

Building and Grounds Committee Meeting

March 31, 2023 4:00 PM

Central Services Board Room

1. Call to Order-Mr. Robert Safdie - Mr. Robert Safdie
2. Moment of Silence and Pledge-Mr. Robert Safdie - Mr. Robert Safdie
3. Approval of Committee Minutes-Mr. Robert Safdie - Mr. Robert Safdie
4. CCHS Band Tower Proposal
5. CCHS Auditorium Bid
6. South Cumberland Renovation Bid
7. Other Discussion
8. Adjournment

(* Indicates Board Approval Required

**Building and Ground
Committee Meeting
January 9, 2023
Central Services Board Room**

The Building and Grounds Committee met on Monday, January 9, 2023, in the Central Services Board Room where Mr. Robert Safdie called the meeting to order at the approximate hour of 4:31p.m. He welcomed everyone to the meeting and appreciated everyone for attending.

PRESENT:

Mr. Robert Safdie District 2
Mr. William Stepp, DOS
Nick Davis, District 5
Shannon Stout, District 9
Kim Chamberlin, Upland Design

Mary Kington, Maintenance Supervisor
Earl Patton, Board Atty
Mo Charnot, Media
Mitch Lowe, Phoenix HS

Absent:

1. **Call to Order** – Mr. Robert Safdie
2. **Moment of Silence/Pledge of Allegiance** – Mr. Robert Safdie
3. **Approval of Minutes** – Mr. Robert Safdie

VOICE VOTE: Stout moved to approve.
Davis (seconder-yes)

MOTION: Carried unanimously

4. Approval of Sidewalk Awning for Phoenix School

Safdie introduced the agenda item and asked Kington to tell everyone about the project. Kington asked that it be passed to Lowe. Lowe told the committee that on the Taylor Street side of the building is where the morning and afternoon car rider and bus riders are loaded and unloaded. This sidewalk is currently uncovered and he would like to get an awning to cover it because if it's raining kids are getting soaked and staying in wet clothes all day. He's said it will come out from the existing awning that is currently at 9 ft and extend to the lay of the sidewalk. Safdie asked for questions. Davis asked if there were plans and Kington informed them that when a project is this small, normally no architecture plans are gotten. Safdie asked about the capital outlay money. Lowe told him that each school gets \$10,000 a year for projects. Safdie asked if the bids were within that budget. Lowe said they had 1 low bid at just under \$10,000. The same company did work at Martin Elementary, and they were happy with the work there. Safdie asked for a motion to send to full board. Stout made the motion and Davis with the second.

VOICE VOTE: Stout (mover-yes)
Davis (seconder-yes)
All Ayes

MOTION: Carried unanimously

5. CCHS Stadium Steps Update

Safdie turned this item over to Kingston/Chamberlin. Chamberlin said the concrete steps that were cast and poured over the original bleachers were deteriorating. The company that did the original replacement agreed to do these as well and replace with an aluminum grade step. They are about \$300 per step. Approximately 16 steps. At a minimum of \$4800 Safdie is asking where that will come from. Kingston said she believes that she will have the money in her regular maintenance budget to do this project since it is a safety issue and is high on the priority list. Chamberlin told them if they will authorize the company to come and do it, they will take care of measuring everything and repairing them. Davis asked how long ago the initial project was done. Kingston/Chamberlin replied about 5 years ago, but these are not the same steps that were previously repaired. Safdie asked what procedures need to happen after the full board approves it. Kingston said if it can be worked through Chamberlin then that would be best otherwise 3 quotes will have to be obtained. Safdie asked if they had to have 3 quotes and Kingston told him anything over \$1000 has to have 3 quotes. Chamberlin said no one else will quote the repair. He said he can ask others if they would be interested in looking at the project but it's such a small, unique project. Kingston asked if Chamberlin could get 3 contractors to turn it down and he said yes, he will have plenty to tell us no. He said there are other companies that can do it, but they won't due to the current market. It must be a steel fabricator. Chamberlin said he would call Nathan Brock and they will come up with the means to do this by Brock's wishes. Safdie said a conditional motion can be made to approve the project and get the bids back. Davis asked how the district will assess the future of each step and how many to come. Chamberlin told him that over time more will deteriorate. He said if the district wanted to replace them all at one time that would be an option but certainly more money. He said these are the ones with current issues. Davis asked if we needed more in the future would be there a reduction in cost if we done more and if it was needed. Chamberlin said it would be minimal. He said if he's only calling them to do 2 or 3 then it would be more than \$300 a step but 15-20 and 20 to 40 to 50 is not going to be much different. Safdie said if there's not any others that are in need of repair, he doesn't think we can ask the company to come in and repair steps that don't need repair. Davis made a motion to move forward with the project. Stout with the second.

VOICE VOTE: Davis (mover-yes)
Stout (seconder-yes)
All Ayes

MOTION: Carried unanimously

6. CCHS Tennis Court Demolition Update/CCHS Auditorium

Safdie introduced this item. Chamberlin said the auditorium is 99% complete on the architecture side and then the fire marshals will give their review and he's targeting February 14 for completion on this part of it. He said that 2 of the 8 courts will be removed for the auditorium. He suggests giving the remaining 6 to the contractor for his laydown area. He will need a place to lay down his equipment and part of the parking spots are already being taken. Then get a bid alternate when the overall bid is given to replace those 6 courts in hopes of getting both projects taken care of at once if all funds are available. Stout asked if there would be a bid for removing and replacing and then a bid for demo. Chamberlin said the bid would be for demolishing what's there and the replacement. He said if they are not going for replacing them at all then he could get a bid to demolish and replace with grass, but he assumes they will want the courts replaced. Davis asked if the contractor would be billed for the use of the laydown area. Chamberlin said no if we tell him he's going to have to pay for it, that number will just be put into his bid to do the work. Chamberlin said he will have to have somewhere to lay down, no other option. Safdie asked what they were seeing in cost of construction. Chamberlin said several materials were coming down in price and competition was helping, creating interest in the project. Chamberlin asked if the committee would allow to him to skip to number 8 and talk about that since he was currently at the podium. They agreed.

7. SMHS Fieldhouse Facility Update

Chamberlin said his partner Brian at Upland was involved in this project and drawings were being worked on. They were waiting on the structural engineer to complete his portion and then documents would be ready to present. Safdie thanked Chamberlin for his and Upland Design’s involvement in these projects. Chamberlin also told the committee that South renovation was coming along just as expected and on target.

8. Martin Elementary Crosswalk Update

Safdie asked Kington to give an update. She said currently it’s not flashing and is just waiting for someone to come up and press the button to activate it.

9. Third Party Construction Procedure Draft

Safdie said when he first looked at this, he thought it should just be passed on to the contract committee, but he wanted Patton to speak on it. Patton said he read it and it basically reads as a procedure. He said it’s helpful when you have volunteers doing projects. Stepp said that or like entities outside of the school system. Stepp said it’s just a draft right now & that he took it from another school system and just wanted everyone to know this was something he was working on. Stout said she recommended looking at adding holding the contractor and employees to school, county, and state laws. Patton said he thinks that would come into play on the 5.5 section of the draft. Stepp said this is just for awareness right now. Not ready for approval yet. Safdie asked under the heading 5.4 what Stepp meant by “Operations Director”. Stepp said at the last meeting the Deputy Director was approved but we don’t have that position filled. Currently it would come to Kington and then Bray. Safdie recommended maybe a project calendar of major milestones on projects and projected timelines. Stepp said that was one thing in the Deputy Director’s job description. Safdie asked where the money would be coming from? Stepp said the budget committee would have to determine that based on current positions that are not filled. Safdie said if that position would relate to B&G then they should probably take a look at it also. Safdie made a recommendation/motion to forward this draft procedure to the contract committee. Stout with a second.

