

JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

MINUTES

March 21, 2022

10:00 a.m.

<https://vimeo.com/690681192>

<u>Committee Members Present:</u>	David Hill (Commissioner and Committee member, HCBC) Amy Lynn Holt(Committee member, HCBPE) Blair Craven (Committee member, HCBPE)
<u>Absent Was:</u>	J. Michael Edney (Commissioner and Committee member, HCBC)
<u>Also Present Were:</u>	John Mitchell (Interim County Manager) Amy Brantley (Assistant County Manager) Chris Todd (Business and Community Development Director) Denisa Lauffer (Henderson County Clerk to the Board) Thad Ninneman (Capital Projects Manager) David Berry (Construction Manager) Andrew Griffin (Director of Facilities Services) Kathy Finotti (PIO – Videotaping)
<u>Henderson County Public Schools:</u>	Dr. John Bryant (Superintendent, HCPS) Carl Taylor (Chief Administrative Officer, HCBPE) Bryan Rhodes (Access Controls Coordinator, HCPS)

CALL TO ORDER

Blair Craven called the meeting to order and welcomed those in attendance.

APPROVAL OF AGENDA

Commissioner Hill made the motion to approve the agenda as presented, Blair Craven seconded the motion. All voted in favor, and the motion carried.

APPROVAL OF MINUTES

Commissioner Hill made the motion to approve the minutes of April 28, 2021, and July 27, 2021; Blair Craven seconded the motion. All voted in favor, and the motion carried.

DISCUSSION OF MAINTENANCE, REPAIR, TECHNOLOGY, AND SAFETY ALLOCATIONS FOR FY2023

County Manager John Mitchell stated there were three issues before the Committee that needed to be discussed to provide direction to move forward during the meeting. Those items were as follows:

1. West Henderson High School Renovation and Addition Project
2. New Bus Garage
3. Upward Road Project, a carryover project from the previous year's planned projects.

Dr. John Bryant spoke about the Bus Garage and the advanced planning and design necessary for the construction to be included in the upcoming Fiscal Year. This project revolves around two pieces: some consensus on who the architect would be and whether it be at the direction of the Board of Commissioners or if there would be an RFQ. The second and more critical piece was the agreement around the property for which the Bus Garage would be designed. Previous JFC (Joint Facilities Committee) meetings and Board discussions have involved the Sugarloaf property, 24 acres the County owns. This Committee, the Board of Education, and the Board of Commissioners have had some initial discussions that would allow the development of the property for a future Bus Garage. The current location of the bus garage has proven

Approved: July 27, 2022

insufficient as the property contains neither the acreage nor the capacity needed. The School Board needs direction on the architect and the property so that this development may move forward as a top priority.

Secondly, the West Henderson Renovation and Addition Project involves creating a unified campus infrastructure. This was one of the elements prioritized out of the ten-year facility plan that the Board of Education conducted and shared with the Board of Commissioners. A & E is needed to complete initial front-end design work at this phase. Since the initial numbers were presented, material and construction cost inflation has been considerable. Design work is needed to bring together some accurate numbers for the cost of the renovation and addition to the JFC.

The final piece was the Upward Elementary Project. Upward Elementary is the last of the secured entrance developments. The project was put on hold during the pandemic but later re-released. It is currently not under contract. However, the estimated cost exceeds the budgeted \$702,000 associated with the project. Strategic capital listed in the MRTS was intended to provide flexibility for approximately \$317,000.

Dr. Bryant hopes the discussion at this meeting will center around an agreement on architectural design, which will attribute both the bus garage property and the West Henderson property and then provide some direction on how to proceed forward on the Upward Elementary project.

John Mitchell said the Board of Commissioners approved \$325,000 that was budgeted for Architectural and Engineering Design work for these projects in this year's budget.

Blair Craven stated the Bus Garage Project continues to be the number one priority for the School Board. The A & E on this project needs to get going immediately as the \$325,000 is ready and waiting to be spent for advanced planning. There is a place marker for three million in the next year.

Commissioner Hill said an RFQ would be required as per General Statute. Blair Craven asked if the property transfer would need to occur before the release of the RFQ. John Mitchell answered that all that would be required is permission from the School Board to access the property. He added that some front-end work would need to be completed to determine if the property is suitable for the project. Blair Craven said he would like the RFQ to go out as soon as possible.

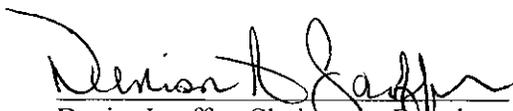
Commissioner Hill stated that an RFQ for architectural and design work on the West Henderson High School project would need to be released at the same time as the RFQ for the Bus Garage.

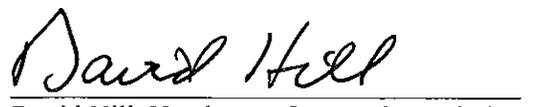
John Mitchell summarized the progress made during today's meeting. He stated that there would be an RFQ for architectural services for the Bus Garage that will include an investigation of the current bus garage and the study of the possible location of the new bus garage facility on the Sugarloaf property behind the elementary school. With an acknowledgment of the escalation in prices, the second was the JCF recommends that the Board of Commissioners move forward with an RFQ for the West Henderson High School project. And finally, move forward with the bidding portion of the construction manager risk process at Upward Elementary.

Motion:

Blair Craven made the motion to adjourn at 10:36 a.m. All voted in favor, and the motion carried.

ADJOURN


Denisa Lauffer, Clerk to the Board


David Hill, Henderson County Commissioner