

# AECOM

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

# MEETING MINUTES No. TRA37

Phone:

Fax:

**PROJECT TITLE:** SPLOST IV Program Management

**MEETING DATE:** 06/23/2016

**LOCATION:** Sam Moss Service Ctr

**SUBJECT:** 6.23.2016 E-SPLOST Advisory  
Committee Meeting

DID ATTEND	INITIALS	ATTENDEE NAME	COMPANY NAME
Y			
Y	AP	Alexander Pergakis	AECOM
Y	BRJ	Billy R Jones	SPLOST Oversight Committee
Y	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
N	DP	Deirdre Pierce	SPLOST Oversight Committee
Y	EDE	Elizabeth Epstein	DeKalb County School District
Y	GM	Gene Morrison	SPLOST Oversight Committee
Y	JR	James Redovian	SPLOST Oversight Committee
Y	JDW	John Wright	AECOM
Y	JLW	Joshua L. Williams	DeKalb County School District
Y	REC	Justine Miller	DeKalb County School District
Y	NES	Narwana El-Shabazz	SPLOST Oversight Committee
N	NL	Nwandi Lawson	SPLOST Oversight Committee
Y	PG	Phillip Guthrie	AECOM
Y	RB	Richard Boyd	DeKalb County School District
Y	RP	Rob Prather	AECOM
Y	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, INTRODUCTION OF NEW COMMITTEE MEMBERS, ROLL AND WELCOME VISITORS: Meeting called to order at 6:10pm. New members in attendance: Gene Morrison and James Redovian. Visitors: Phillip Guthrie and Alexander Pergakis, AECOM Project Managers and Elizabeth Epstein, DCSD Design Manager. (CR) Kimberly Mitchell, Herman Lorenz and Delilah Wynn-Brown have transitioned off as members.	NEW			
00002	REVIEW AND APPROVAL OF MEETING AGENDA: (CR) Can I get a motion to approve agenda? (CB) Moving under new business feedback on SPLOST V Community meeting to move Items 8B and 8C in front of 4A because I have to leave early. NES 2nd. Adjustment to agenda approved at 6:14. CA approves new agenda. CB 2nd. Meeting agenda approved at 6:15pm.	NEW			
00003	REVIEW AND APPROVAL OF MINUTES FROM 4/28 MEETING: (CB) I thought we had decided that the meeting minutes would come out the Tuesday after we met and that has not been happening. I am wondering if we can go back to that. (JW) We will conform to the Committee's request going	NEW			

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forward. So that we are clear, what is the expectation? (CB) The expectation is that if we met on Thursday, the draft would come out by Tuesday to the Committee. (JW) We will comply going forward. (CR) Does anyone have any comments for the April minutes? (CA) Motion to approve. NES 2nd. April minutes approved at 6:18pm.

- |        |   |     |            |     |    |
|--------|---|-----|------------|-----|----|
| 00004  | DISCUSS FOLLOW-UP MATTERS FROM PRIOR MEETING: (CR) As discussed, we will jump to Items 8B and 8C.   | NEW |            |     |    |
| 00004A | REPORT ON SPLOST ITEMS AT MAY AND JUNE BOE MEETINGS: (CR) I've asked the District to report on these since no Committee member was there. JW presents the items: May Items: Furniture, Fixtures and Equipment from state contract and cooperative purchasing contracts for Clifton/Gresham Park Elementary School Replacement Project approved at a cost not to exceed \$589,480; Furniture, Fixtures and Equipment from state contract and cooperative purchasing contracts for Henderson Middle School Renovation/Addition Project approved at a cost not to exceed \$473,561; Budget Reallocation from Program Contingency to Rockbridge Elementary School Replacement Project amounting \$2,920,000 approved and general contracting award to Nix-Fowler Constructors, Inc. approved in the lump sum amount of \$18,169,000. June Items: Budget Reallocation from Program Contingency to Stone Mountain High School Renovations Project amounting \$2,735,682 approved and general contracting award to Cooper & Company General Contractors, Inc. approved in the lump sum amount of \$6,950,000; General contracting award to Construction Works, Inc. for Cary Reynolds Elementary School ADA Capital Renewal – Code Requirements Project approved in an amount not to exceed \$865,000. (JW) You will see in July we have a lot of SPLOST items and will, also, have for August before schools open. (BJ) I noticed for Stone Mountain there were only two submissions. Why is that? (JW) On the board agenda item we provide detailed information. We had 14 contractors attend the mandatory meeting. Three submitted a bid; however one was recorded non-responsive. | NEW |            |     |    |
| 00004B | ANNUAL REPORT PREPARATION: (CR) That is on here again because I need to more insistently ask someone to step up and assist with this. I would really appreciate it. You are welcome to copy the formatting of the 2014 report. (BJ) Let me think about it. (CR) The last two I did singlehandedly and I would appreciate assistance on this one.  | NEW | 07/28/2016 | SOC | CR |
| 00004C | CROSS KEYS REDISTRICTING IMPLEMENTATION: (CR) Is there anything to report that impacts our activities? (JW) Part of the Board's effort is we have an ongoing project  | NEW |            |     |    |

