

MINUTES
DAVIE COUNTY BOARD OF EDUCATION
CALLED SPECIAL MEETING
December 14, 2011

The Davie County Board of Education met at 8:30 am, Wednesday, December 14, 2011 in the Board Room of Central Davie Education Center, 220 Campbell Road, Mocksville, NC.

Board Members Present:

Terry Renegar, Chairman
Barbara Owens, Vice-Chair
Rick Ellis
Chad Fuller
Carol Livengood
Steve Ridenhour

Others Present:

Dr. Darrin Hartness, Superintendent
Arthur Bolick, Board Attorney
Deborah Smink, Chief Financial Officer
Tom Balke, Principal in Charge, Little Diversified Architectural Consulting
Jean Brickey, Board Clerk

Chairman Renegar called the meeting to order at 8:30 am.

Mr. Ridenhour made the motion, seconded by Mr. Fuller, to adopt the agenda. The motion carried 6-0.

Business Items

Architectural Contract with Little Diversified Architectural Consulting for Facilities Assessment and Long Range Plan.

Superintendent Hartness distributed a fee schedule from LDAC of the five scopes of service, including a revision #1, provided to the Board of Education on Tuesday, December 13.

Attachment A

Dr. Hartness recapped what brought the Board to this meeting.

Tom Balke thanked the Board of the opportunity and stated if the work could be done in less time, it would be but if overtime was experienced, the Board would not be charged any more.

The floor was opened for discussion. Various subjects discussed included:

- ✓ Scope of work is concise as LDAC staff can identify.
- ✓ Site assessment: 10 sites, eleven facilities will be visited; Early College not included.
 - Architectural items, maintenance, safety, capacity, warranties among others things will be assessed.
 - Written reports for each visit.
- ✓ Cost modeling – maintenance, replacement, i.e. roofs, mechanical.
- ✓ Educational programming- demographics, ideal and anticipated capacity for each school site.

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- ✓ Expenses include travel, document reproduction, website with electronic database that is password protected, etc.
 - Floor plans scanned in and posted.
 - Beginning of electronic data base which is a cost savings.
- ✓ Ellis Middle School is four years old; a cursory look could be done and an adjustment could be made for a savings in the buildings assessment line item.
 - Documentation that we have on Ellis needs to be included in data base for future plans.
 - Mr. Balke will take out the site assessment for Ellis and make an adjustment in that time/cost allocation but will include Ellis in other aspects of assessment.
- ✓ Part of the assessment will include demographics and possible adjustments to district lines for capacity.
- ✓ Information contained in prior redistricting when Ellis Middle School was opened is available to LDAC but a new, fresh look will be taken as well.
- ✓ Discussion was held regarding the overlapping of services in assessing the high school for the renovations and the long range planning.
- ✓ The high school assessment will be done first.
- ✓ Buildings will be vacant for two weeks over the Christmas holidays and much work, not all, can be done during this time.
- ✓ Community focus groups will be part of the redistricting process.

Dr. Hartness reiterated that this is an investment in the school system and facilities. It is a document that can be used and updated for years to come. The Evergreen study recommended that we have a long range facility assessment. It is a roadmap for capital needs.

Chad Fuller stated he researched and found DCS has @\$95M of real property insured. When considering the value, the cost of doing this assessment is .16% of the total value. He has paid much more for appraisals of commercial property. Mr. Balke added it will save money in the future by equipping the board with knowledge to make smart decisions.

The educational programming is one of the most important components of the study to make sure staff is utilizing facilities correctly.

Chairman Renegar and other Board members feel the findings from this study must be acknowledged and implemented. Needed items will have to be done one at a time as funds are available.

Rick Ellis stated he sees the value in many things being talked about but also has concerns about the cost and being able to afford it at this time. He feels some parts are immediate but others could possibly be delayed. He sees the need for a comprehensive plan but is concerned about being able to afford it at this time. Even though he believes some items could be done internally with staff, he acknowledged past plans by staff have not been believed or implemented and sees the validity of an outside party creating.

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Other Board members expressed their concern regarding the cost. However, having a long range comprehensive plan prepared by an outside group, as recommended by the current chair and vice chair of the commissioners, would be more credible. A process for redistricting will have to be established and each decision will be made by the Board in the best interest of each child.

Dr. Hartness stated, with Deborah Smink confirming, that this will be a capital outlay expenditure and will not affect personnel or current expense operations. Rick Ellis stated that even if we do have this road map, it will not change or help how we are funded. He is not in favor of agreements with the funding body limiting the amount of operational money received by the County.

Chairman Renegar believes this study will be another tool to make the case for what the school system needs in funding. Mrs. Owens believes it will help us use the money we receive wisely. Mrs. Livengood added that employees/board members will change but this will be a tool for future staff and boards to use.

The fee schedule will have to be revised factoring out any recommendations from the discussions including pulling out Ellis. Mr. Bolick advised that the Board could approve a "not to exceed price" and move forward on the hourly basis.

Superintendent Hartness recommended the "not to exceed number" of \$162,240 [\$152,240 (total hourly) + 10,000 (expenses), understanding there will be an adjustment for the scope of work at Ellis Middle School, to engage Little Architecture on the long range facility plans for Davie County Schools. Mrs. Owens made the motion to accept the Superintendent's recommendation and was seconded by Mr. Fuller. Rick Ellis stated he did not disagree with any of the needs presented, the way in which the Superintendent had presented and has no opposition to a long range plan but comes to the vote from an affordability standpoint. Chairman Renegar believes the need outweighs the cost and Mrs. Livengood added this came as a recommendation from a group that the Board of Commissioners hired to study our school system as well as from the Commissioners themselves. The motion carried 5-1, with Mr. Ellis voting no.

