



Roanoke County Public Schools Construction Committee

ROANOKE, VIRGINIA

Roanoke County Schools Administration Building
Conference Room E
December 13, 2016
12:00 p.m.

Members Present: Jerry Canada, Mike Wray, Tim Greenway, Don Butzer, George Assaid, Dennis Epperly, Dexter Hurt, Chris Lowe, Dr. Greg Killough Jason Moretz, Penny Hodge, Lenora Downing and Jeff Terry.

Also Present: Angela Roberson

Absent: Ken Nicely, Susan Peterson.

The Construction Committee meeting was called to order at 12:00 p.m. in the Central Board Room by George Assaid.

Minutes

There were no changes to the minutes. Mr. Butzer made a motion to approve. Mr. Greenway seconded. Minutes were approved unanimously.

Reserves Report

Mrs. Hodge shared the reserves report dated December 9, 2016. The only adjustments to that report were those items specifically approved by the construction committee at the November 14th meeting.

CIP 2018-2027 Discussion

Cave Spring High School Update

Spectrum Design has been given all of the programming modifications for review and comment. Spectrum is in the process of preparing drawings for the schematic design phase of their contract. We will reviewing their progress prior to making final presentations to the Cave Spring Building Committee and Construction Committee. Staff is scheduling a meeting with Spectrum for next week to look at the options. Staff will report back to the Construction Committee. Additionally, we have asked Spectrum to provide a schedule for the project. Staff should be able to share the schedule and progress with Committee by Mid-January.

Facility Study Update – Phase 2

On November 21st, staff received a final copy of the OWPR facility study and began reviewing the document and extracting pertinent information that could be used to prepare our draft CIP and CMP recommendations. During the review, we determined that some recommendations being made were not properly prioritized and in some cases cost estimates were not provided. OWPR has made modifications to the study and provided digital copies of their changes. We are currently evaluating and categorizing their revised recommendations. Once completed, staff will prepare CIP recommendations that could qualify to be included in the 2018-2027 CIP.

Stonebridge Park Study

Mr. Greenway recommended we table the Stonebridge Park Project at this time. He would like to focus the immediate concern on the problems and needs at the current field situation at WBHS. Mr. Canada asked about the current field situations at all schools to ensure we are being equitable. Mr. Greenway has a PowerPoint detailing the fields at each of our locations he can share. Dr. Killough shared that Ms. Hodge had been working on this request for Mr. Canada and had a rough draft. Staff will pull all the requested information together and make a detailed report to the committee. After discussion the following motion was made by Mr. Greenway and seconded by Jerry Canada – A motion for staff to prepare a scope and budgetary cost estimates for athletic facilities including synthetic turf located within the stadium and the renovations to the existing practice fields at WBMS. Motion carried.

William Byrd High School Locker Room Project/Change Orders

- Remaining lockers in the locker rooms that have yet to be installed will be on site and installed on Wednesday December 14th.
- Rear corridor walls have been completed. The front corridor walls will be completed over Christmas break.
- Fire alarm work has been completed.
- Bleachers: Due to a delay in receiving the bleachers the install was not going to take place until mid-January. At the request of the Principal we have asked for the installation to begin once school is out for the summer. This will enable the sports teams to continue their seasons without disruption and will eliminate any possible disruptions to classes and testing in April or May.
- Wall Pads: Pads are expected to be delivered and installed in January.

Request for Funding –Wire Drops, Additional Camera & Card Swipe: \$9,500

As part of the locker room renovation project the architect/engineer specified locations for data drops that would be used for internet access and telephones. The boxes and conduit were installed as specified but the cabling was not part of the scope of the project. After staff met with IT onsite, it was determined that (14) drops were needed and a budget of \$250 per drop should be anticipated.

During the locker room renovation project a new exterior door was installed to allow for access to and from the locker rooms. It has been determined that the existing cameras at the rear of the building do not have adequate coverage of this new exterior door. Staff and IT has determined that an additional camera added to cover this door will cost \$2,500. Also, without a swipe on this door, staff has to run to another part of the building, access the building and let the players and other staff into the team rooms from the inside. With a swipe added to the door, athletic personnel with a RCPS badge would have the ability to enter the door. The additional swipe estimate would be \$3,500.

