

Sam A. Moss Center
1780 Montreal Rd.
Tucker, GA 30084

Phone:
Fax:

PROJECT TITLE: SPLOST IV Program Management

MEETING DATE: 04/28/2016

LOCATION: Sam Moss Service Ctr

SUBJECT: 4.28.2016 E-SPLOST Advisory Committee Meeting

DID ATTEND	INITIALS	ATTENDEE NAME	COMPANY NAME
Y	BRJ	Billy R Jones	SPLOST Oversight Committee
N	CB	Cathy Blakeney	SPLOST Oversight Committee
Y	CR	Charlie Rogers	SPLOST Oversight Committee
Y	CA	Chris Avers	SPLOST Oversight Committee
Y	DM	Daniel Minich	AECOM
Y	DWB	Delilah Wynn-Brown	SPLOST Oversight Committee
Y	HL	Herman Lorenz	SPLOST Oversight Committee
Y	JDW	John Wright	AECOM
Y	REC	Justine Miller	DeKalb County School District
N	NES	Narwana El-Shabazz	SPLOST Oversight Committee
Y	RB	Richard Boyd	DeKalb County School District
Y	RP	Rob Prather	AECOM
N	WB	Wyvern Budram	SPLOST Oversight Committee
Y	YF	Yvonne Fowlkes	SPLOST Oversight Committee

ITEM	DESCRIPTION	STATUS	STARTED	DUE	BALL IN COURT
00001	CALL TO ORDER, ROLL AND WELCOME VISITORS: Meeting called to order at 6:10pm by CR.	NEW			
00002	REVIEW AND APPROVAL OF MEETING AGENDA: (CR) This was not sent out because it was the same agenda as March with the addition of Items 8a and 8B. Richard is going to speak about both of those. One other change is that I changed Item 5 to exclude the January MSR so we do not spend time on the older reports. Can I get a motion on the agenda please? CA motioned to approve. BJ 2nd. Meeting agenda approved at 6:13pm.	NEW			
00003	REVIEW AND APPROVAL OF MINUTES FROM 2/25 MEETING: (CR) Justine has made the necessary corrections. CA moves to approve. YF 2nd. Minutes from February meeting approved 6:13pm. (CR) Justine going forward we need to take Ms. Mitchell off of the meeting minutes since she has resigned from her seat on the Committee.	NEW		06/23/2016	DCSD REC
00004	DISCUSS FOLLOW-UP MATTERS FROM PRIOR MEETING:	NEW			
00004A	REPORT ON SPLOST ITEMS AT MARCH AND APRIL BOE MEETINGS: (CR) Neither Narwana nor Wyvern are here to discuss the March and April BOE meetings. The agendas and meeting minutes from those meetings are online. If anyone has any questions pertaining to those please advise and we will add it to the May meeting. RB goes	NEW			

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through April BOE SPLOST agenda items. (RB) We are working right now to do renovations on one of the elementary schools for Cross Keys. (CA) Where is this located? (RB) It is the old Kittredge building. ISC used to utilize the building as well. (YF) Right now it is called Druid Hills / Briarcliffe ES. (RB) The final SPLOST item approved by the Board is land acquisition to build two elementary schools. (HL) Where is the money coming from? (RB) That is one of the later agenda items. The Board has, also, approved the reallocation of funds from cancelled projects to provide the funds for land purchasing. (YF) Will the old Kittredge building be available for August? (RB) Yes. Most of the interior renovations are completed. Staff and students move to the side of the building not being worked on as renovations are being done. There were a number of portables on the site that have been removed and the playground is being constructed. (YF) How many students do you think will be using the building? (RB) I think 300-400 students. I would have to go back and look at Dan's plan but it will not be a very large school.

00004B BYLAW CHANGES REGARDING MEMBERSHIP AND NEW MEETING ATTENDANCE (ALSO COMMITTEE NAME CHANGE) FINALIZED AND APPROVED: (CR) This is on the agenda as a final formality to ensure all actions have been completed. The most updated bylaws signed during the February 2016 meeting with Dr. Green are posted on the website.