VOICE VOTE: Safdie (mover-yes)
Stout (seconder-yes)
All Ayes

MOTION: Carried unanimously.

10. Adjournment

Safdie asked for a motion to adjourn. Davis made the motion with Stout with the second.

VOICE VOTE: Davis (mover-yes)
Stout (seconder-yes)
All Ayes

MOTION: Carried unanimously.

The meeting was adjourned at approximately 5:12 pm.

Mr. William Stepp, Director of Schools

Mr. Robert Safdie
Chairman of the Building & Grounds Committee

Diane McCartney
Executive Assistant for the Director of Schools and Board Secretary

March 6, 2023

Mr. William Stepp
Director of Schools
Cumberland County Schools
368 4th Street,
Crossville, TN, 38555

Dear Building and Grounds Committee,

My name is Bruce Johnson, and I am the band director at Cumberland County High School. The reason for this letter is that I would like to ask permission to rebuild the band's observation deck on our practice field. The previous structure was falling apart, and there were a great many issues with the previous structure when it comes to meeting building code. I felt it would be a better use of time and resources to tear the previous structure down and rebuild it rather than to try and fix what was there. The CCHS Band Boosters will pay for all the materials necessary to build the new structure.

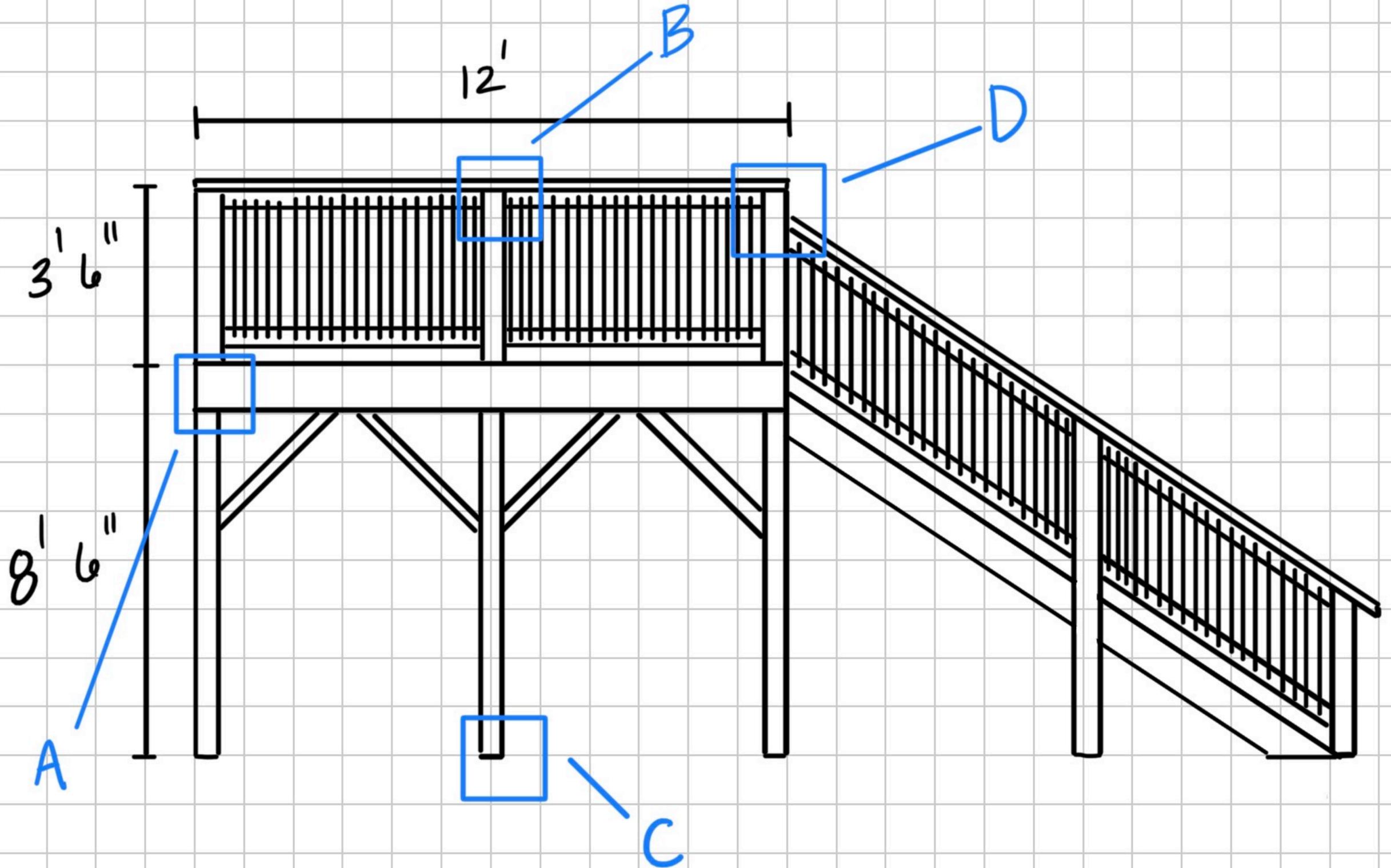
The previous structure was torn down in April, 2022. What I am asking is for your permission to replace the structure with a new, more sturdy structure. I have attached copies of the blueprints of the proposed structure for your consideration. I will be happy to address any questions or concerns you have with the proposed structure.

Sincerely,

Bruce Johnson
Director of Bands
Cumberland County High School
660 Stanley Street,
Crossville, TN, 38555
bjohnson@ccschools.k12tn.net
931-484-6709

