

**BUEA VIST CITY SCHOOL BOARD**

**BUENA VISTA, VIRGINIA**

**SPECIAL CALLED MEETING**

**NOVEMBER 12, 2020**

**6:00 P. M.**

**WILFORD P. RAMSEY EDUCATIONAL CENTER**

ATTENDANCE: School Board Members - Teresa Ellison, Wayne Flint, Lisa Kerr, Mac Felts, John Rice, Roy Mohler. John Keeler, Donna Frazier, Kelly Linkenhoker, Sherrie Wheeler and Sandy Mohler. Zoom audience.

Meeting was called to order. The Pledge of Allegiance and Moment of Silence was observed.

Wayne Flint made a motion to approve the Agenda. It was second by John Rice. All Board member present voted yes. No one opposed.

**Presentation:** Dr. Keeler - We are exciting to have RRMM with us tonight. We will receive information regarding a Feasibility Study for a new school. This will be a learning process for us. Mr. Ben Motley is with us tonight, and please ask questions.

Mr. Motley – We sent a letter that outlines what we thought would be a suitable approach for this project. It would be very cost effective especially since you are considering more than one option. I am prepared to describe different options out there for project delivery method. We prepared to show you some graphic examples of what products are. What it means when we say site plans and cost estimates, etc. I am prepared to answer questions on a variety of issues.

Mac Felts – Can you tell me the difference between the Timmons Group and RRMM?

Motley - The Timmons Group fees are a subset of our fees. It helps explain what is behind some of our numbers.

John Keeler – Under the two-phase approach, the first phase is discussion and we make a decision. We will take a look at both sites and determine approx. cost of both sites. We will also receive a site plan and a floor plan for each option.

Motley - The reason you do a two-phase approach is because first you want to look at each option at a macro level because this is where you will get your answer. You can see the cost difference as well as the functional difference. It may be that one option is cheaper than the other option. But the more expensive solution is the much more preferred solution. This will help you see which way to go or not

go. You don't want to do a full study of both options because of due diligence. The higher level of detail can be very expensive. If you can answer these questions at a macro level first as to what your next step should be. At phase one, you program the needs, regardless of whether it's a new school or adding on to Kling. You need to look at the programmatic requirements (numbers and types of spaces) that provides the foundation for the design. Then you look at both sites, develop a site plan, a floor plan, and maybe even multiple options for each. In order to test the feasibility of building a school that meets the program requirements for these two options. And the last thing you do is an order of magnitude cost. Testing at a macro level to see if there is a substantial difference of costs. At the end of phase one you are able to see if there are significant functional difference, cost differences, and long-term goals of the school division. Choose which one of the options best suits your needs.

Roy Mohler– So in phase one you could have enough information that you could pick an option you like. Then you could focus phase two on that choice. In phase one, did you include what we're spending now running all three schools?

Motley – Yes, you could definitely make a choice from phase one and focus phase two on that choice. We would not include that current spending costs, because it would involve getting data from BVCPS regarding utility costs, teachers' costs and maybe even transportation costs.

Roy Mohler– So as we go along these costs would come into play?

Motley – Generally if those things are going to weigh in heavily we would include that in phase two.

Mac Felts – In the 18-19 year we spent \$195,000 between Virginia Power and Columbia gas to heat these units. 19-20 we spend \$162,000 in utilities. Will your study show us the amount we would save, so we can weigh that in the total cost of the project?

Motley – Yes it could be done. Generally, that's not done in phase one but it could be part of phase two.

Mac Felts - Putting together the building the square footage and style of the building, can you project a costs for these utilities utilizing solar. Utilizing the most preferred method of fuel cost as opposed to all electric. Those things are very important to us.

Motley - Yes, that could be done. But here is why I'm hesitating – whether or not that information is helpful in phase one? For either project you are looking at updating your heating and cooling system and similar square footage. In the initial phase it's probably not a major determined. Unless you were going to keep some of your old system at Kling, it's probably not a major decision.

