

Dickenson County School Board Special Called Meeting - Summary Minutes

July 2, 2020

I. ROLL CALL AND MEETING CALLED TO ORDER - 5:00 P.M. The meeting was called to order by Chairman, Dr. Lurton Lyle.

Members in Attendance: Dr. Lurton Lyle, Chairman; Rick Mullins, Vice-Chairman; Jason Hicks; Damon Rasnick; Jamie Hackney; Tonya Baker, Clerk; Haydee Robinson, Superintendent; and Scott Mullins, Board Attorney

Approval of Agenda

Following a request to remove item number three from the closed session and a motion made by Damon Rasnick and second, by Jamie Hackney the amended agenda was approved.

Vote results

Aye:	5	Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick, Jamie Hackney
No:	0	
Abstain:	0	

II. SKANSKA REPORT AND UPDATE ON THE PPEA PROCESS

Presentation by Mr. Curtis Elswick: Good evening everyone. I will provide an update on the PPEA process. I have prepared a memo that I believe everyone has a copy of so my agenda tonight is to go through that memo. On June 9 a few weeks back the school board had a public hearing on the PPEA process and the discussion was around the proposals that you received for the design and construction of a new elementary school. Since that time we've been working with Quesenberry's in negotiating an interim agreement for design and preconstruction phase services for the school. They have also been doing their own due diligence, they've actually been visiting potential sites, doing some preliminary design work talking to the Army Corps of Engineers, talking to the Virginia Department of Environmental Quality, and been pricing from local trade contractors and doing as much due diligence as they can to present more information to us to consider when evaluating sites. We the School Board and Skanska also held a call with the Corp in the past maybe two weeks ago to talk about the NEPA, the environmental permitting process, so that we're all on the same page and understood what their expectations were. Based on those discussions and the due diligence that Quesenberry has been doing, and we have been doing as well, they presented an evaluation of the three sites that we've been potentially looking at. Those are the Clinchco, Ridgeview, and upper Backbone sites. What they've looked at was implications of schedule, if you build a new elementary school at each one of those sites, what are the pros and cons of that? What are the challenges? They've also looked at the

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estimated cost for site development in each one of those sites doing independent evaluations of those and they provided us a summary. I wanted to go through their summary findings and present those tonight for consideration. Regarding schedule, the first site we will talk about is Clinchco and the one concern that came up even with the call when we were talking with the Corps of Engineers is that there is a dumpsite or landfill near the Clinchco site. So the scope is what kind of remediation would be needed is unknown at this time but it does pose significant cost and schedule impacts if there's any remediation with the Corp believes there probably will be. Other challenges on that site are the potential need to replace a 72-inch drainage structure and just the amount of unsuitable material that may need to be replaced during the excavation of that site. Talking with the Corp, that site is anticipated to require an extensive NEPA environmental permitting process that could take at least one year if not longer and that means we cannot start any construction or put a shovel in the ground until that permit is in place. Quesenberry's in looking at those considerations they anticipate that the earliest that construction could be complete if you build on that site is around March 2023 but that is without any delays or having to remediate any hazardous materials or have to deal with any unsuitable materials. Regarding the Ridgeview site's potential challenges, there is the relocation of some existing utilities next to the existing school that we are standing in and tie onto those utilities' potential expansion of stormwater facilities. We may have to expand some of the stormwater ponds possibly, and then you have to look at the capacity of the existing sewage treatment plant that's on-site. In talking with the Corps of Engineers they indicated that we would not necessarily have to follow the full-blown NEPA process as we would on Clinchco. We would have to do some surveys, some studies to validate any update since Ridgeview was looked at in the NEPA process that was undertaken here but that could probably be done within six months. Based on that Quesenberry has estimated that they can complete the construction of an elementary school on the Ridgeview site around August 2022 which is about two years from now and that design can commence this month. At the upper backbone site, the extent of the site development is even more excessive than the Clinchco site with the amount of excavation it would be cut and field that would be required similar to the concerns with the NEPA permitting process it would take at least one year probably more than a year to go through that process on-site because no environmental assessments have been done. Quesenberry's is telling us that the best case for completion of the school on that site is summer of 2023, which is about three years from now and that's assuming they don't run into any environmental or unseen site conditions that we don't know we're not aware of right now. Regarding costs for site development, this is site development only this does not include the building or what we call site improvements which are parking lots and lighting, sidewalks so those kinds of things. The Clinchco site estimate we've got back from Quesenberry's which is based on due diligence that they've done with local site contractors is a little over \$3 million. That does not include any hazardous material remediation or unforeseen conditions. Ridgeview is about 1.3 million which is a little less than half the Clinchco site and upper Backbone is the most at \$6 million or a little over 5.9 million and that's without any unforeseen environmental remediation or unforeseen conditions. I did include a summary of the schedule of the cost in the memo in a little table. Considering the additional cost having to build the building, site improvements, soft costs, the testing inspections, furniture, technology and all the