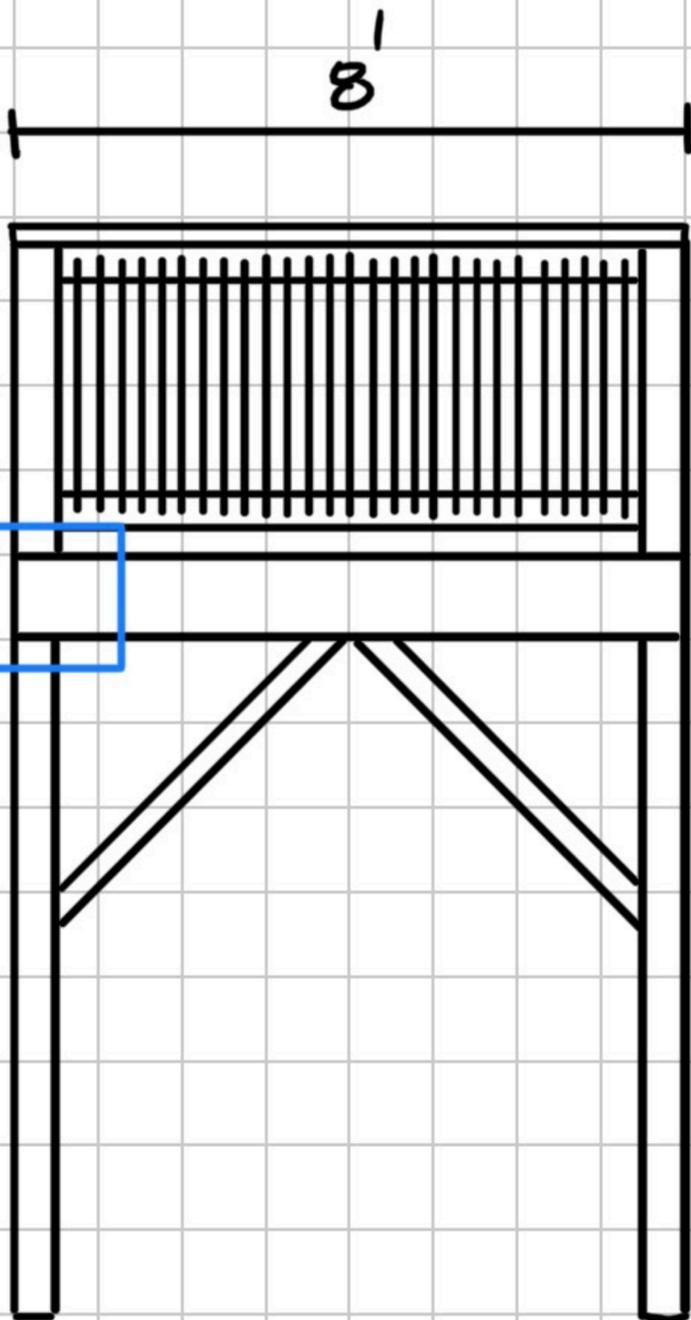
FRONT

1 BLOCK = 1 FT.

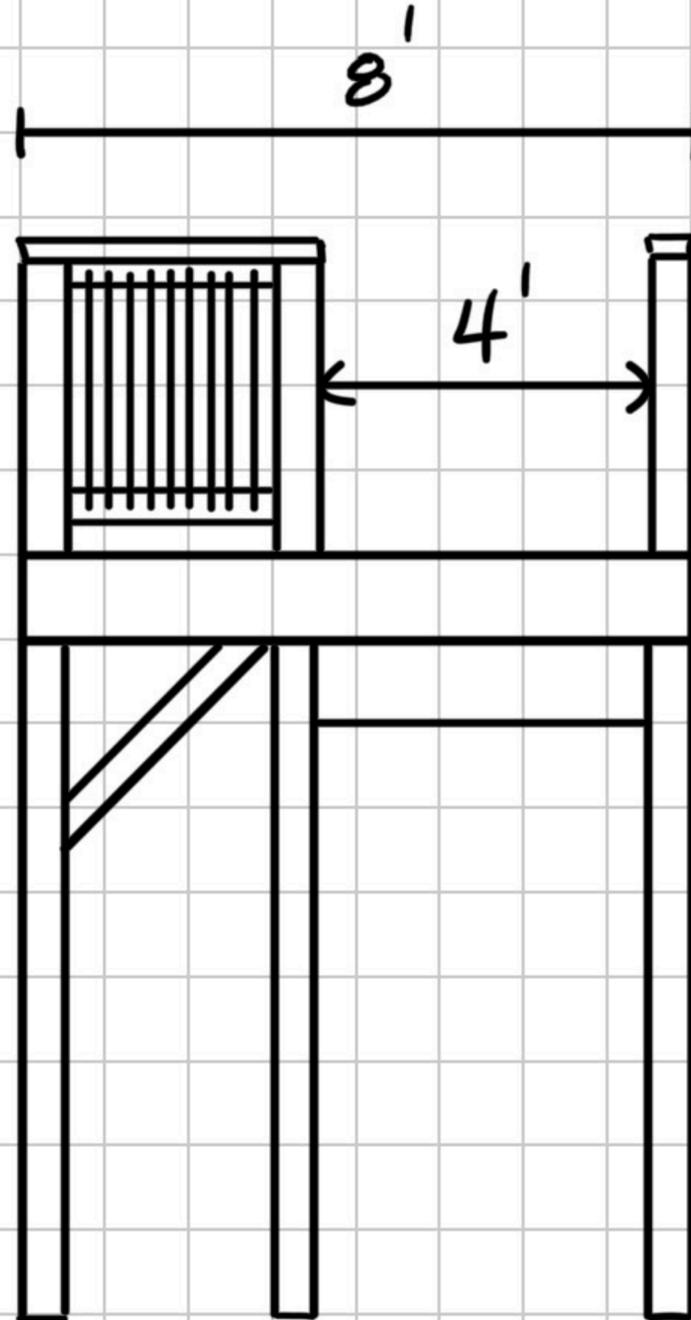


1 BLOCK = 1 FT.

L SIDE



R SIDE



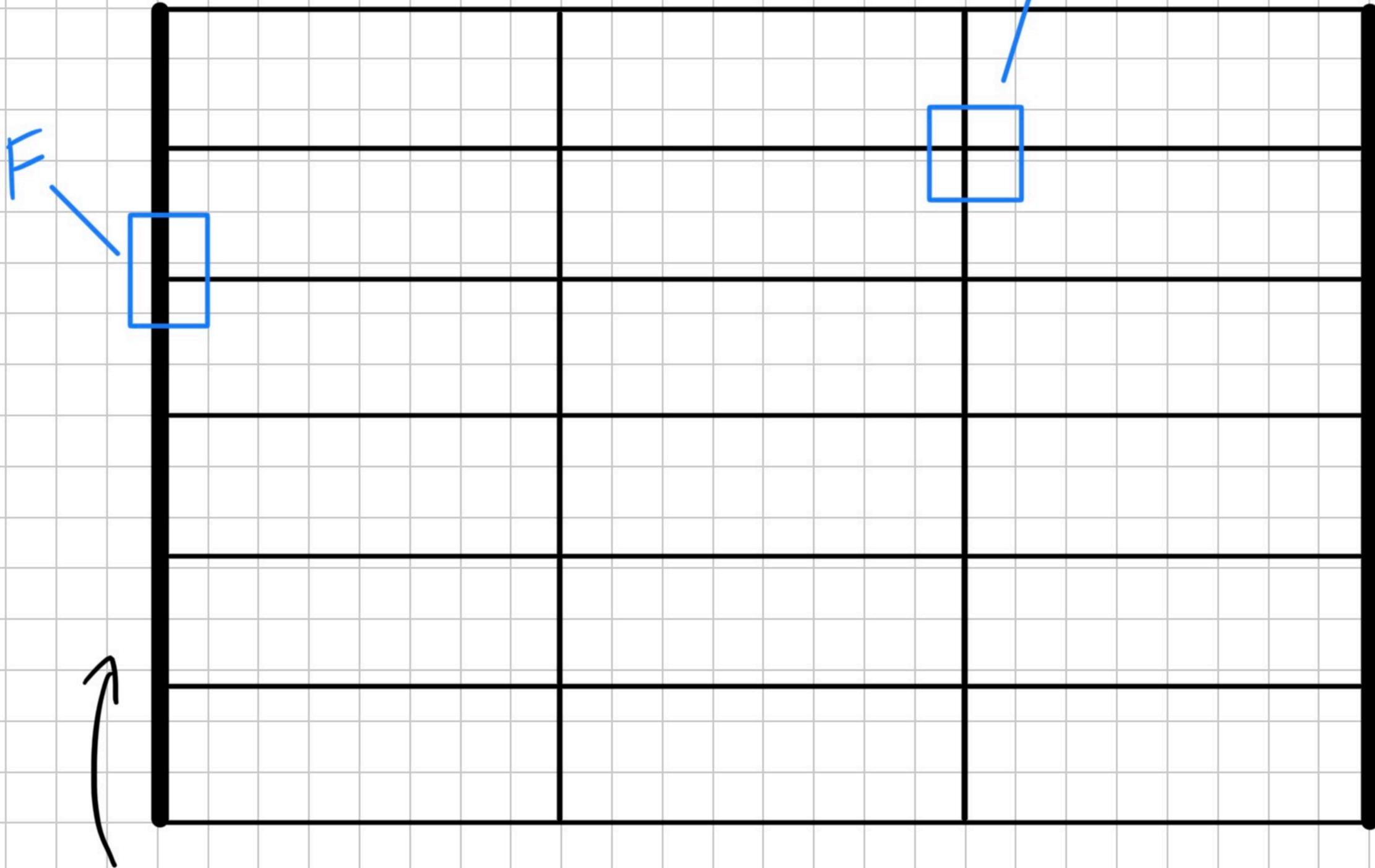
3' 6"

8' 6"

4'

E

2x10 Joists @
16" O.C.