Mac Felts - But if we build a new school, we should know what we will be using as far as utility control is concerned.

Motley - Again, my assumption is if you are going to do a major project at Kling, you would want to update the heating system to modern standards.

Mac Felts – If you are building a new school, you would be building bottom up. Utilizing the most preferred method of heating and cooling systems. Utilizing sun, space.

Motley – Yes there is an advantage to a new school. Remember that you could use that at your older school as well. Does that make sense?

John Rice - Kling property – Will it have wings coming out of the existing building?

Motley - Very likely yes. In the pro-bono study, it had wings and it had a two story option as well in order to get everything on the site.

John Rice – Is it feasible to add a second story on the existing building?

Motley – It's rarely practical to add a story on top of an existing building. There is enough room on the site to accommodate building out, without having to build on top of the existing building. We need to discuss if Kling will be occupied during the building of the new wings. This is one of the key things to look at during feasibility study.

Teresa Ellison – How long does it take normally for a renovation, that we're talking about?

Motley – With either project (renovation or new) you're looking at a 16-20 month for construction. Normally 9 months to a year for the design phase, bidding process, and getting ready for construction. This is where it gets a little complicated, you need to decide on which project delivery method you want to use in terms of the overall timing.

Roy Mohler – If we stop at phase one, do we have to proceed with phase two?

Motley - What is normally done is after phase one is the board may want to present the findings to the community so they have confidence with the Board's decision to move forward. Sometimes phase one reveals that you really need to do phase two before you go public. You want to make sure you've done your due diligence before you commit.

Roy Mohler – The goal for us is to get enough information in phase one to determine what we want to do next.

Dr. Keeler – Time is money so if we could relocate K-2 classes to other buildings. That could push construction ahead. Then you're not working around kids. This could save several months which could save money.

Motley – Exactly.

Mac Felts Which phase would take into consideration the approach to the Kling School phase one or two to show traffic, accessibility, parking, etc.

Motley - Phase One. Those are such essential components of a school. They have to be solved and addressed in phase one.

Dr. Keeler – Is that part of the site plan.

Motley – Yes it is.

Dr. Keeler - The floor plan would address how you want the new school to look. It would not look like Kling, correct?

Motley – In terms of the school, looking at building aesthetics. That usually comes in phase two. We can generally make a very visually pleasing look for both buildings. Particularly the main entrance and administrative will be designed in phase two.

Wayne Flint – But you could in phase one give us an approximate cost of utilities based on the square footage.

Motley – Yes, we could. I have a feeling that it will be similar between both options.

Roy Mohler – I think we need to compare what we're spending now. We want to know what the costs for the new building so we can compare it to what we're spending now.

Teresa – We have three now that we are trying to put in one and that is what we are trying to do now, particularly when we are talking to the public. How much of a difference there will be?

Motley - Usually it will be utilities, staffing, transportation those three, but there are also other costs like insurance that we could look at. The Engineers could give you some typical yearly costs based on square-footage based on the energy scenarios.

Mac Felts – We have selling job to do here to City Council and one of the better features is the money, we will be saving with the new facility. The savings of what we're spending now can be put toward the mortgage costs. In phase one are we going to get a building plan and an estimated cost.

Motley - Yes, phase one is higher level of detail and it will be done similarly with both projects. It's the second phase where you dig down deeper for a more accurate cost.

Mac - And in the new design for the all new facility, is there anything going in your business today that suggests space over space is less expensive because the heating and air go through rather than drawn out over campus space that has been the design in the past. If you went to two levels or two and a half levels is there anything that we need to know about that would make it less desirable?

Motley - General we are proponents of two story buildings and here's why. Functionally they make the building more compact and in terms of supervising. Getting around the building is a lot easier to go up a flight of stairs than to walk to another wing. For storm water management and also if there is significant topography a more compact building can be quite a bit less. Also a compact building, energy cost will be better. There will be less heating and cooling loss.

Kelly Linkenhoker – How much does specificity do you need place in building? Phase one or two.

