

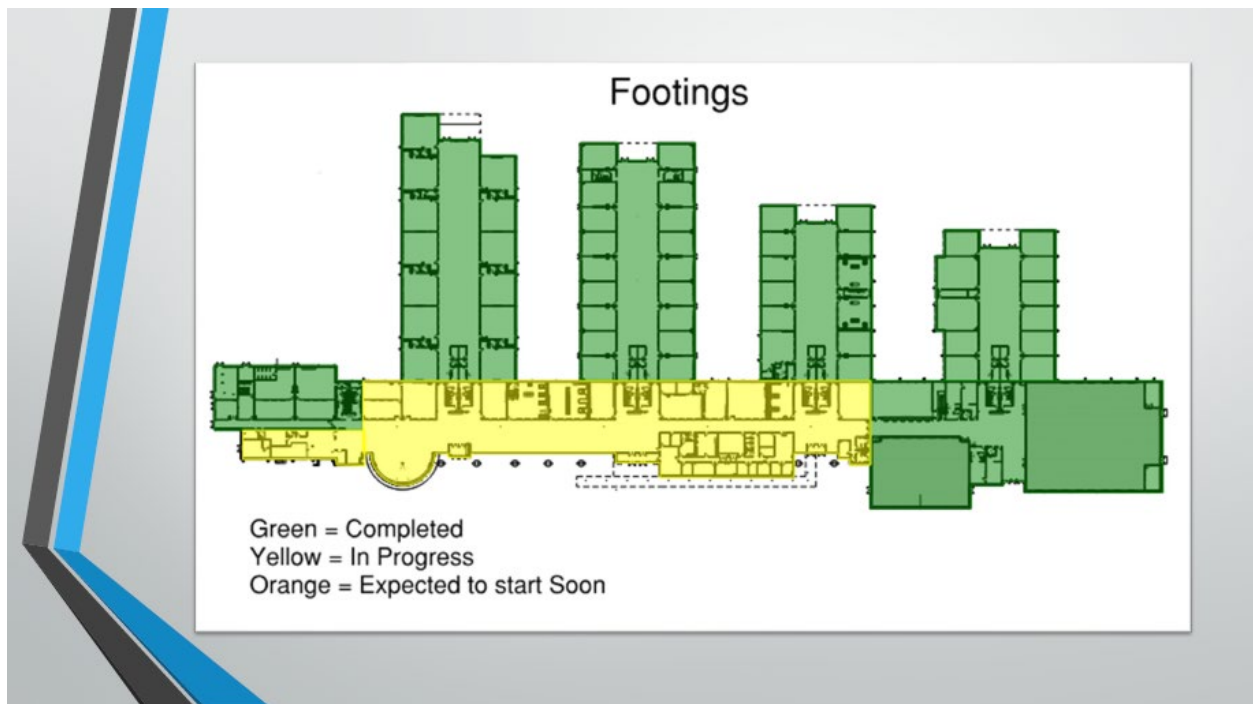
September 26, 2023

The Washington County Board of Commissioners met in Special Called Joint Meeting with the Washington County School Board on Monday, September 26, 2023, at 6:00 PM in the Washington County High School Early College Media Center, 115 Middle Street, Creswell, NC. Commissioners Tracey A. Johnson, Ann C. Keyes, Carol V. Phelps, John C. Spruill and Julius Walker, Jr. were present. Also present were County Manager/County Attorney Curtis Potter, Clerk to the Board Julie J. Bennett and County Finance Officer Missy Dixon.

Chair Walker called the Board of Commissioners' meeting to order and welcomed everyone to the meeting. Board of Education Chair Riddick called the Board of Education to order.

Items for Discussion related to the new PK-12 School:

- 1) Status of Project—Mr. Potter gave an overview of the project. He introduced Mr. Mike Konieczka, Project Executive with Metcon who was in attendance, and he gave the following presentation.