Staff recommends approval to proceed with the wire drops, additional camera, and card swipe and asks that the Construction Committee allow utilizing the projects remaining funds to pay for the drops and additional equipment.

Mr. Greenway made the motion to approve the staff recommendation. Mr. Wray seconded and the motion carried.

Glenvar High School Project Update

At the November 14, 2016 Construction Committee meeting, staff recommended referral to Reed Smith for review and guidance on how to proceed with our ongoing concerns about the floor finish in the cafeteria and science rooms at Glenvar High School. The Construction Committee concurred with staff's recommendation.

Staff reached out to Reed Smith and were referred to Mr. Tom Folk of Reed Smith. Mr. Folk has recommended a consulting expert to evaluate the polished concrete floors.

Staff recommended that a \$10,000 not-to-exceed number be allocated for the expert consultant to evaluate and prepare recommendations to remediate the concrete floors. Additionally, RCPS should expect to spend up to \$10,000 for legal fees. The cost could be more if litigation is required.

After discussion the board requested that we table this recommendation for now and that staff request a meeting between reps from Branch, Spectrum and RCPS. Mr. Butzer will represent the board at this meeting.

AHERA and RADON – Approve Procurement of Consultants

Every three years, Roanoke County Schools is required to conduct a 3-year AHERA re-inspection on all school facilities and update the AHERA Management Plan to ensure compliance with the Asbestos Hazard Emergency Response Act, commonly known as AHERA. Additionally, RCPS is required to have provide Radon testing in all RCPS owned buildings. Testing is required to be performed in accordance with all applicable Virginia Department of Education requirements and regulations and the Radiation Control Act as is defined in the Code of Virginia. After review of our testing reports, it was determined that only a few facilities needed initial testing or retesting.

Proposals for both the AHERA and Radon Testing were received on October 20th, 2016. A committee reviewed the proposals and decided to interview three companies. After the interviews, it was determined that one Offeror was the best vendor to provide both testing services.

Staff is recommending that the Construction Committee approve proceeding with ECS Mid-Atlantic, LLC to perform both AHERA and Radon Testing and to ask the School Board to allocate \$60,000 to have the vendor provide the required testing services.

A motion was made by Mr. Butzer to approve staff recommendation and Mr. Wray seconded. The motion carried.

Hidden Valley Middle School – Structural Analysis

The exterior walls of the Hidden Valley Middle school have been damaged from what appears to be a combination of the lack of contraction/expansion joints and some foundation failures. In order to decide what course of action to take, we will need to conduct the following:

- a.) Review of the design drawings for details of construction
- b.) Conduct a field inspection to document all damage, include recording movements.
- c.) Preparation of a report delineating all damage with photographs and field records.
- d.) Determine the best course of action for repair and preventing future damage.

The cost to perform the above work is \$4,000.

Additional services may include:

- e.) Preparation of repair drawings.
- f.) Bid acquisition and field inspections.

Estimated cost to perform the above work is \$4,500.

Staff did not recommend proceeding with the additional services until we have received and reviewed the inspection report with the Construction Committee.

Staff recommended that the Construction Committee approve proceeding with the first portion of the study and ask the School Board to appropriate \$4,000 from minor capital.

Mr. Moretz made the motion to approve staff recommendation to appropriate \$4000 from minor capital to proceed with first portion of the study. Mr. Greenway seconded. Motion carried.

Other Business

Mr. Canada had requested the possibility of OWPR making a presentation at the January 3rd, 2017 Construction Committee meeting to review their facility recommendations. Discussion was held on this and extending the meeting to ensure we have ample time to cover all of the material. Staff will invite OWPR to the meeting and will change the meeting start time to 11:00am. Dr. Killough also reminded the board of the cancelled meeting on January 5th, 2017. Ms. Hodge recommended that we keep the event on our calendars in the event that we need the additional meeting.

With no further business, Mr. Assaid adjourned the meeting at 1:10pm.

Respectfully submitted,
Lenora S. Downing
Operations Coordinator