Motley – Phase one. That is the most important aspect. You need to really think hard at the pros/cons of different things. The thing that controls the project is square footage. Mostly controlled by programs. Doesn't mean you have to figure out how much cabinetry you want. No but the number of spaces is critical. There had been some talk about an auditorium and whether that's in or out that's a lot of square footage.

Teresa Ellison – We need to have some type of projection about what our school population will be the next few years. So we are making this school big enough.

Dr. Keeler – I think I can answer some of that. I asked for this to be at least 650 kids PK-7. Right now we are at 560 in PK-7. I don't want to build a school and then have to get a trailer because we didn't build it big enough.

Teresa Ellison – What if we have a growth spurt. How many years down the line do we need to look back?

Dr. Keeler – Budget wise from what we get from the city and what we anticipate getting from state. ADM is a big deal for us. We have quite a few new kids but I think that's due to the pandemic. We are at the point now where we need that shining star for the future. Which would be a building that gives us most of what we want but also is going to be a beacon for people coming into town with small kids. New people coming in don't understand the history and tradition behind Parry McCluer. We all know that and when they ride by the middle school, we've done a lot to keep it up, but we're losing the battle there.

Teresa Ellison – Curb appeal

Dr. Keeler – Yes, curb appeal. I know that's a big deal because I had a conversation with Deidra Dryden and Deidra is pro. She's tried to bring families to our school but when they ride through town sometimes we don't look as great as our competition. If we could get a middle school like our high school, we could reach our goals. I would like to know the percentage of kids we are losing because we don't have the shining beacon. Does it make us a better school, I 'm not sure? We are doing a great job, and do things others don't do and I'm proud of that. But we need that shining beacon. If we can get those kids in the door we're liable to keep them.

Roy Mohler – So you've don't projections on 6 something?

Dr. Keeler – 650

Roy Mohler– we have a big class of kindergartners.

Dr. Keeler – 85

Roy Mohler - So that's what we want to maintain in numbers.

Dr. Keeler – Last year's two PK classes made up the biggest kindergarten this year.

Roy Mohler– I guess if we can get 80 for each class that would be good. We'd need to hire more teachers, but that's a good problem.

Teresa Ellison – We used to have five and six per grade level with 20-25 students.

Kelly Linkenhoker – Mr. Motley, are you planning on building schools differently since the pandemic. In the old model we set things up with classes of 20. Are you now making things differently with moveable rooms/walls to accommodate 10?

Motley – As far as space requirements we think things will return to normal; however, there will be automated hand drying and facets due to the pandemic.

Teresa Ellison – When you did the presentation before you showed us schools with creative learning spaces that could be adapted to small groups.

Motley – Small group learning spaces, PBL areas, public areas can all be implemented, then the facility becomes a place for collaboration. Half the students can be in the classroom and the others can be elsewhere, but still learning. Isolating the Nurses stations. The ability to quarantine if necessary. Learning and teaching can happen throughout the building.

Mac Felts – SVU has indicated that they want to increase their enrollment and if they increase their enrollment they will have more married students. And they will have more children; therefore, there is a situation where we might say “why didn’t we make it larger.” What would be the difference between 650 students to 700?

Motley – the school doesn’t increase in size or proportion because a lot of core spaces don’t grow. Your core spaces may need to be a little bigger, your library and cafeteria. You make it easy to add on classrooms at a later date. One thing to consider is - do you need to do a demographic study? They come in and analyze data and look at a lot of factors and make projections.

Teresa Ellison – We need to have a meeting with the SVU folks to see what their projection are for the next five years or so?

Mac Felts – What is going to make those numbers go up is a beautiful new school with all the modern technology today and the opportunities.

### **Project Delivery methods (Options):**

4 options in terms of project delivery methods.