Masonry Foundation



Green = Completed
Yellow = In Progress
Orange = Expected to start Soon

Underground Electrical & Plumbing



Green = Completed
Yellow = In Progress
Orange = Expected to start Soon

Slab on Grade



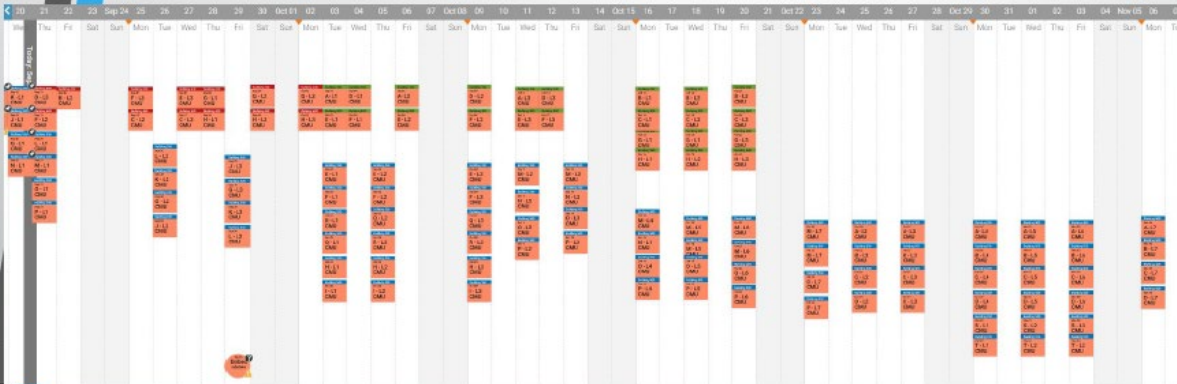
Green = Completed
Yellow = In Progress
Orange = Expected to start Soon

Masonry Walls



Green = Completed
Yellow = In Progress
Orange = Expected to start Soon

Project Schedule – Masonry



Change Orders Status

Allowance No.	Bid Package Number	Description	Allowance Amount	AA1-01	AA1-02	AA1-03	AA1-04	Allowance Amount Remaining
GMP 1 ALLOWANCE								
		Demolition Bid Package carried Allowance for Erosion Control	\$ 30,000	\$ (30,000)				\$ -
		GMP 1 Allowance for Additional Erosion Control	\$ 10,000	\$ (10,000)				\$ -
GMP 1 ALLOWANCE TOTAL			\$ 40,000	\$ (40,000)	\$ -			\$ -
GMP 2 ALLOWANCE								
1	METCON	Window Treatment at Admin & Office	\$ 60,000					\$ 60,000.00
2	BP081000	Doors & Frames	\$ 20,000					\$ 20,000.00
3	BP081000	Hardware Including Door Access	\$ 20,000					\$ 20,000.00
4	BP101000	Signage Allowances	\$ 50,000					\$ 50,000.00
5		Temporary Roads	\$ 40,000					\$ 40,000.00
6		Unsuitable Soil	\$ 75,000	\$ (56,948)				\$ 18,052.00
7		Asphalt Index - Escalation	\$ 45,000					\$ 45,000.00
8		Glass and Glazing - Revisions	\$ 50,000	\$ (50,000)				\$ -
9		Condition Power Due to Switchboard Delay	\$ 75,000					\$ 75,000.00
10		Additional Greenhouse - Additional Size - Install and Slab	\$ 65,000					\$ 65,000.00
11		Metal Panel / Roofing undefined scopes	\$ 50,000	\$ (50,000)				\$ -
12		Landscape Allowance	\$ 175,000					\$ 175,000.00
13		Feature Wall Graphics on CMU Walls	\$ 40,000					\$ 40,000.00
14		Surveying	\$ 15,000					\$ 15,000.00
15		VE Scope Adjustments / Review Comments	\$ 200,000	\$ (200,000)				\$ -
16		Site Utilities / Sitework Unforeseen	\$ 95,000	\$ (6,177)				\$ 88,823.16
17		MEFPF Revisions	\$ 183,000	\$ (183,000)				\$ -
GMP 2 ALLOWANCE TOTAL			\$ 1,258,000	\$ (546,125)	\$ -	\$ -	\$ -	\$ 711,875.16
ALLOWANCE FROM BID PACKAGE								
		Allowance Hold for Sales Tax Glue Lam Beams	\$ 76,764					\$ 76,764
		Allowances for Identified quantities carried within BP						
		Sitework converted to Lump Sum	\$ 62,500	\$ (62,500)				\$ -
ALLOWANCE FROM BID PACKAGE			\$ 139,264	\$ -				\$ 76,764

Total Exposures After Allowances Being Applied

CE- 22 (IFC) + CE - 15 (ASI #2) + CE - 12 (ASI #3) + CE - 26 (Unsuitable Soils) \$	1,314,201.15			
Allowance Deduction \$	(483,000.00)			
Exposures - Allowances \$	831,201.15	\$	59,098.40 (Metcon Fee)	\$ 890,299.55