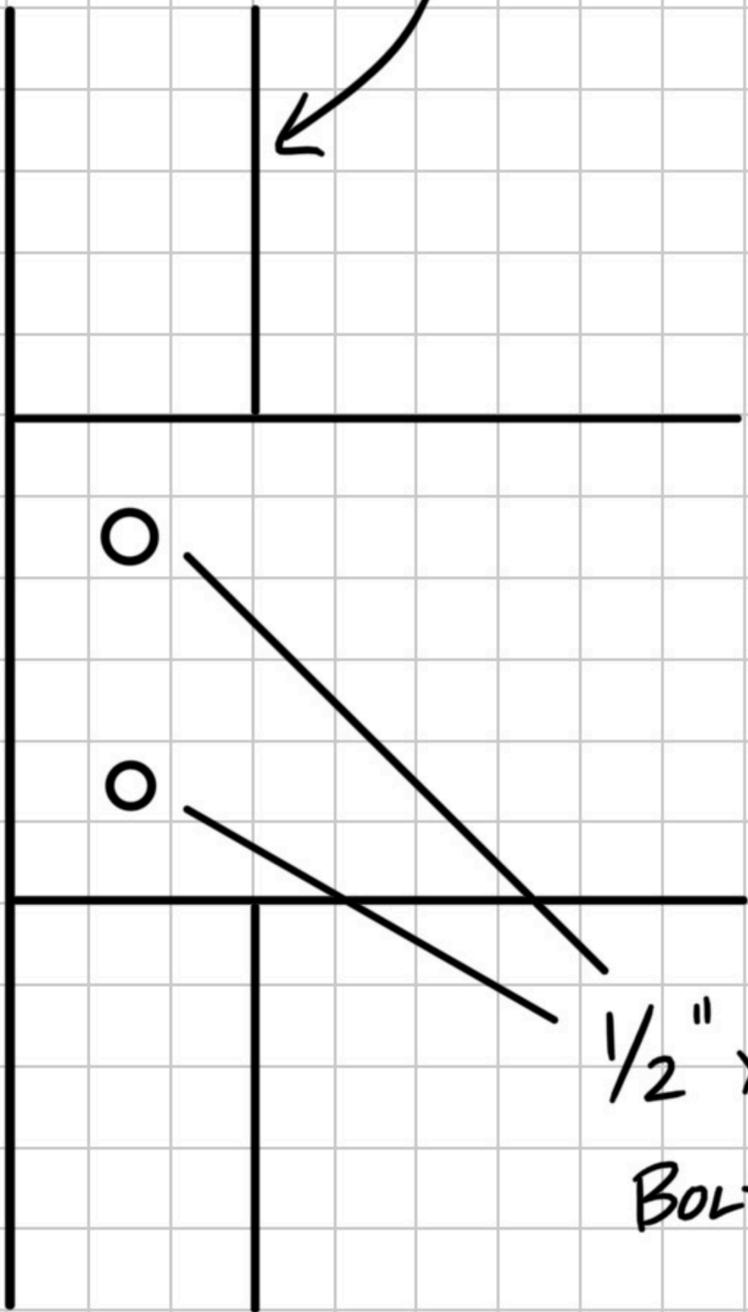


DBL.
2x12

1 BLOCK = 6 IN.

2x12

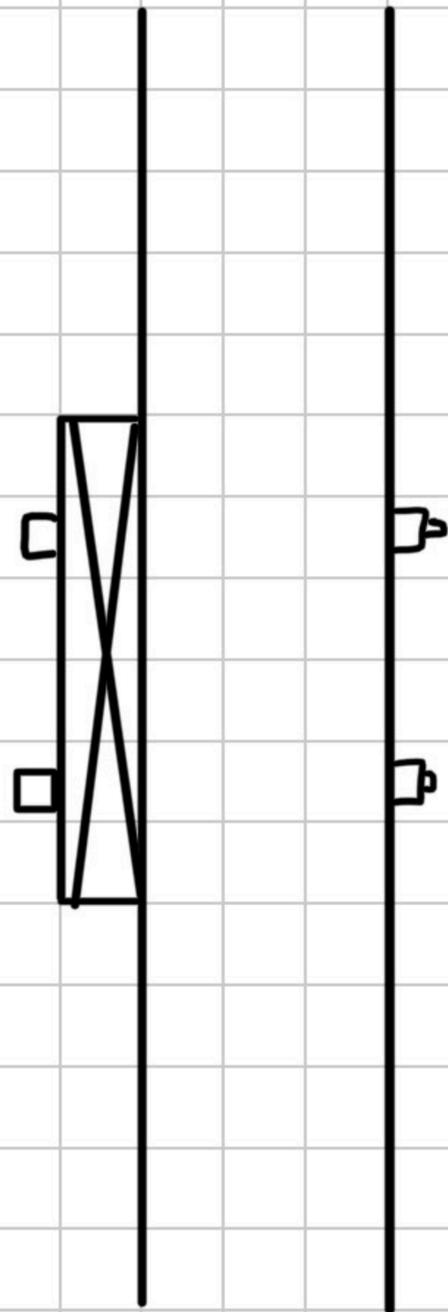
6x6

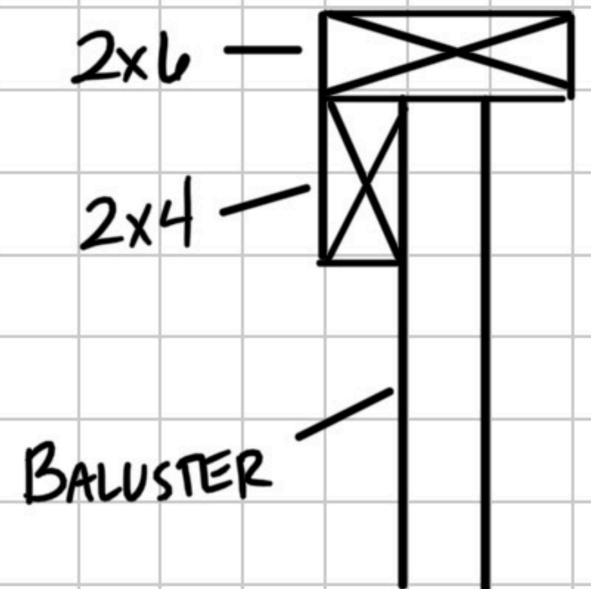