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to renovate the old International Student Center site for a new elementary school to relieve overcrowding in that area. We anticipate having an open house on July 20th where we invite the parents to go over registration and tour the facility. We expect to have the building ready for school this school year. (CR) Is there anything that has been allocated from SPLOST IV for more significant repairs at the school? (JW) We are putting approximately \$1.5 million into the building now to cover all renovations. (CR) How many students do you anticipate? (JW) About 360. (CA) Is there a new name for the school? (JW) We have a Board policy for the Superintendent and the Board member of that area to determine the name. (CR) So outside of what is already allocated is there any more funds planned for renovations at this facility? (EDE) There is a project that was already approved for a new roof for the building for SPLOST V. (CR) The reason I asked all that was because there was some question on whether or not the Superintendent will accelerate completing the building because of the redistricting. (JW) I suspect that there may be a vote to determine whether we expedite completion. But we don't know at this time what we are going to do with the property long term. (CA) But it will be an elementary school for this school year? (JW) Yes.

00004D      UPDATE ON SECONDARY SCHOOLS FACILITIES      NEW

STUDY: (JW) We need you to remain engaged in this process. (CR) If there's a way not to just rely on the County advocates but include the Committee so that we get the notices we can assist in engaging the community. (WB) Are you looking at the new cities? (JW) We are working with the cities. We cannot discuss too much about this because of Board policy. But there is a lot of discussion about land acquisition and where land may be available. (WB) How about future growth? (JW) We are working with the local city on the increased developments coming up and we are incorporating that into our demographic studies. (BJ) So in the meetings with communities, communities can have a mindset of where they think they are and with the work that is going on between the District and the counties, how much is being shared with the communities to help them understand as they are sharing their perspectives? (JW) Our Board policy dictates that we cannot share certain items. But we share what we can. The city is responsible for sharing information with the community. We will attend these meetings; however, we cannot jump in front of the city when sharing information. (WB) Have you considered instead of sharing the data sharing the criteria you utilized to make decisions? (JW) We share criteria. We share possible locations. But it is so broad that it does not provide much to the community. So the balance is to find a way to share and be engaged with the community but not share so much that we break the deal. We have had potential partners pull out in the past because too much information gets out too soon.