Change Orders Minus Allowance Breakdown

Change Order #5 Description	Amount	Allowance Deduction	Total After Deduct	Total w/Fee
Cost Event for IFC Drawings (CE - 22)	\$ 761,054.44	\$ 433,000.00	\$ 328,054.44	\$ 351,379.11
Cost Event for ASI #2 - Lab Expansion (CE - 15)	\$ 192,066.05		\$ 192,066.05	\$ 205,721.95
Cost Event for ASI #3 (CE - 12)	\$ 111,772.24	\$ 50,000.00	\$ 61,772.24	\$ 66,164.25
Cost Event for Unsuitable Soils (CE - 26)	\$ 249,308.42		\$ 249,308.42	\$ 267,034.25
Total:	\$ 1,314,201.15	\$ 483,000.00	\$ 831,201.15	\$ 890,299.55

Owner Contingencies After Changes

Owner Contingency	\$ 1,744,545.00
Change Order Request Total (Allowance deduct & Fee):	\$ 890,299.55
Remaining Owner Contingency	\$ 854,245.45

IFC Changes Breakdown

Change Order Request Breakdown for IFC					
Spec Section	Trade	Company Name	IFC (CO \$)	Main changes	Responsible for Change
03 3000	Concrete	Skyrock Construction LLC	\$ 3,500.00	Additional Wall footing Blg 200	Added sheer wall per structural engineer Drawing QA/QC.
04 2000	Masonry	Southeastern	\$ 99,599.68	Added Masonry Scope, Reintroduction of Precast (soldier course), Added brick Color Change.	VE option proposed at GMP could not be achieved, return to original scope.
05 1000	Structural Steel	North State Steel	\$ 91,236.68		Drawing QA/QC.
08 4000	Storefront	A1 Glass and Aluminum	\$ 3,326.66	Opening dimensions changed on few elevations.	Drawing QA/QC
08 1000	Doors, Frames	East Coast Access	\$ 7,792.00		Owner request/DPI change request.
09 2000	Metal Framing	Blizzard Walls Inc	\$ 20,767.14	Changed plywood sheathing to gypsum at metal panel, add bifurcated walls at Areas 100, 200, 300, and 400.	Owner requested change. (Added office)
09 3000	Hard Tile	Concordia Building	\$ 1,496.67	Dry storage and Janitor room enlarged.	DPI change request.
09 6000	LVT, VCT, Rubber	Brock Contract Services	\$ 213.42	Added base cove on Areas 100, 200, 300, and 400.	Owner request change. (Added offices)
10 1000	Signage	AOA Signs, INC	\$ 224.36	Added Room identification Signs.	Owner request change. (Added offices)
10 7300	Canopies	East Coast TVM	\$ 7,330.00	Added canopy over the can wash area.	DPI change request.
11 4000	Food Service Equipment	11400 Food Service Equipment	\$ 5,931.00	Added shelving, rack, and washer/Dryer.	DPI change request.
23 0000	HVAC	Baker Mechanical	\$ 145,719.93	Add dynamic Air filters. Chilled water lines from above ground to below ground.	VE option proposed at GMP could not be achieved, needs to reintroduce part of the scope.
26 0000	Electrical	Triple R	\$ 211,333.48	Switch gear, conduit, electrical boxes, (\$80K materials.)	Modification to VE option was needed to conform to Dominion Power and not to affect switch gear delivery.
31 0000	Sitework, Utilities	Fred Smith Company	\$ 162,583.42	Side walk, sewer, roof drains, erosion control,	DPI change request (Kitchen)/Owner Request (Green house and Portable classroom.)
Total:			\$ 761,054.44		