00004C ANNUAL REPORT PREPARATION: (CR) I will try to have this ready for the next meeting. If anyone wants to contribute anything please do so. NEW

00004D CROSS KEYS REDISTRICTING PROPOSAL - EFFECT OF BOARD APPROVAL ON SPLOST PROJECT: (RB) NEW
Back in October 2015 the Board approved the acceptance of additional BOE Capital Outlay Reimbursement to increase the SPLOST IV budget. Two of the projects considered for this increase were renovations for Warren Tech and Terry Mill. Since these projects are no longer being considered, the budget reserved for these two projects are being reallocated to the land acquisition for Cross Keys elementary schools. Terry Mill is being utilized by Public Safety and will later be used as swing space for Clifton / Gresham Park ES. (CR) So as we stand, there is one site under negotiation for acquisition and no second site being considered. (HL) So this was decided last October? (RB) October is when the reimbursements were approved for the original projects at Terry Mill, Warren Tech, ISC and land acquisition for Cross Keys. It was later decided that the money held for Terry Mill and Warren Tech will go towards the purchase of land for Cross Keys. (BJ) And the money to build the schools will come from where? (JDW) We currently have money for the

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designs because they are slated as prototypical schools. We have not finalized GC funds. (CR) A board member has stated that there is enough money to build at least one school. (JDW) Richard and I have been given a mandate that we cannot discuss the properties DCSD is looking at because when word gets out property appreciates. We are not exposed to these types of meetings. (CR) It's the property that Brookhaven tried to acquire from the state. For the most part, it is public knowledge. (DWB) Skyland. (CR) Yes. It was mandated that at least one elementary school be built no matter what to alleviate overcrowding.

00004E	UPDATE ON SECONDARY SCHOOLS FACILITIES STUDY: (RB) Round 1 meetings which were to review data and receive stakeholder input are already complete. The Round 2 meetings which will be to propose options and alternatives is on May 7th and May 12th locations TBD. The third and final round will be at AIC on May 14th at 7pm. (CA) What is AIC? (RB) the Administrative and Instructional Complex where the Superintendent's office is. (DWB) Is it the same consulting group MGT America? (RB) I am not sure who's doing the assessment. (CA) To clarify, this study is to figure out some of the needs for SPLOST V? (RB) I am pretty sure; however, this is more of a planning function and is available on the website. Justine can provide the link to you all when sending the meeting minutes. (CA) I was looking at the MSR and decided to look around for S.P.A.C.E.S and other initiatives and it was difficult to locate. (RB) We will gather what you are looking for and provide all of the links.	NEW	06/23/2016	DCSD	RB
00004F	UPDATE ON RECOMMENDATIONS SPREADSHEET MATTERS:	NEW			
00004FI	RETURN OF AMOUNT BUDGETED FOR COST CODE VERSUS THE AMOUNT AWARDED ON CONTRACT AWARD LIST: (CA) We have the column returned so this task is completed.	NEW			
00004FII	FOLLOW-UP ON DEVELOPMENT OF A PLAN TO INCREASE COMMUNICATION REGARDING FACILITY ASSESSMENTS ONGOING FOR SPLOST V: (CA) I think we're seeing that now and it's getting better.	NEW			
00004FIII	COMMITTEE CHAIR ACCESS TO SPLOST E-MAIL ACCOUNT: (CA) I don't know what that is. (CR) We are trying to figure out whether I would be allowed access to the oversight email address. (RB) Since that is a DCSD email account there are a lot of DCSD employee related email blasts that are sent to it. So moving forward Justine will do what Jessica used to do and forward all emails for you to	NEW	06/23/2016	DCSD	RB

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you. (CR) Would it be easier to create a Gmail account and have it on the website like dekalbesplostcommittee@gmail.com? Does this need approval? (RB) We can forward everything in the current email address to the new email. Will look into publishing email account onto website.

00005 MARCH MSR AND PROJECT PRESENTATION: (JDW) NEW
Daniel Minich is my Deputy Program Director. He will jump in and do some of the presentation. We are really pushing hard to reduce design procurement and design and trying to increase construction and close out numbers. We have a lot of projects that are at the final stage of design procurement. We have gotten approval to now bundle small construction projects like we did AE contracts. This helps us maintain the schedule we have. It, also, makes the individual packages bigger to bring more interested contractors to us. Currently, for the tax revenue for February 2016 we planned for \$8.7 million. We actually received \$8 million. There is a slight dip in the actual revenue received possibly because of the recently passed holidays. Rob Prather will speak on Earned Value Management (EVM).

