

**MINUTES OF THE CALLED MEETING OF THE
JEFFERSON COUNTY BOARD OF SCHOOL COMMISSIONERS
JANUARY 18, 2017 – 8:00 A.M.
CENTRAL OFFICE**

CALL TO ORDER

Chairman Jim Vines called the meeting to order and asked that everyone stand for a moment of silence. Board members present were Jim Vines, Bill Jarnigan, Randall Bradley, Denise Fair, Anne Marie Potts, Maurice Solomon and Dusty Cox. Dr. Charles Edmonds, Director of Schools and Secretary to the Board, was also present.

PLEDGE OF ALLEGIANCE

Board member Cox led the audience in the Pledge of Allegiance.

BUSINESS ITEM

1. Action taken by County Commission on White Pine School Project

Chairman Vines thanked everyone for attending the called meeting. He pointed out the purpose of the meeting was to review the action that was taken at the last county commission meeting regarding the White Pine School project. Chairman Vines stated that bids received on the White Pine School project would run out today therefore the school board needed to make decisions on what they wanted to do regarding those bids.

Dr. Edmonds updated the board on the county commission meeting. He stated that county commission approved the board's request to use \$800,000 from the school system's fund balance and place it in the \$2,000,000 account making the total \$2.8M for the White Pine School project. Each board member received a handout from BurWil Construction Company regarding the contracts that needed to be signed. Dr. Edmonds read the letter from Tony Pettit, Construction Manager for the project, where Mr. Pettit recommended that the Board of Education accept the base bid only for the additions/renovations to the White Pine School project, authorize BurWil to notify the low bidders that the Board of Education had accepted their respective bids and subsequent value engineering offers and that the Board of Education authorize Cope Associates to proceed with the modifications to the construction documents to reflect the value engineering items as listed - #7, #9, #12, #17, #18, #26, #28, #30, #32 and #33, per attachment "B" dated 1/17/17. The total project budget is \$2,799,934, inclusive of all architectural and construction fees, testing, surveys, and FF & E per attachment "A" dated 1/17/17. (See attached.)

White Pine School Project – continued

Board member Potts asked if it was standard practice that authorization had to be given for the construction manager to notify the low bidders and if contracts from the low bidders have to be signed first. Ms. Potts pointed out they already have the bids so why would the board have to give BurWil the authorization when they just need to be signed. Dr. Edmonds responded that BurWil was the board's agent and they are verifying that the contracts are locked in. Ms. Potts asked if the contracts should not be signed first before giving authorization. Dr. Edmonds responded that authorization should be given to sign the contracts. Ms. Potts pointed out the only person that could sign contracts was the finance director.

Michael Phagan, facilities director, commented that in the past the board had used a construction manager at risk and with this project the board is using a construction manager agent which is somewhat different. Mr. Phagan pointed out that once the board approves the recommendations above, the construction manager agent will be confirming with the subcontractors today and locking in those prices. He stated the execution of the contracts will be prepared and submitted to the finance director for his signature. Mr. Phagan pointed out this was the course of action when dealing with a construction manager agent as opposed to construction manager at risk.

Board member Cox made the motion based on the county commission meeting to accept the recommendation of the construction manager for the base bid only totaling \$2,799,934. Board member Solomon seconded the motion.

Board member Potts pointed out the Notice of Called Meeting advertisement in the local paper did not specify what the action of the called meeting was for. She pointed out the rules could be suspended in order to take action.

Vice Chairman Jarnigan made the motion to suspend the rules. Board member Solomon seconded the motion and the motion passed 7-0.

Board member Cox made the motion based on the county commission meeting to accept the recommendation of the construction manager for the base bid only totaling \$2,799,934. Board member Solomon seconded the motion and the motion passed 6-1. Board member Potts voted against.

Board member Cox made the motion that the contracts be executed and signed no later than January 25, 2017 by the appropriate entities. Board member Solomon seconded the motion.

White Pine School Project - continued

Board member Potts commented that she felt the motion was out of order. She also pointed out there was no representation from the finance department at the meeting in order to answer any questions.

Chairman Vines commented that he would like to see Mr. Pettit get the contracts signed as soon as possible. He requested that Mr. Pettit get a verbal commitment from the low bidders. Board member Solomon requested that Dr. Edmonds inform the board today of the verbal commitment.


The motion passed 6-1. Board member Potts voted against.

ADJOURN

With no further business, the meeting was adjourned at 8:23 a.m.