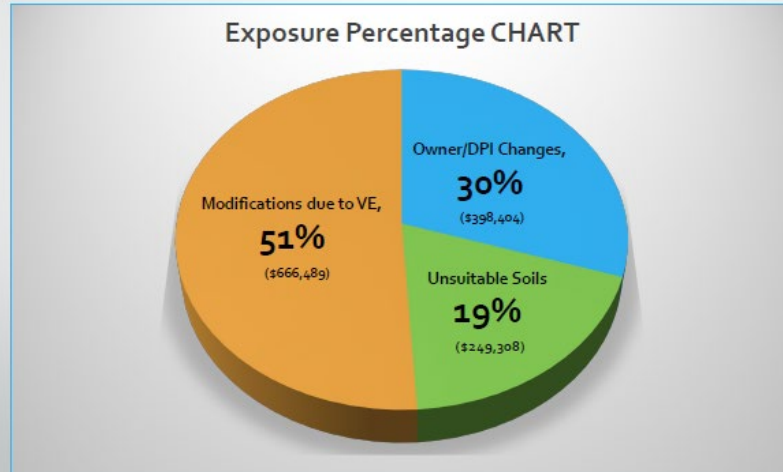
ASI#2 Changes Breakdown

Change Order Request Breakdown for Lab Expansion for Building 400 (ASI#2)				
Spec Section	Trade	Company Name	ASI #2 (CO 6)	Responsible for Change
03 3000	Concrete	Skyrock Construction LLC	\$ 13,980.00	DPI / Owner
03 4100	Pre-cast Concrete	Coreslab Structures	\$ 23,500.00	DPI / Owner
04 2000	Masonry	Southeastern	\$ 18,937.35	DPI / Owner
05 1000	Structural Steel	North State Steel	\$ 983.74	DPI / Owner
07 5000	Turnkey Roofing	AAR of North Carolina	\$ 13,459.22	DPI / Owner
08 4000	Storefront	A1 Glass and Aluminum	\$ 14,013.86	DPI / Owner
09 2000	Metal Framing	Blizzard Walls Inc	\$ 2,617.80	DPI / Owner
09 5000	Acoustical Ceiling	Precision Walls	\$ 5,013.38	DPI / Owner
09 6000	LVT, VCT, Rubber	Brock Contract Services	\$ 2,271.11	DPI / Owner
10 7300	Canopies	East Coast TVM	\$ 5,000.00	DPI / Owner
12 3000	Casework	Blankeship	\$ 1,884.03	DPI / Owner
23 0000	HVAC	Baker Mechanical	\$ 20,786.38	DPI / Owner
26 0000	Electrical	Triple R	\$ 30,701.77	DPI / Owner
31 0000	Sitework,Utilities	Fred Smith Company	\$ 38,917.41	DPI / Owner
Total:			\$ 192,066.05	

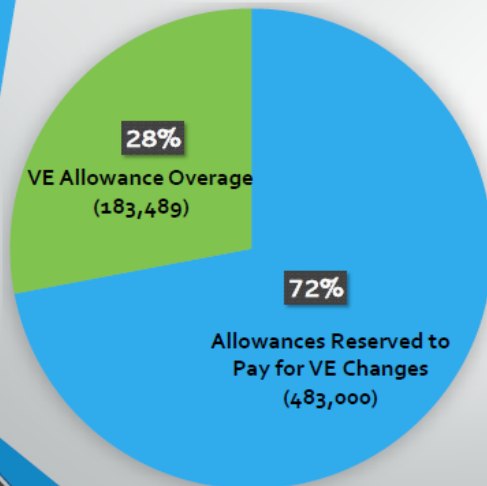
ASI #3 Changes Breakdown

Change Order Request Breakdown for (ASI#3)					
Spec Section	Trade	Company Name	ASI #3	Main changes	Responsible for Change
03 3000	Concrete	Skyrock Construction LLC	\$ 65,280.00	Wire mesh for topping slab. Thickened slab. Conduit Blockout	VE change.
08 1000	Doors, Frames	East Coast Access	\$ 3,956.88	Door frame material change on some doors. Height change. Expedited shipping.	Expedited shipping.
08 4000	Storefront	A1 Glass and Aluminum	\$ 41,735.41	Glazing types changed.	VE change.
26 0000	Electrical	Triple R	\$ 799.95	Changes on some EMT cable.	QA/QC
Total:			\$ 111,772.24		