00005A REPORT ON PROJECTS WITH RED SPR AND CPR NEW
STATUSES: (RP) No projects have cost issues; however, there are seven that are behind schedule. We changed the format of this presentation. The last time we got together there were 15-16 individual items. We consolidated them to provide the projects that are in the same subregion or are delayed for the same reason as one group. Five projects in Subregion 5b were delayed because of the architect. We are trying to get them into procurement right now. The other thing that made a lot of things drop off is because a lot were waiting for DOE approval letters. They are gone because we received most of the letters. For Elridge Miller and Jolley ES the architects submitted an amendment that required multiple revisions. As soon as it is worked out these projects will no longer be delayed. (RB) The architects submitted lump sum amounts and we have asked them to revise and provide hourly rates. According to their contract they have to provide their hourly rate which is a requirement for all of our projects. (DWB) What kind of work is 320-422? (JDW) A lot of the subregion work is small dollar work like code grades, fire life safety upgrades, etc. One of the things we had to do on this program is that the District is under mandate to get caught up on F.O.G requirements. A lot of grease traps are inside of the building. It is now required to have the grease traps on the outside of the building. Also, Watershed realizes that a lot of schools have trailers which affects the size of the grease traps required. We had to provide the number of trailers at each school to customize the amount and size of grease traps required. (RB) We had a really good Lunch & Learn last week with Watershed and they went through their drawing requirements before we

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submit any more. (JDW) Another initiative we've been working on is a roofing program. As most of us already know a lot of these roofs are in really bad shape. Most of the roofs - per the architects - cannot be repaired and need to be replaced. Between the design and now the pricing for roof replacements our budgets are busting. So we are pulling the roofing part out of projects and bundling them into strictly roofing projects to attract roofers and have them do the roofing work on multiple schools. This will, also, ease up the general contractors other aspects of projects. (DM) The pie chart represents all the roofing projects that were in the SPLOST IV referendum. I broke them down into per square footages. Blue wedges are completed under SPLOST. Red wedges are in design or construction procurement. Green wedge is the balance. And as you can see we are at a deficit there. The challenge the District has is age of roofs, lack of maintenance, overhead of trees and expired warranties. This is going to take years to fix but the goal is to get all the roofs back under warranty and in good condition. (JDW) We will have a roofing program for SPLOST going forward to help with this. (DWB) So right now this is a 17 or 18 million dollar venture? (DM) The calculation I have right now is a 27 million dollar hole when it comes to roofs. (CA) In doing the roofs you do take into consideration the other work being done at schools, right? Will they conflict? (DM) We are coordinating this appropriately. (JDW) The roofs that we have done so far you can look down the siding and can see the trees that we have trimmed down so far. (DM) The next slide is a list of our subregion work. It starts with Subregion 1A and goes down to Subregion 5D. And then we've got our other larger projects in the black table on the bottom. So would be our bundled projects. Red will be single projects. We will still issue individual contracts for each project member but the goal is to present one award to attract contractors. Right now we are looking at \$42.89 million in bundled work. It adds up to a lot but broken down they amount to \$40 - \$50 thousand dollars.

00005AI REPORT ON PROJECTS WITH RED SPR AND CPR NEW
STATUSES (CONT.): (DM) We are hoping that because of the size of some of the contracts the contractors can get multiple sites done in a timely fashion. (JDW) We will hand these sheets out to you all. (BJ) The facilities assessment was it another group that did that? (JDW) Parsons did that. (BJ) Is part of that study to also provide insight or consultation or maybe would bring out some of the conditions we have to address? (RB) Please clarify. (BJ) Take the roofs for example. We got all this work that needs to be done on roofs because there are a lot of similar problems throughout the District's facilities. So when we do assessments I'm sure that there are other areas where expired warranties, lack of periodic maintenance has brought about conditions that we now have to pay dearly for. So is feedback in the assessment where they may have seen very consistent problems in the reports? (RB) There was some feedback that the

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investigators had made for several roofs. (DWB) They do provide detailed comments I can say that for previous reports but I agree there should somewhere be summarized what the consistent issues are. (JDW) I believe the program was built from weighted issues. (BJ) So you're telling me the component that prevents this from happening again is being discussed as well? (JDW) We are strictly on the roof replacement side of the situation. (RB) The responsibility varies based on whether it's an elementary or middle/high school. (DWB) Joshua has continuously told us that budgets and maintenance were a main problem. (BJ) The whole maintenance aspect needs to be revamped. The current custodians on hand are not necessarily the custodians needed today to maintain property. This is not a SPLOST issue but this is a major issue that affected the money. It's like buying a new car and never getting an oil change. (CR) I believe Joshua said in the previous meeting that he is in the midst of getting Dr. Green to understand the major maintenance problem and the importance of providing funds to rectify it. (RB) Part of the Superintendent's plan is to generalize everything and have maintenance groups that handle all trades assigned to each region. (BJ) This is why it's a SPLOST issue for me. (HL) I've been to a lot of meetings at Henderson MS where they were trying to figure out how to fix AC issue. They knew all the belts were worn out months and sometimes years ago and people who needed to be made aware weren't aware because staff at the school level wouldn't know that the belts need to be replaced periodically. (BJ) So what I get is there is a component to take care of roofs like cutting down or trimming trees. (JDW) Yes. We are adequately trimming trees for the first year and after that it is passed on to the District. (BJ) Is it turned over in a format where they understand what to do to maintain the warranty? (JDW) When we get out of for example the 12-month warranty, we go detail for detail on what needs to be done to maintain the warranty. We are re-educating staff to understand how roofing warranties work to avoid patch jobs and long-term damages that void warranties. (BJ) This is why I see a major entity managing the warranties not the schools themselves to be a necessity. (JDW) We do training on all the new AC and boilers etc. (DWB) But when you're handing it to the school it's electronically only? (JDW) It's both electronic and binders that maintenance keeps. (RB) As info we used to have a roofing department as well that no longer exists.