Jim Vines, Chairman
Bill Jarnigan, Vice Chairman



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

1-26-17
Date

1-26-17
Date

**AGENDA OF THE CALLED MEETING OF THE
JEFFERSON COUNTY BOARD OF SCHOOL COMMISSION
JANUARY 18, 2017 – 8:00 A.M.
CENTRAL OFFICE CONFERENCE ROOM**

CALL TO ORDER

BUSINESS ITEM

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ADJOURN

**AGENDA OF THE CALLED MEETING OF THE
JEFFERSON COUNTY BOARD OF SCHOOL COMMISSION
JANUARY 18, 2017 – 8:00 A.M.
CENTRAL OFFICE CONFERENCE ROOM**

CALL TO ORDER

BUSINESS ITEM

1. Action taken by County Commission on White Pine School Project

ADJOURN

January 17, 2017

Chairman Jim Vines,
Jefferson County Board of Education
P.O. Box 190
Dandridge, TN 37725

Re: White Pine Elementary School Additions and Renovations (Base Bid)

Dear Chairman Vines,

BurWil Construction Company (BurWil) serving in its capacity as the Construction Manager-Agent for the Jefferson County Board of Education (JCBOE), recommends the JCBOE accept the bids for the project known as Additions and Renovations to White Pine School (The Project). This recommendation is for the base bid only for The Project as defined by the construction documents prepared by Cope Architecture (Cope). It also includes value engineering items #7, #9, #12 #17, #18, #26, #27, #28, #30 #32, & #33, per attachment 'B' dated 1/17/17. The total project budget is \$2,799,934, inclusive if all architectural and construction fees, testing, surveys, and FF&E, per Attachment 'A' dated 1/17/17.

BurWil further recommends that the JCBOE authorize BurWil to notify the apparent low bidders that the JCBOE has accepted their respective bids and subsequent value engineering offers. By the JCBOE's action and directions BurWil will issue construction contract agreements to these bidders, on behalf of the JCBOE for the above scope for The Project.

Additionally, BurWil, recommends that the JBOE authorize Cope to proceed with the modifications to the construction documents to reflect the value engineering items as listed above.

Sincerely,

BURWIL CONSTRUCTION COMPANY



Anthony K. Pettit
Manager of Knoxville Operations

AKP:AP

Attachments

*Approved by School
Board 1-18-17.*

Attachment A-White Pine Elementary School-Value Engineering Incorporated Into Costs

January 17, 2017	
SQUARE FOOT SUMMARY-BASE BID-2,409 SQFT RENOV & 7,921 SQFT NEW, ALT#1 2,203 SQFT ALT#2 3,198 SQFT ALT#3 1,302 SQFT	
VE ITEMS INCLUDED-7, 9, 12, 17, 18, 26, 27, 28, 30, 32, 33	
BID SUMMARY TAB	DATE: January 17, 2017
Work Package	Base Bid
General Trades Bid Package #1	\$66,900
Site Work Bid Package #1	\$219,643
General Trades	\$361,586
Demolition	\$20,000
Concrete	\$180,000
Masonry	\$271,770
Steel	\$103,000
Roofing	\$59,138
Roofing Materials from US Communities	\$0
Waterproofing Caulking & Sealants	\$30,000
Glass, Glazing and Storefronts	\$36,155
Drywall Systems	\$41,400
Flooring	\$20,000
Resinous Flooring	\$16,500
Paint	\$21,879
Aluminum Canopies	\$4,000
Food Service Equipment	\$178,905
Elevators	\$73,000
Fire Protection & Sprinkler System	\$27,350
Plumbing	\$391,049
HVAC	\$0
Electrical Work	\$265,000
Sub Total	\$2,387,275
Owner's Contingency	\$71,764
Total Cost of Construction	\$2,459,039
Construction Manager Fee (3% COW)	\$73,770
Architectural Fees	\$168,170
SFMO Review Fee	\$4,115
CM Management	\$81,840
Testing	\$6,000
Surveys	\$3,500
FF&E	\$3,500
Total Project Cost	\$2,799,934

White Pine Elementary School
Value Engineering Items
1/17/17

Attachment 'B'

Item #	Description
7	Reduce interstitial space between ceiling and roof deck by 16"
9	Use a standard gray outboard glass with a low E coating on the clear inboard glass for the exterior window system
12	Eliminate the storage closets in each classroom
17	Install floor mounted toilet partitions in lieu of ceiling hung toilet partitions
18	Modify roof by eliminating parapet and sloping to gutter system at low sides of roof. Sloping sides of roof shall have a minimum parapet of 8".
26	Grading modifications
27	Resinous Flooring Value Engineering
28	Change the ceiling tiles in the kitchen from Armstrong Ceramaguard to FSG Vinyl Rock
30	Change ceiling grid from 2x2 to 2x4
32	Reduction in brick veneer
33	Eliminate wire shelving unit in dry storage