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00004E	UPDATE ON RECOMMENDATION SPREADSHEET MATTERS:	NEW			
00004EI	FOLLOW-UP ON DEVELOPMENT OF A PLAN TO INCREASE COMMUNICATION REGARDING FACILITY ASSESSMENTS ONGOING FOR SPLOST V: (CA) I have a suggestion that community meetings slide in the AECOM PowerPoint presentation be added to our agenda packages. (JW) I thought it was. (CA) It is on the agenda but the slide itself is not in the package to take home. We would like the entire presentation placed inside of our packages. (BJ) There have been times where we requested certain items and the commitment is there but it is not done. (JW) This is your meeting and if you would like to have these items added to your packages it will be done going forward. We can forward it via email along with the meeting minutes.	NEW			
00004EII	COMMITTEE CHAIR ACCESS TO SPLOST E-MAIL ACCOUNT: (CA) I'm guessing you still do not have access to this account. (CR) We talked about the fact that it is not being checked much. (JW) My understanding was that you all will create a Gmail address and there will be an automatic forward to you from the District account. (CR) The part I missed about that was me creating the email address but I will do so. (RB) The issue with auto forwarding was that certain internal emails go to the address as well and will be automatically forwarded to the Gmail account. (JW) My recommendation is you give us the email account that you want to use and we will configure an auto forward.	NEW	07/28/2016	SOC	CR
00005	MAY MSR AND PROJECT PRESENTATION:	NEW			
00005A	REPORT ON PROJECTS WITH RED SPR AND CPR STATUSES: (JDW) We have a pretty big presentation tonight so I will go as quickly as I can for our usual slides. We are really getting a lot of work out of procurement and into design. Currently we are doing well. We have a lot of projects panning to be procured November, December and January. (CA) I noticed you are above revenue. (JDW) We are still at 101%. The plan was 8.8% to receive and we only received 8%. If you go back to November, December and January of last year revenue was robust because of holidays. It has gone down but will go up again during the summer. (CB) Going forward we should put names of presenters on the agenda. RP explains the practice of using CPRs and SPRs to new Committee members. (RP) Eldridge Miller and Jolly elementary schools have amendments out for additional fees for drawings. Subregion 5B entails 5 different projects. It has been red for a while because we had difficulty getting into the procurement phase. We are missing 2-3 DOE	NEW			

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approval letters. As soon as we get them they will come off. (JW to new members) Before we are able to put a project out to bid, the state of Georgia has to look at the job to ensure it meets state's standards. (JDW) And the issue with DOE letters is that they are a lot busier than they used to be. The economy is more robust and everyone is building. (WB) The missed milestones, were they missed because of A/E or DOE? Are we keeping track? (JDW) Yes. We grade our A/E's based on their performance.

00005B STADIUM PROJECTS AND REDAN HS: (PG) Deluxe NEW  
Athletics is working on my projects (Adams and William "Buck" Godfrey Stadiums) with about \$1.5 million. We have completed the field lights, new turf, parking lot lights and track and field. Right now the new fence is going up. Our tentative completion date is July 20th. We will also be installing a new audio system. Richardson Technology Systems will be installing that. (CB) When Mr. Thurmond was with us we were looking at turf samples. I asked about the turf as it related to the, then, recent reports on turf's affiliation with cancer. Did we make sure that this new turf is not going to cause a health hazard? (JW) We did all the research before taking it to the Board. (CB) I remember when the turf at Hallford Stadium was recently done and now it looks really bad. (PG) We have the proper material and a maintenance contract for the turf. (JW) The Board just approved our budget. We have \$7.5 million more than what we had. (NES) Because you have so much shrubbery in that area, are we going to keep that down so that the lights will function properly? (PG) All of the lights are tall and turn down so they will work the way they are supposed to. Also I have a tree company coming out. They will be landscaping on our trees keeping pinecones and sap off of the turf. Also we are changing all of the lock systems so no one has keys except DeKalb County. We will be painting the interior and exterior seating at the stadiums. Buck Godfrey stadium was once Panthersville. Buck was a high school football coach. 289 wins and 83 losses. He has helped 270 of his athletes get college scholarships. We have completed the new field lights, parking lot lights, new turf and fencing. New track and field materials are on sight with the contractor. Our tentative completion date is June 27th. The same contractor will be moving some trees out at Adams and Buck Godfrey. Buck Godfrey will, also, be getting a new audio system. All locks will be changed over there as well. We will be redoing the interior and exterior seating. (CA) How many schools will be allowed to use them? (JDW) All of them. They rotate use of the stadiums. There was a lot of coordination done to move all activities scheduled for these stadiums. That's why the completion dates for these stadiums are hard dates. (AP) Hallford Stadium is a little further behind from other stadiums but will catch up quickly. We had two drainage issues causing sinkholes. We had to address it before installing new turf. The final draining will go on before turf is installed. West Georgia Light is boring holes and laying