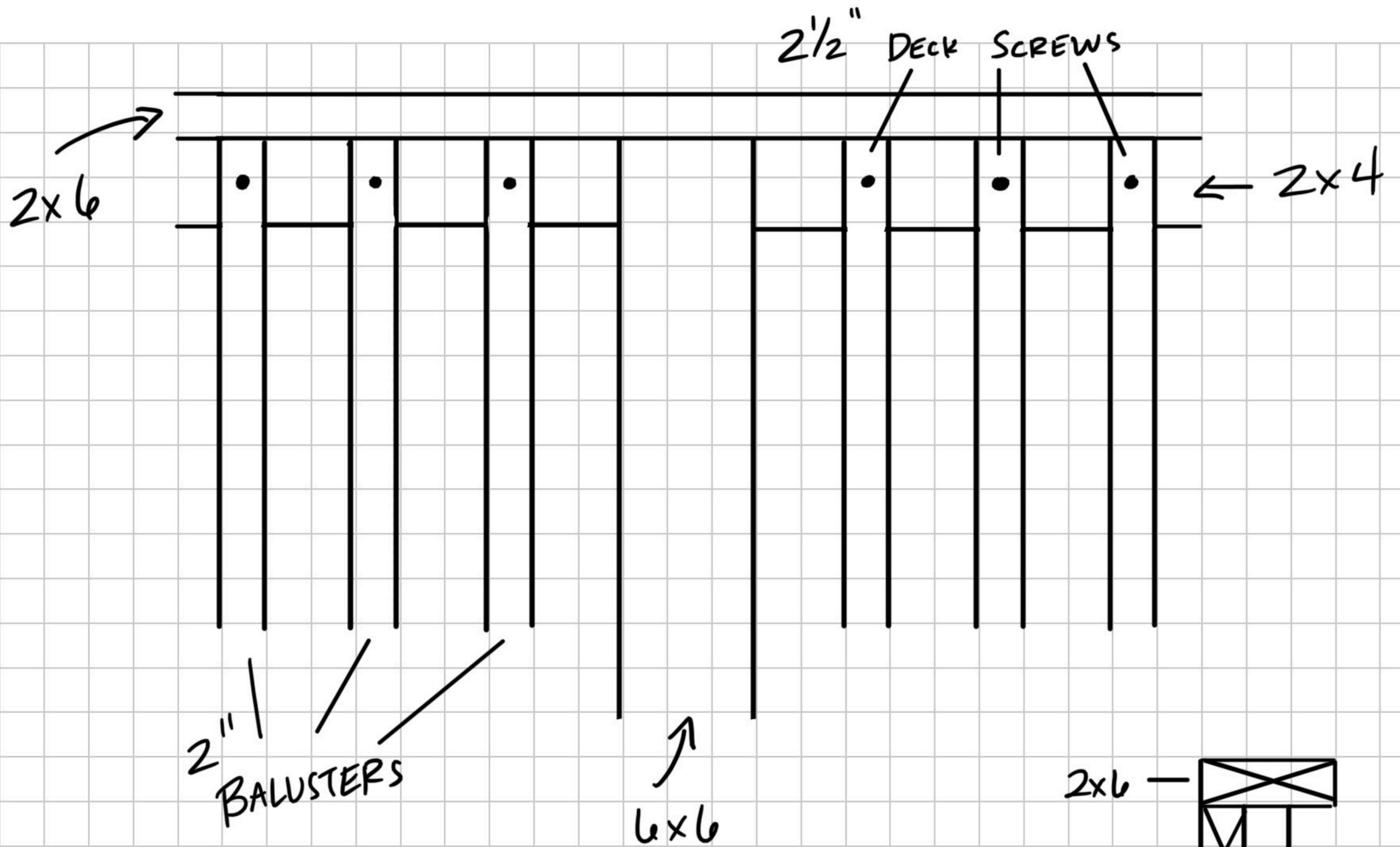


1/2" x 7"
BOLTS

A

1 BLOCK = 2 N.





B

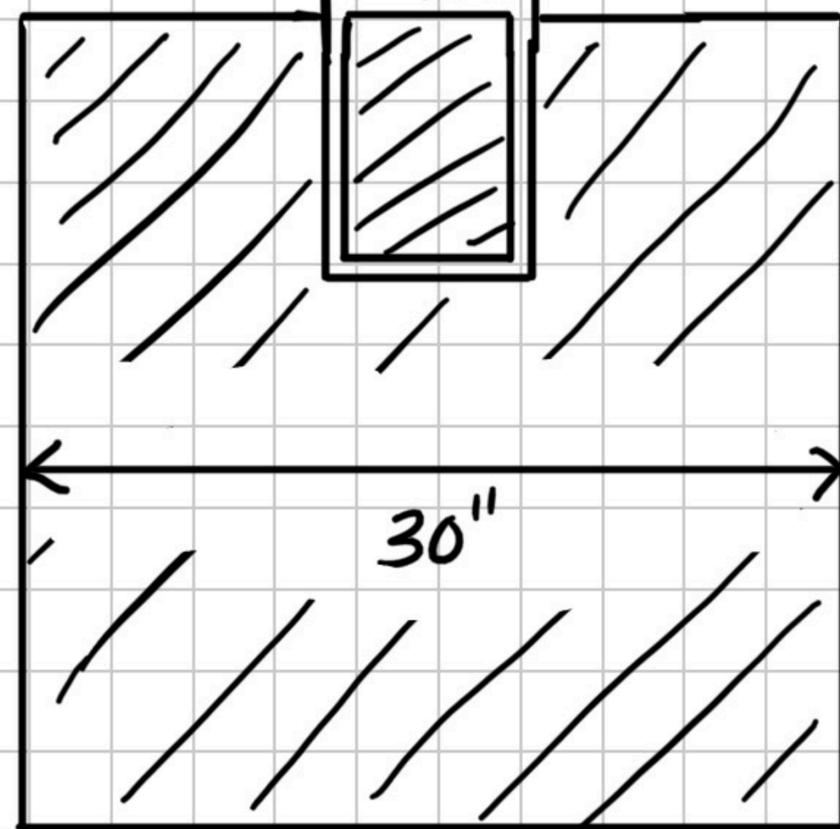
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1 BLOCK = 3 IN.