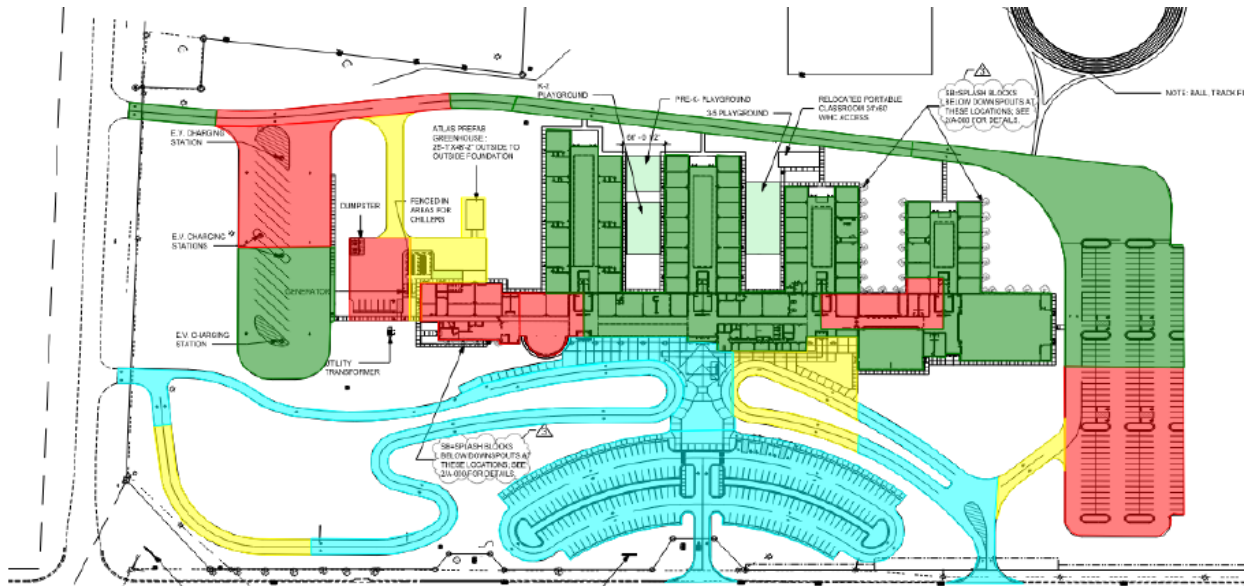
Total Exposures Explained in Percentages



Allowance Variation Report



Window Treatment at Admin & Office	\$	60,000
Doors & Frames	\$	20,000
Hardware Including Door Access	\$	20,000
Signage Allowances	\$	50,000
Temporary Roads	\$	40,000
Unsuitable Soil	\$	75,000
Asphalt Index - Escalation	\$	45,000
Glass and Glazing - Revisions	\$	50,000
Condition Power Due to Switchboard Delay	\$	75,000
Additional Greenhouse - Additional Size - Install and Slab	\$	65,000
Metal Panel / Roofing undefined scopes	\$	50,000
Landscape Allowance	\$	175,000
Feature Wall Graphics on CMU Walls	\$	40,000
Surveying	\$	15,000
VE Scope Adjustments / Review Comments	\$	200,000
Site Utilities / Sitework Unforeseen	\$	95,000
MEPFP Revisions	\$	183,000



Green = Suitable Soils
 Red = Known areas with unsuitable materials. Already accounted for in change order
 Yellow = Untested but suspected to have unsuitable materials.
 Blue = Untested areas

Job Site Photos:



Job Site Photos:



Job Site Photos:



Mr. Konieczka said they plan to be under roof by end of the year.

2) Change Order(s)

There are 4 change orders coming. They could not get the items in their Guaranteed Maximum Price (GMP). This was covered in the presentation above. Mr. Potter did note that the low voltage issue was addressed and put back into Phase I

Mr. Potter also noted that the State budget passed and is waiting for approval by the Governor. We were not granted a direct appropriation from the legislature. They will open a 3rd round of funding.

3) Admin Authority for Change Orders

Mr. Potter reference the information below that he sent to the Commissioners in an email:

- *Increased Change Order Authority for Manager/Superintendent: Dr. White and I intend to seek approval from our respective Boards of the authority to authorize future change orders up to \$100,000 without needing to obtain prior board approval, provided the amount is budgeted for within the county's allowances or contingency funds. This is intended to help keep smaller change order matters from slowing the project to a grind in order to facilitate 2 board meetings prior to authorization. Dr. White and I currently possess this authority up to \$30,000 in general on all other projects, but felt that increasing this amount given the scope and scale of this project was advisable. If approved, we will bring formal resolutions for this authority to our respective boards at their next board meetings.*

Board of Education Member Cherry made a motion for Washington County to approve the current change orders. Commissioner Keyes seconded. All Board of Commissioners approved. Motion passed unanimously.

The Board of Commissioners and the Board of Education agreed to do resolutions from each respective board authorizing Mr. Potter and Dr. White, respectively, to approve future change orders up to \$100,000 without needing to obtain prior board approval, provided the amount is budgeted for within the county's allowances or contingency funds.

4) Funding agreement. Dr. White and Mr. Potter are working on it.

Commissioner Keyes made a motion to adjourn the Board of Commissioners' meeting. Commissioner Johnson seconded. Motion carried unanimously.

Julius Walker, Jr.
Chair

Julie J. Bennett, MMC, NCMCC
Clerk to the Board