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new conduit for the lights. My trees have already been trimmed to protect the new track coming in. Fence and lighting will be done within the next few weeks. The sound box will be under the press box and on the side of the field. Major aesthetic improvements and protection for the concrete. Again we will be changing the locks on the gates. Cormack locks will be used so they cannot be duplicated. Substantial completion is July 20th and we are still on pace for that. (WB) There was a concern for Hallford parking lot. (AP) That was not part of my current scope but it does need work. (JDW) It was not part of the original scope. We thought we were able to save money to add it to the scope but contracting pricing has gone up. (CA) Does it need resurfacing? (JW) We will need to redo the parking lot altogether which can cost millions of dollars. The decision was made to put that money into the schools. Because we have a little bit more money we may be able to add it but that decision has not been made.

00005BI STADIUM PROJECTS AND REDAN HS CONTINUED: NEW

(DM) A couple months ago we gave an update on Redan High School. Since that time the addition has received substantial completion from the architect. The addition - just a recap - houses the new media center, the band suite, choral suite, science classrooms. Additional classes on the second floor. All the furniture has been delivered. The band and choral have occupied there space. We are starting the last and final phase which is demolition of the existing media center right off the cafeteria. What's going back in is some specialty classrooms and a large bathroom. Scheduled to be done right after Labor Day weekend. Majority of construction work will be done before the kids return. (NES) How many kids is Redan set up to hold now. (YF) They only had around 900 students before. (DM) I don't have that information but we have removed all portables offsite and student capacity is below what the building can hold. We have the fire land but the Marshall wants it turned around. (NES) Why? (DM) I was told that there were concessions before out by the baseball field and they want quick access in the event of a fire. But there is nothing combustibile out there. We no longer build with combustibile materials so we have a meeting to compromise.

00005C ROCKBRIDGE ES AND OTHERS ON PROTOTYPE LISTNEW

(UPDATE): (DM) Contract is awaiting the Superintendent's signature. We are doing as much as we can without the executed contract. We are working with Nix-Fowler to get the demolition done. (JDW) Clifton and Meadowview joined and will go into the New Clifton Gresham site. They will be in Terry Mill as swing space for the first semester. (DM) The old Gresham is scheduled for demolition during the July 4th weekend. It has been fully abated. Construction is proceeding as scheduled. (YF) What is the student population when the schools are joining? (JW) It will be a

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900 seat building. (JDW) Pleasantdale, Smoke Rise and Skyland are all actively pursuing land acquisition. Once they take place we can begin working on them.

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|--------|--|-----|
| 00006  | CONTRACT AWARD LIST UPDATE: (CR) We have touched upon all three of these during Joshua's presentation. Did RK Redding bid on the Rockbridge Elementary School project? (JW) No they did not. (CR) Have they done anything since Fernbank? (JW) I am not sure. But we have not had huge projects like that since. (CR) So is the \$18 million only for the GC at Rockbridge? (JW)Yes. (CR) So demolition will have another contract? (JDW) No. We had some lessons learned separating them. The demolition is included in the GC scope.   | NEW |
| 00007  | COLLECTION OF MEMBER FEEDBACK FROM COMMUNITY: (CR) Anyone have anything? None.   | NEW |
| 00008  | NEW BUSINESS:  | NEW |
| 00008A | NEXT STEPS FOLLOWING SUCCESSFUL SPLOST V REFERENDUM VOTE: (CR) Is there anything of interest to the Committee relative to next steps? (JW) As you know, we are working through the stakeholder engagement process. There is a lot of data out there. All of it is being used to help us with SPLOST V. The final piece is the Secondary Schools Facility Planning & Feasibility Study. Once complete, we will consolidate information and develop a framework of what initiatives to look forward to in the five categories discussed in the referendum. We encourage you to remain engaged in that process. (CA) There was a lot of community feedback that they didn't know what was going on during SPLOST IV. I do feel that it has gotten a lot better. A lot of other people are providing information to the community not just myself. (JW) We learned our lesson and during SPLOST IV we decided that it was so important to gain the community's trust back. (CA) During September, I expect the community to be able to help refine the list. (JW) The September meeting will specifically talk about what funds will be allocated within each category. (CA) I want to know if the list will have specific schools on it. (JW) Yes, the list will have specific schools identified. (NES) They are building an apartment complex along Church Street. It is supposed to house at least 1,500 people. Has anyone talked to DeKalb county as far as planning what's going to happen with that because we're talking about 1,2,3 bedroom apartments. They will feed into Laurel Ridge, Fernbank and Shamrock. (JW) We have access to housing data that we subscribe to. We utilize that information for demographic planning. | NEW |