6x6
←

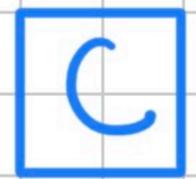
ATTACHED TO
BRACKET PER
SIMPSON SPECS

CAST-IN-PLACE
BRACKET
↙

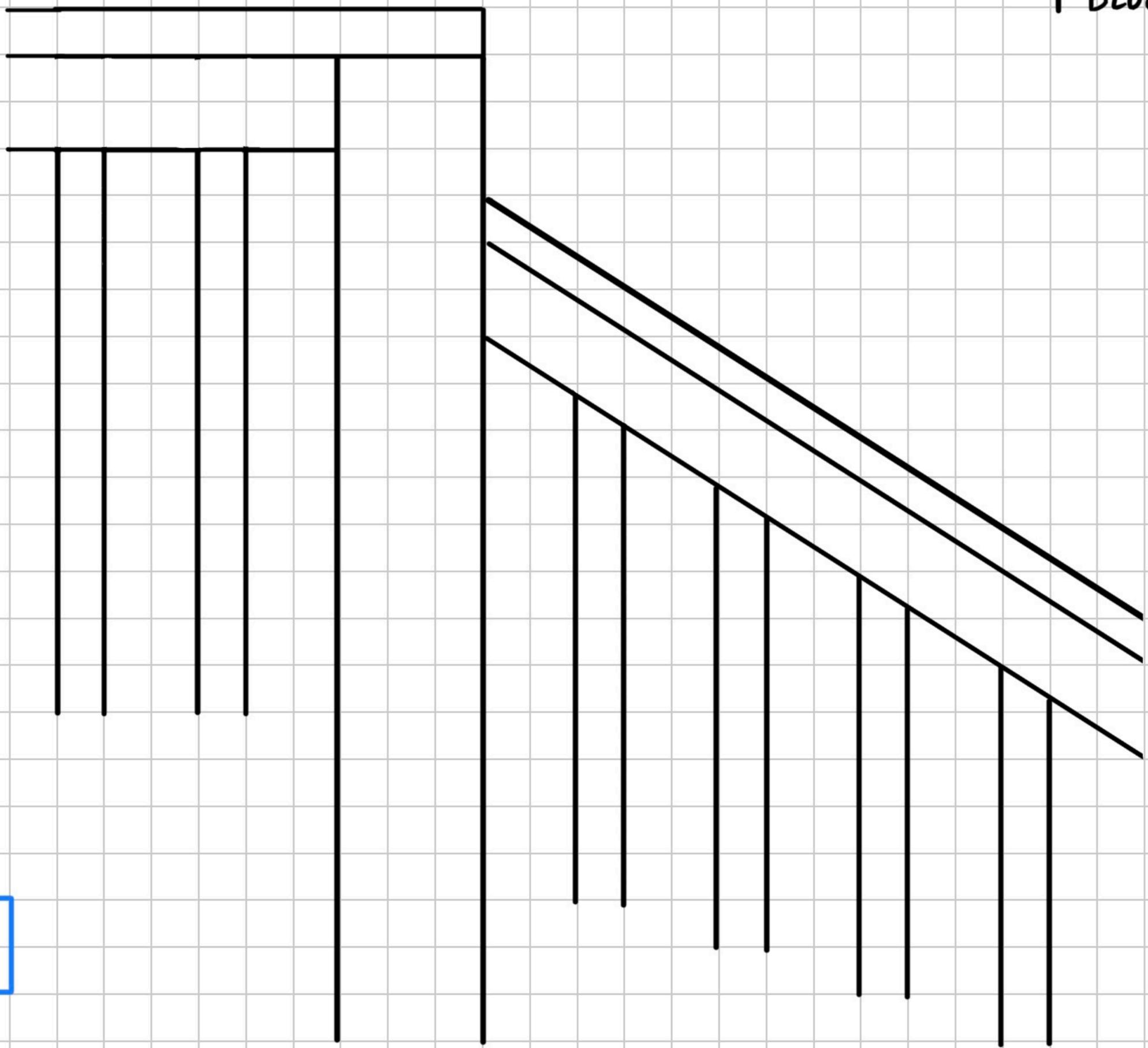


2' BELOW
GROUND

6" GRANEL

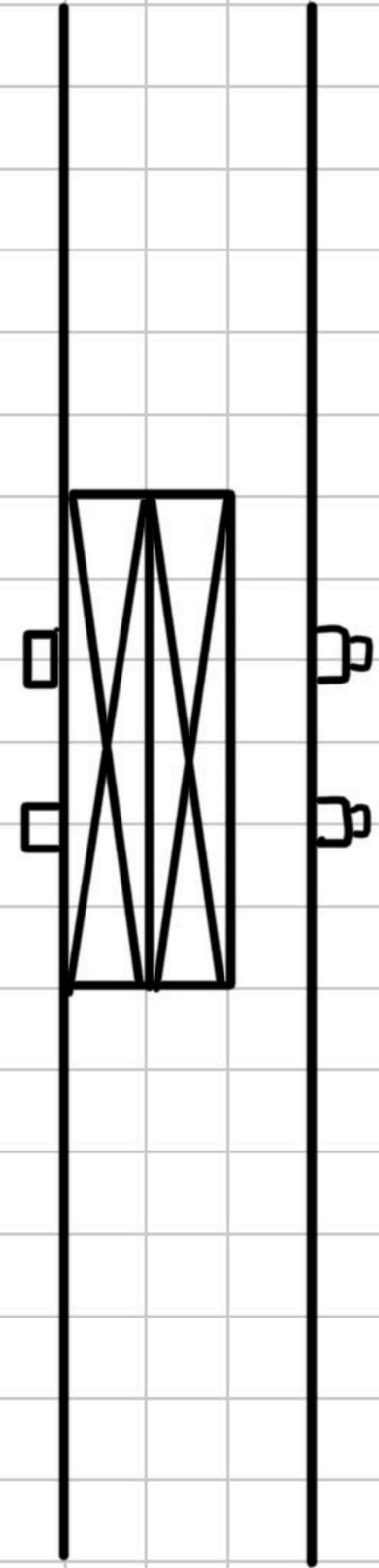
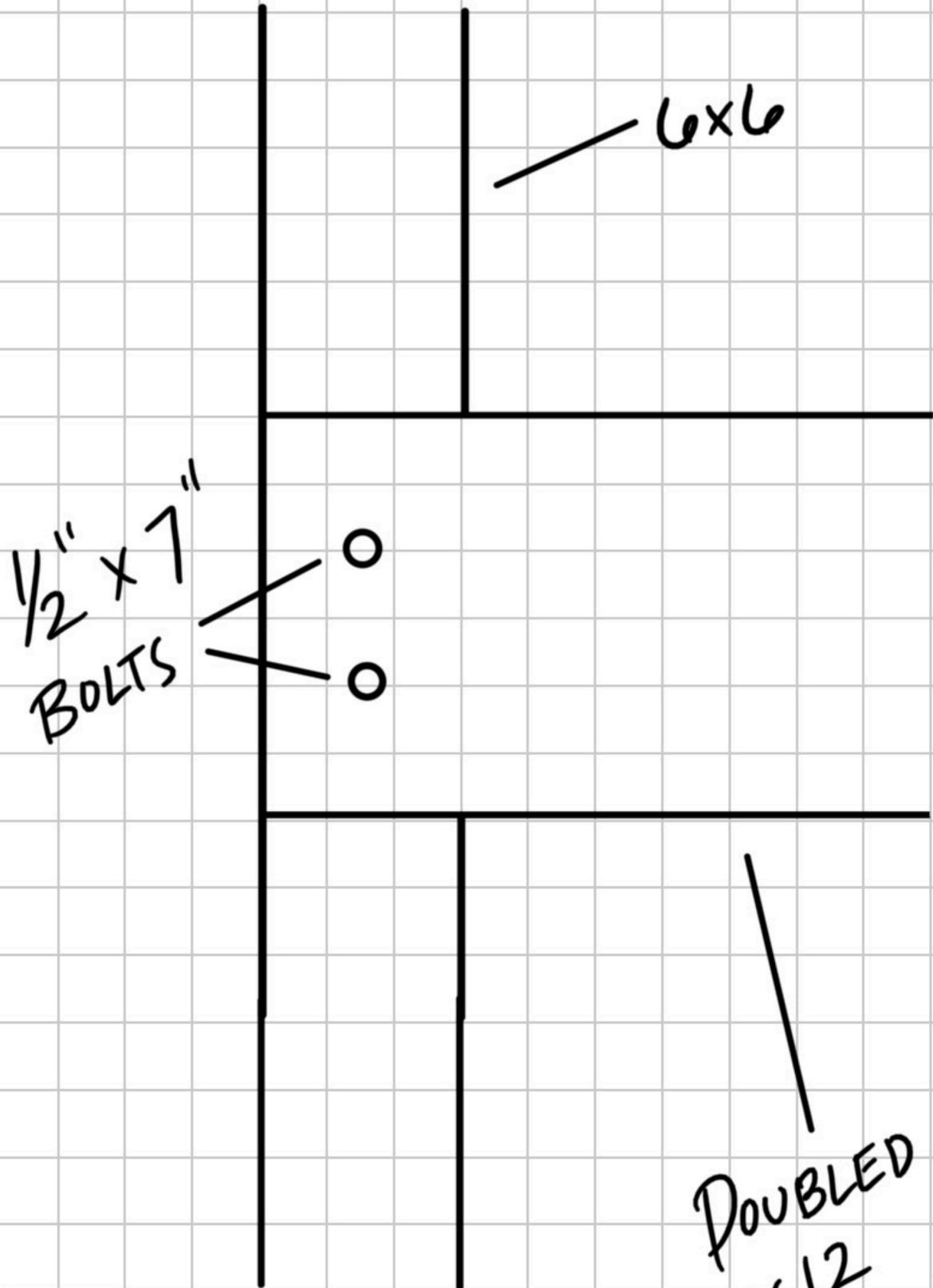