Architectural Contract with Little Diversified Architectural Consulting for Davie High School Renovations -

Dr. Hartness reported that LDAC has proposed a fee of 7-1/2 % on the project. He believes this is a wonderful rate for a renovation project as complex as this. Therefore, his recommendation to the Board was to enter into a contract with LDAC to do the renovation construction at Davie High School. At this time, the proposed budget is \$6M.

Discussion followed regarding the need for the fee to be based on the construction budget, not including soft costs, materials testing, furniture budget, etc.

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The BOE will receive a bid on items at the High School that the BOE designates. Mr. Balke reviewed priority items including new classrooms to replace mobiles, new office suites and cafeteria renovations, upon which LDAC will have bid. Mr. Ridenhour asked for clarification that anything recommended out of the long range facility plan will not be included in this bid to balloon the cost. Chairman Renegar added that if immediate pressing needs are identified in the facilities assessment, the Board will have to go to the funding body for the funds. Other immediate needs should be known early in the process.

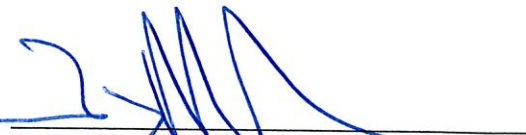
Mr. Balke believes the construction budget will be \$5.2M. Mr. Bolick advised that would be result in a fee of \$390,000. He advised the Board to approve a guaranteed "not to exceed fee of \$390,000 based on this scope." If additional scope is identified, then the contract can be revised. Chairman Renegar clarified that the \$6M would include the \$5.2M hard costs, the architects fee of \$390,000 and the balance would be soft costs.

Lengthy discussion was held about the scope of work, the costs and the terms of the contract.

Mr. Ridenhour made the motion, seconded by Mr. Ellis, to approve contract with LDAC to do renovations at Davie High School with a construction cost budget of \$5.2M, their fee to be 7-1/2% for \$390,000 and a total preliminary budget of not to exceed \$6M. The motion carried 6-0.

Chairman Renegar stated for the record that the \$6M figure comes from conversations that the Board of Education and County Commissioners have had. The Board of Education has no formal arrangement and is entering into this in good faith and going forward with total support. If for whatever reason the County Commissioners choose not to fund this project, the Board of Education will owe LDAC \$390,000 out of its funds. He added he does not foresee a problem and believes the Board of Commissioners support the project.

Mr. Ridenhour made the motion, seconded by Mr. Fuller to adjourn. The motion carried 6-0.


Terry Renegar, Chairman


Darin L. Hartness, Ed.D., Secretary

Davie County Schools Long Range Plan Fee Schedule
12/14/2011 (revision 1 December 13, 2011)

	ORIGINAL FEE SCHEDULE			REVISION 1			remarks
	hours	rate	cost	hours	rate	cost	
Project Management							
Project Management	110	190	\$ 20,900.00	100	190	\$ 19,000.00	
Administrative Support	125	75	\$ 9,375.00	120	75	\$ 9,000.00	
FM Strategies (Capital Improvement Plan)	105	150	\$ 15,750.00	0	150	\$ -	
subtotal			\$ 46,025.00			\$ 28,000.00	
Building Conditions Assessment							
Site Assessment	40	120	\$ 4,800.00	40	120	\$ 4,800.00	
Site Reports	12	120	\$ 1,440.00	12	120	\$ 1,440.00	
Building Assessment (exterior, finishes, accessibility, etc)	40	140	\$ 5,600.00	40	140	\$ 5,600.00	
Building Reports	12	140	\$ 1,680.00	12	140	\$ 1,680.00	
Roof Assessment	60	135	\$ 8,100.00	0	135	\$ -	
Roof Reports	60	135	\$ 8,100.00	0	135	\$ -	
MEP Site Assessment	120	90	\$ 10,800.00	120	90	\$ 10,800.00	
MEP Document Review	66	90	\$ 5,940.00	66	90	\$ 5,940.00	
MEP Reports	80	90	\$ 7,200.00	80	90	\$ 7,200.00	
MEP Energy Analysis	74	90	\$ 6,660.00	74	90	\$ 6,660.00	
Technology	0	0	\$ -	0	0	\$ -	
Estimator Site Analysis	115	116	\$ 13,340.00	115	116	\$ 13,340.00	
Cost Modeling	87	150	\$ 13,050.00	87	150	\$ 13,050.00	
subtotal			\$ 86,710.00			\$ 70,510.00	
Demographics							
McKibbin & Associates	38	180	\$ 6,840.00	38	180	\$ 6,840.00	
subtotal			\$ 6,840.00			\$ 6,840.00	
Educational Programming							
Tom Balke (site visits, meeting, analysis)	40	190	\$ 7,600.00	40	190	\$ 7,600.00	
Travis Twiford	40	150	\$ 6,000.00	40	150	\$ 6,000.00	
Cost Modeling	79	150	\$ 11,850.00	79	150	\$ 11,850.00	
Admin Support	40	85	\$ 3,000.00	40	85	\$ 3,000.00	
subtotal			\$ 28,450.00			\$ 28,450.00	
Community Participation							
Travis Twiford	150	150	\$ 24,500.00	90	150	\$ 13,500.00	
Tom Balke	10	190	\$ 1,900.00	8	190	\$ 1,520.00	
Bill Klein	10	190	\$ 1,900.00	8	190	\$ 1,520.00	
Lee McLure	10	190	\$ 1,900.00	10	190	\$ 1,900.00	
subtotal			\$ 30,200.00			\$ 18,440.00	
Total (hourly not to exceed)			\$ 198,225.00			\$ 152,240.00	\$13,840 per site
plus expenses			\$ 12,000.00			\$ 10,000.00	