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00008B UPDATE ON JUNE COMMUNITY MEETING FOR NEW

SPLOST V: (CB) I attended two of the community meetings at Tucker and Southwest DeKalb. The meeting at Tucker had me very concerned. The parents that attended the meeting had a lot of questions that were not answered and could not be answered by the consultants that were there. They were asking valid questions and had valid concerns and they were being told "we are consultants so we don't know". Dan Drake was the only DCSD representative there. I was very surprised that the Superintendent or a representative of his office was not there. Southwest DeKalb's community had the same type of questions; however, some of them received answers. I just want to make sure you are aware that the consultants were not very responsive to the community's concerns. (CA) What consultants were these? (JW) There are two separate things going on. The consultants were not expected to have answers to questions during the first round. They were expected to listen and record responses during the first round. Research was conducted afterward so they were able to address more concerns during the second round. Round 3 will be a lot more responsive because a lot more data has been provided. (CB) That should have been better conveyed during the meeting because a lot of concerns could not be addressed. I voiced my concerns to Dan. He stated the Superintendent was out of the country and you were at another meeting. (JW) Are you attending the other sessions? (CA) Where are the meetings communicated? JDW puts up PowerPoint slide for Upcoming Community Meetings. (CB) So where is the next meeting taking place? (JW) One is taking place at Lakeside. The other is at Chamblee. (CA) And what is the topic? (JW) This is our Secondary Schools Facility Planning and Feasibility Study. We will include community meeting status and supporting information when we provide tonight's meeting minutes. (CB) Tucker and Southwest DeKalb were not provided a hard copy of the presentation. I specifically asked a consultant for a copy and he stated none were available. There were some sitting on the chair so I took one. Not to toot my own horn but as an Advisory Committee member for the past four years a Board member entered the room and it was announced. These meetings were not my cluster but I attended because I wanted to listen to the communities' concerns.

00008C FEEDBACK ON SPLOST V COMMUNITY MEETINGS: NEW  
 Consolidated into Item 8B.

00008D NOTIFICATION OF UPCOMING COMMUNITY MEETINGS AND OTHER EVENTS: (CR) Are there any other meetings that are not on the slide? (JW) There is Monday's meeting at Chamblee. And I ask to Richard and John to get together to record project meetings. NEW 07/08/2016 DCSD RB

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00009	COLLECT RECOMMENDATIONS FROM MEETING AND FOLLOW-UP MATTERS FOR NEXT MEETING: Discussed in Items 4E I & II. Include AECOM PowerPoint presentation with meeting minutes distribution going forward. Configure auto forward upon receipt of Advisory Committee's Gmail account information.	NEW	07/28/2016	DCSD	RB
00010	NEXT MEETING DATE: JULY 28, 2016	NEW			
00011	ADJOURNMENT: (YF) Motion to adjourn. BJ 2nd. Meeting adjourned at 7:39pm.	NEW			

**Prepared By:**

**Signed:** \_\_\_\_\_

**Dated:** 08/29/2016