1 Block = 2 in.



D

1 BLOCK = 2 IN.



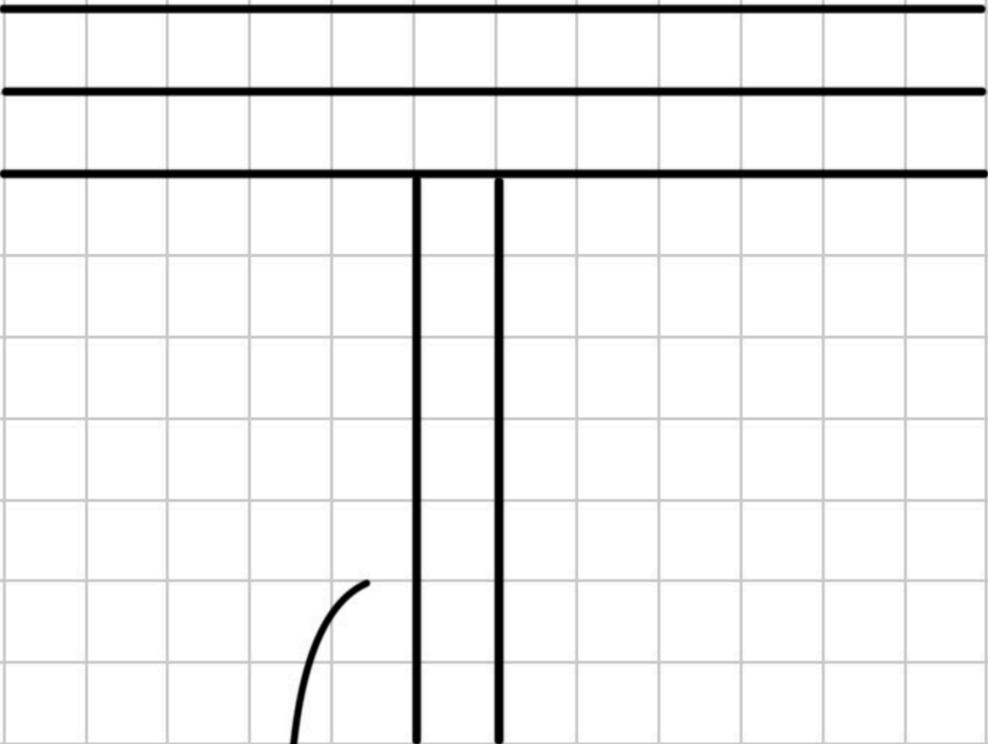
E

DOUBLED
2x12
JOIST HEADER

6x6

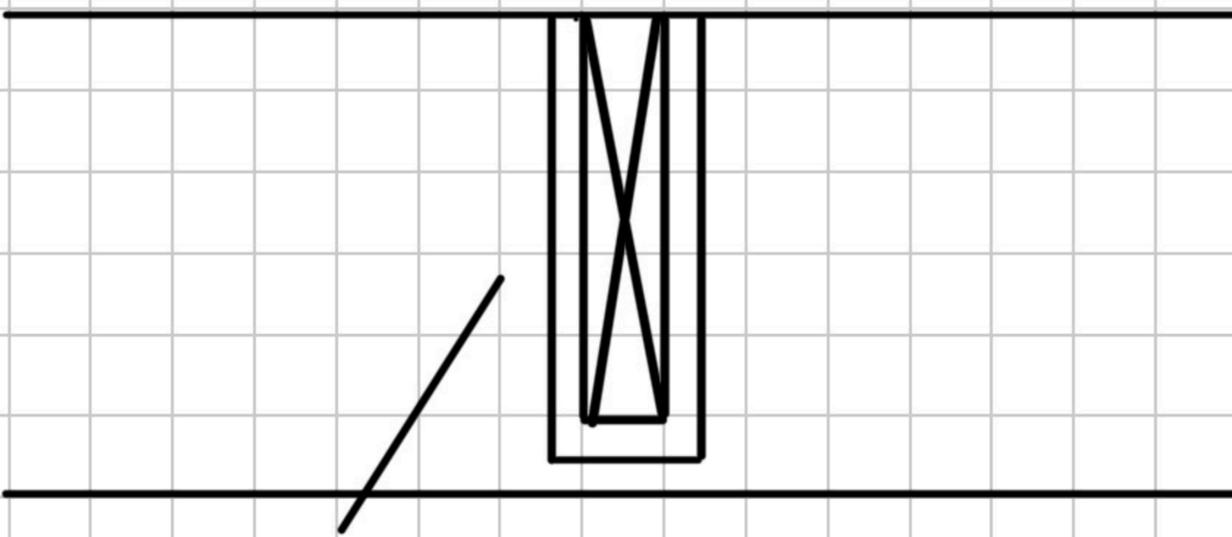
1/2" x 7"
BOLTS

1 BLOCK = 2 IN.



DOUBLED
2x12
JOIST HEADER

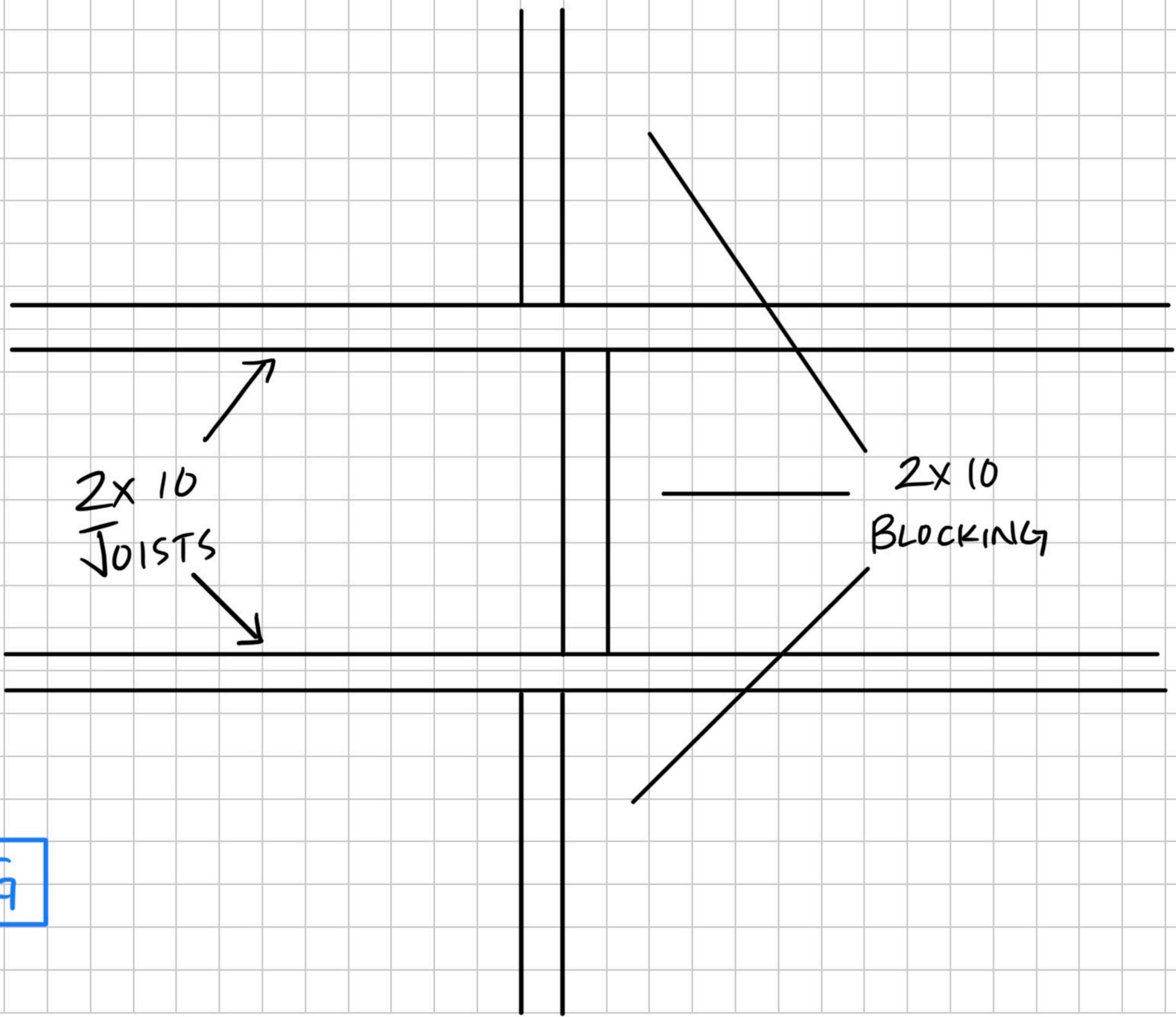
2x10
FLOOR JOIST



JOIST HANGER

ATTACHED PER
SIMPSON SPECS

F



2x10
JOISTS

2x10
BLOCKING

G

Bid Tab

Page **1** of **1**

Bids opened in **Crossville, TN** How many **3** addenda issued:

Target Completion Date **450 Days**

MACC Liquidated Damages **\$500** per day

Pursuant to the Invitation to Bid extended for
A New Auditorium for:
Cumberland County High School
Crossville, TN

bids and modifications must have been received here by
Wednesday, March 15, 2023 at 2:00 PM CT
 I, thus declare the bidding closed, and now will proceed to open
 and read bids and modifications which have been received.

Signature required only by Presiding Official.
 Others can be printed or typed.
 Presiding Official *M. Nathan Brock*
 Architect represented by *K. All Child*
 Owner represented by

Bidders (name, city, license number)	Adden Ack	Bid Security	Base Bid	Alternate #1 Add Wall Tile	Alternate #2 Add Tennis Courts	Regulated Subcontractors
Name J.A. Sergio & Sons City Sparta, TN License Number 27823			<i>NO BID</i>			Plumbing - HVAC - Electrical - Masonry - Geothermal - N/A
Name Lee Adcock Construction City Shelbyville, TN License Number 27767 ✓	✓	✓	<i>\$ 10,852,691.00</i>	<i>\$ 32,997.80</i>	<i>\$ 572,490.53</i>	Plumbing - <i>Stone Services</i> HVAC - <i>Stone Services</i> Electrical - <i>Eberhart Electric</i> Masonry - <i>Josh Tollett</i> Geothermal - N/A
Name Mid-State Construction City Livingston, TN License Number 17381 ✓	✓	✓	<i>\$ 11,770,000.00</i>	<i>\$ 48,000.00</i>	<i>\$ 311,000.00</i>	Plumbing - <i>Stone Services</i> HVAC - <i>Stone Service</i> Electrical - <i>Eberhart Electric</i> Masonry - <i>Josh Tollett</i> Geothermal - N/A
Name Path Construction City Arlington Heights, IL License Number 72457 ✓	✓	✓	<i>\$ 11,223,000.00</i>	<i>\$ 30,000.00</i>	<i>\$ 598,000.00</i>	Plumbing - <i>Stone Services</i> HVAC - <i>Stone Service</i> Electrical - <i>Eberhart Electric</i> Masonry - <i>CR Masonry</i> Geothermal - N/A