00005B REDAN HIGH SCHOOL ADDITION PRESENTATION: NEW
(JDW) Redan has a major renovation and Dan is going to walk through our progress. (DM) The first phase of Redan was done last summer which was the kitchen and dining area and its equipment. We have now finished up the addition at the end of the building and the parking lot. As of April 22nd Redan received all of its final inspections. The contractor is working with the architect to create the punch list and coordinate final cleaning. Soon as the punch list is agreed

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upon we will grant substantial completion. Once established we will start the move. The current media center will be turned into the senior dining room. (JDW) We held pretty true to the conceptual renovations except for the canopy. A lot of restraints did not allow it. Final completion date is scheduled for July. The general contractor Cooper and Company and CDH Architects are working to get the final work complete. (RB) Furniture has already been delivered and placed into the classrooms. (CA) Is Stone Mountain High School getting something similar? (JDW) They are but not of this magnitude because they have much less students. (BJ) At Southwest DeKalb High School they were accustomed to putting equipment on top of the shelves and tripping sprinkler systems. (JDW) Lesson learned. The shelves in the media center do not have sprinkler heads directly above them. Plus the spacing between the shelf and ceiling does not allow large equipment to be placed up there.

00006 CONTRACT AWARD LIST UPDATE: (RB) We went over NEW the three SPLOST items at the April BOE meeting. There were no awarded contracts during the April meeting. (JDW) The board agenda for Stone Mill and Stone Mountain shows that there were budget reallocations approved with the contract because we knew we needed additional funds because of pricing from our A/E. There are budget reallocations not currently showing up in terms to balance this out. (DM) It's not the lack of construction companies it's the skilled labor pricing that is going through the roof. (DWB) So for Stone Mountain ES what is that project? (JDW) This is a capital renewal project.

00007 COLLECTION OF MEMBER FEEDBACK FROM NEW
COMMUNITY: (CR) Anyone have anything. None.

00008 NEW BUSINESS: NEW

00008A SENATOR FRAN MILLAR LETTER REGARDING NEW
SPLOST V REFERENDUM: (CR) Letter concerning the unconstitutionality of SPLOST V referendum and the Superintendent's response are attached.

00008B COMMITTEE MEMBERSHIP AND UPDATE ON NEW
REPLACEMENT OF MEMBERS: (CR) I spoke with Joshua earlier this week and they informed me that interviews took place this past Tuesday so we are looking at new members coming in May. Dan said they will be spending another 8-10 hours next week conducting more interviews. (RB) Me, John, Joshua and Dan were on the interview panel. Tuesday morning we met with five people. We have six more interviews tomorrow. Of those, two of the

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five were are going to try and fill now for Region 2, 3 and 4. We are putting an ad back out to get applicants for Regions 1 and 5. We only had one Region 5 person who submitted an application. But we had a couple of good candidates who interviewed on Tuesday. (CA) We really appreciate the new DCSD employees who are now in our process who proactively engage with the Committee.

00008C NOTIFICATION OF UPCOMING COMMUNITY NEW
MEETINGS AND OTHER EVENTS: (JDW) We still have not scheduled Fernbank ribbon cutting. It needs to work with Supt schedule. Reads off upcoming meetings slide. (RB) If you plan on going to May 10 and May 12 meeting give Dan a call to confirm the locations.

00009 COLLECT RECOMMENDATIONS FROM MEETING NEW
AND FOLLOW-UP MATTERS FOR NEXT MEETING: (CA) Need a systemic solution for maintenance issues which is already on the recommendations spreadsheet. (CR) We can put on the agenda the status of Joshua's efforts with Dr. Green on this. Any other follow up matters? None.

00010 NEXT MEETING DATE: May 26, 2016 NEW

00011 ADJOURNMENT: (CA) motion to adjourn. (YF) 2nd. NEW
Meeting adjourned at 7:38pm.

Prepared By:

Signed: _____

Dated: 06/08/2016