, their current workload, quality of work, the proposed project team which included Mr. Prince, Principal in Charge, Mr. Self, Project Executive, Tony Pettit, CM Project Manager, and Evangeline Light, Safety Director, a fee schedule for all services to be delivered in connection with the project and a work schedule for the project. Mr. Prince pointed out the lump sum cost for management, support and reimbursables was \$81,840 and the construction management fee would be three percent (3%) totaling \$84,806 for a total fee of \$166,646.

Board member Potts asked what a general contractor vs. multiple contractor meant. Mr. Prince responded the general contractor was a lump sum contract. He pointed out there were two different types of construction management – one was a construction management agency which the RFP was based around where they are a consultant to the board and the school system handles the contract with the contractor or multiple contractors. He pointed out the construction manager at risk handles the contract. He stated they were willing to do whatever the board directed them to do.

Board member Bradley asked for the end date on the project. Mr. Pettit responded the project would last around 9 months with a start date in September 2016.

Dr. Edmonds asked which was more costly, a general contractor or construction manager at risk. Mr. Prince responded it would be more economical not to bring in a general contractor.

Mr. Prince thanked the board for their time.

MERIT CONSTRUCTION, INC.

Buddy Heins, Vice President of Merit Construction, introduced the proposed project team which included Steve Heatherly, Principal in Charge, Patrick O'Hara, Project Manager, Tony Bledsoe, Project Superintendent and Rebecca Smith, Safety Director. Mr. Heatherly went over what the board could expect from Merit Construction and answered any questions the board had.

Mr. Heatherly pointed out that BulWil's base bid renovation CM fee of \$136,000 did not include a superintendent on site but Merit's fee of \$193,462 for a superintendent on site was included in their fee. He pointed out BulWil would have to add the cost for a superintendent on site to their \$136,000 fee which could be approximately \$120,000 more. The construction management fee was 3.95% of the cost of the work. Patrick O'Hara, proposed Project Manager, stated the length of the project time would be 10 months based on current available information. He went over methods to segregate their work from the students and precautions they would take to insure safety. There was some discussion regarding starting the kitchen at the end of the project instead of the beginning. Mr. Heatherly responded doing the kitchen at the beginning of the project would shorten the duration of the project.

Board member Bradley thanked them for their presentation.

There was discussion from the board regarding the fee BurWil submitted and if they would come back and add a fee for a superintendent on site later on. Langdon Potts had discussion with Mr. Prince from BurWil regarding the fee after their presentation. Mr. Potts stated their proposal is using a general contractor instead of a superintendent. Board member Potts commented the board had not made the decision to use a general contractor. Mr. Potts stated their fee would not change.

At this time, the board had discussion regarding using a construction manager or construction manager at risk. Mr. Potts commented that the County Technical Assistance Service (CTAS) had told him they could not use a construction manager at risk. He stated that he would verify that with them the next day. He pointed out they currently have a construction manager at risk with Rentenbach. The board agreed they would like a construction manager at risk because they would take care of everything. Mr. Potts stated that both companies interviewed said they could do that. Mr. Potts said he would go back and ask both companies to quote their price for a construction manager at risk. The evaluation of the two companies will be done when the price for a construction manager at risk is received by both companies. A called meeting was scheduled for Tuesday, July 26, 2016 at 4:00 p.m. at the Patriot Academy to make a decision on a construction manager at risk.

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ADJOURN

With no further business, the meeting was adjourned at 7:15 p.m.

Bill Jarnigan, Chairman

Dr. Charles Edmonds, Director of Schools &
Secretary to the Board

Date

Date