Name W & O Construction City Livingston, TN License Number 8039 ✓	✓	✓	<i>\$ 12,465,000.00</i>	<i>\$ 44,000.00</i>	<i>\$ 444,000.00</i>	Plumbing - <i>Stone Electric</i> HVAC - <i>Stone Electric</i> Electrical - <i>Eberhart Electric</i> Masonry - <i>Josh Tollett</i> Geothermal - N/A
Name City License Number						Plumbing - HVAC - Electrical - Masonry - Geothermal - N/A

Bid Tab		Page 1 of 2	Pursuant to the Invitation to Bid extended for South Cumberland Elementary School Additions and Renovations Crossville, TN				Signature required only by Presiding Official. Others can be printed or typed.				
Bids opened in Crossville, TN		How many addenda issued: 3	bids and modifications must have been received here by Wednesday, March 22, 2023 at 2:00 PM CT				Presiding Official <i>Mallan Brock</i>				
Target		Contract Time 365 Days	I, thus declare the bidding closed.				Architect represented by <i>Kirk Hill</i>				
MACC		Liquidated Damages \$500 per day					Owner represented by				
Bidders (name, city, license number)		Advert Ack	Bid Security	Base Bid	Alternate #1 Add Floor Finish	Regulated Subcontractors					
Name FTM Contracting	City Cookeville, TN	License Number 37040 ✓	✓	✓	\$ 2,210,000.00	\$ 32,500.00	Plumbing - <i>Stone Service</i>	HVAC - <i>Stone Service</i>	Electrical - <i>Cherry Creek</i>	Masonry - <i>Josh Tollett</i>	Geothermal - N/A
Name J.A. Sergio & Sons	City Sparta, TN	License Number 27823			NO Bid		Plumbing -	HVAC -	Electrical -	Masonry -	Geothermal - N/A
Name Lee Adcock Construction	City Shelbyville, TN	License Number 27767 ✓	✓	✓	\$ 2,310,431.00	\$ 59,000.00	Plumbing - <i>Stone Services</i>	HVAC - <i>Stone Services</i>	Electrical - <i>Cherry Creek</i>	Masonry - <i>MTT Masonry</i>	Geothermal - N/A
Name Mid-State Construction	City Livingston, TN	License Number 17381 ✓	✓	✓	\$ 2,298,000.00	\$ 66,000.00	Plumbing - <i>Stone Services</i>	HVAC - <i>Stone Services</i>	Electrical - <i>Cherry Creek</i>	Masonry - <i>Josh Tollett</i>	Geothermal - N/A
Name Path Construction	City Arlington Heights, IL	License Number 72457 ✓	✓	✓	\$ 2,453,000.00	\$ 53,000.00	Plumbing - <i>Stone Services</i>	HVAC - <i>Stone Services</i>	Electrical - <i>Cherry Creek</i>	Masonry - <i>Josh Tollett</i>	Geothermal - N/A
Name Stubbs Construction	City Crossville, TN	License Number 72311			NO Bid		Plumbing -	HVAC -	Electrical -	Masonry -	Geothermal - N/A