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other things that go into school and the amount of money that you have available from the Corp, which is a little over \$24.5 million as well as the need to move the project forward to avoid additional escalation and negative impact to the schedule. It is Skanska’s recommendation that the School Board select a site that can accommodate a new elementary school within the limits of the funding available from the Corps of Engineers. I’ll expand on that a little bit that we’re still negotiating with Quesenberry’s on some of the final cost of the building, the site would be. I don’t have those numbers today but based on the previous presentation that I made and what we had estimated for site costs, based on a comparison to what Quesenberry’s has done in the last month with their due diligence, their site cost numbers are actually higher than what we estimated. This tells us based on the studies that we’ve done that the only site that actually is affordable within the funding you have is Ridgeview. We are exceeding the amount even for Clincho at this point without the unknowns of environmental and unforeseen conditions.

III. **CLOSED SESSION, PURSUANT TO Section 2.2-3711, Paragraph A of the Code of Virginia**, there will be a closed meeting for the purpose of 1. Employment issues relating to discussion or consideration of specific individuals for employment as PK-6 teachers at Sanlick Elementary School and Ervinton Elementary School, substitute bus driver, transfer of a special education teacher from Ridgeview Middle School to Ridgeview High School, and regarding the resignation of a teacher pursuant to section 2.2-3711(A) (1) of the code of Virginia; and 2. Discussion and consideration of the terms of a potential interim agreement with the Quesenberry/OWPR.Lane Group for the construction of new elementary school involving the investment of public funds pursuant to a PPEA procurement where competition and bargaining are involved, where the financial interest of the school system would be adversely affected if these discussions were made public initially pursuant to 2.2-3711 (A) (6) of the Code of Virginia.

Following a motion by Dr. Lurton Lyall and a second by Rick Mullins, the Board convened in closed session.

Vote results

Aye:	5	Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick, Jamie Hackney
No:	0	
Abstain:	0	
Not Cast:	0	

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Following a motion by Rick Mullins and a second by Damon Rasnick; the board returned to open session.

Vote results

Aye:	5	Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick, Jamie Hackney
No:	0	
Abstain:	0	
Not Cast	0	

Pursuant to Section 2.2-3712(a) of the Code of Virginia, I move to certify and second by Rick Mullins; that during the closed meeting just concluded the Dickenson County School Board discussed only matters lawfully exempt from the open meeting requirements under Section 2.2-3711 of the Code and identified in the motion convening the closed meeting.

Certification of Closed Session

Aye:	5	Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick, Jamie Hackney
No:	0	
Abstain:	0	
Not Cast	0	

IV. BOARD ACTION

Following a motion by Dr. Lurton Lyle and second, by Jason Hicks, the employment recommendations were approved as presented in closed session.

Transfer: Scott Stanley from RMS Special Education Teacher to RHS Special Education Teacher.

Employment : Nicholas Mullins, Sandlick Elementary; Casey Kelly Ervinton Elementary (long term sub)

Resignation: Alicia Belcher, Math- Ridgeview High School

Substitute Bus Driver: Vanessa Souleyrette

Vote results

Aye:	5	Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick, Jamie Hackney
No:	0	
Abstain:	0	
Not Cast	0	

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Following a motion by Rick Mullins and second by Dr. Lurton Lyle the motion that our School Administration and School Board Attorney work with Skanska to prepare a draft of an interim agreement pursuant to the PPEA for the design of an elementary school at the Ridgeview Campus and that our representatives present the draft of that interim agreement to the Dickenson County Board of Supervisors for review and approval and that after the review is completed and after receiving approval of the Dickenson County Board of Supervisors that we convene a meeting to review, discuss and if appropriate execute that interim agreement. (vote 4-1)

Roll Call vote results

Aye: 4 Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick
No: 1 Jamie Hackney
Abstain: 0
Not Cast 0

Following a motion by Damon Rasnick and second by Dr. Lurton Lyle, a special called meeting to further discuss the PPEA process, was scheduled for Monday, July 13, 2020, at 5:00 pm.

Vote results

Aye: 5 Dr. Lurton Lyle, Rick Mullins, Jason Hicks, Damon Rasnick, Jamie Hackney
No: 0
Abstain: 0
Not Cast 0

V. ADJOURNMENT: 6:49 p.m.

Following a motion by Dr. Lurton Lyle and second by Jason Hicks the meeting was adjourned. All votes aye.

Approved: August 26, 2020

Dr. Lurton Lyle
Dr. Lurton Lyle

Tonya Baker

Tonya Baker