**Design-Bid-Build** - That phase is a chronological event. You contract with an architect. You hire architect to design the building to your specifications. Architect will write the contract between yourself and the builder. After receiving plans from architect you advertise for bids from qualified contractors. Select a contractor by lowest bid. The architect is working for you. Project is fully designed and every detail is developed before the bid. You fully know what you are getting for that price, it fully defined. However, lowest bid doesn’t always guarantee the best quality work or yield the best relationship. Disadvantage is of this process; the real project costs are not identified until late in the process. You don’t really know until bid day. Which is almost 9 months to a year into the process before you know. Where does the money go? 85% is construction cost. Contractor is very important because most of the cost will go to them.

**Design-Build** – You contract with one entity the contractor and the architect is a sub-contractor to the main contractor. You can start to consider both the architect and contractor based on their qualifications, reputation, consider what they are offering for design and cost. What is the best value? Need to get several bids in this process. Teams to provide pricing, design without risk to the owner. Can get a project budget. Turnkey proposal early in the process. The reputation and relationship is very important. This is the fast-track approach. It’s not about the money, it’s about doing a good job. Ability to fast track the project because you get team on board before every detail is worked out.

**PPEA** – Public Private Education Act – Very similar to Design-Bid-Build. Contractual method with one contractor. You can get very creative with financing and can even include the land purchase. You have one contract with the architect and the contractor.

**Construction Manager at Risk** – The owner hires the architect to produce detailed specs and drawings. You can immediately issue RFPs and select a contractor. You are able to hire the contractor of your choice by looking at qualifications, reputation and expertise. Best of both worlds. You have the teams for design, pricing, etc. at no additional cost. You also get an early identification of cost by receiving a turnkey proposal.

This has nothing to do with the feasibility study. This is beyond the feasibility study. The feasibility study just gets you in the general directions of the project. It important for you to have this discussion now, you need to know this in order to continue. It will probably take legal action. Need to know procedures and guidelines. Whoever the funding body is, they will need to be involved in the process of picking a delivery plan.

Mac Felts – In the last example that you showed, how would the contractor get the information to know how to submit the bid? What does the contractor base his bid on?

Motley – You would issue the RFP. That lets the contractor know who the architect is. The contractors will have the feasibility study with the information they need to put together their proposals.

Teresa Ellison– What does the AR “at risk” component refer to?

Motley – two types of construction management firms. Agency is broker for owner not taking any risks. At risk means they’re like a general contractor they are taking all the risks. Given the construction market now I think you might want to consider a construction manager.

Mac Felts- What role does your firm play beyond the feasibility study?

Motley - We would love to do your feasibility study and be commissions to do the entire project. We would like to guide you during the entire project regardless of the project delivery.

Mac Felts- Is that a bid situation?

Motley - Not legal to bid architectural services. You must pick an architect based on qualifications.

Mac Felts - Where do we go from there?

Motley - Depending on procurement guidelines for the school division you may need to issue an RFT for phase II and any other architectural services. The law requires that you issue an RFP. There are qualification proposals for interview and make selection.

Mac Felts - Do you have a construction firm you like?

Motley - We would be with you from beginning to end and even through the warranty phase but it depends on which project delivery option you choose.

Roy Mohler - We have to do this feasibility study before we can do anything else. We need to sit down and decide what we want for phase one.

Dr. Keeler - Timmons Group – the price they quote, is that an additional cost?

Motley – no, that is part of our price quote.

Motley - Phase two cost will be credited to the cost of the total building cost, if you decide to go with RRMM. We need to look at a timeline. The design process and construction process are seasonal. There are certain times of year to bid and start project. You need to be aware of what the dynamics are. You have plenty of time right now. Look at the overall schedule.

Teresa Ellison – We will dispense with public comments at this time as no one is here.

Motion was made by Wayne Flint that School Board authorized the Superintendent to proceed with a Feasibility Study. Seconded by Mac Felts. All Board member present voted yes. Any opposed. Motion carries.

Motions was made by Wayne Flint to adjourn the meeting. Seconded by Lisa Kerr. All Board member present voted yes. Any opposed.

Meeting adjourned.

Lisa B. Kerr

Lisa Kerr – Vice Chair

12-10-20

Date

Sandra Mohler

Sandra Mohler – Clerk

12/10/20

Date