

August 21, 2006

At a called meeting of the Board of Supervisors of Prince Edward County held jointly with the Prince Edward County School Board, in the Board of Supervisors Room of the Court House, on Monday the 21st day of August, 2006, at 12:30 p.m., there were present:

Board of Supervisors

William G. Fore, Jr. Chairman
Howard F. Simpson, Vice-Chairman
Pattie Cooper-Jones
Sally W. Gilfillan
Robert M. Jones
Charles M. McKay
James C. Moore
Lacy B. Ward

School Board

Russell L. Dove, Chairman
Susan S. Lawman, Vice-Chairman
Herbert Doswell
Patsy G. Pelland
Ellery Sedgwick

Also present: Dr. Patricia Watkins, Division Superintendent; and Mrs. Mildred B. Hampton, County Administrator.

Chairman Fore called the Board of Supervisors to order at 12:35 p.m., advising that the purpose of the meeting was to consider a \$225,000 budget request from the Prince Edward County School Board.

In Re: Budget Request of Prince Edward County School Board

Chairman Fore opened the floor to questions from members of the Board relative to the bathroom construction project at the elementary school.

Mr. McKay indicated he felt the bid (\$283,000) was high, and asked if the School Board would consider rebidding the project. Chairman Dove advised that the School Board would rebid, if required to do so.

Mr. McKay then asked if the Schools had received any other bids. Chairman Dove advised that Kenbridge Construction was the sole bidder, and that the project had been advertised in THE FARMVILLE HERALD and RICHMOND TIMES-DISPATCH. He also informed Board members that the School's maintenance supervisors had directly contacted several contractors, yet only one bid was received.

Mr. Simpson asked if all four projects (High School Locker Room renovation, High School Ag Shop renovation, Career Tech renovation, and Elementary School Bathroom addition) had been advertised "as a whole" or individually. Members of the School Board advised that the four projects were advertised

individually, with a fifth option to bid as a whole. Kenbridge Construction, the only contractor who responded, provided separate bids for each project, with a \$98,000 discount if awarded the complete proposal.

Mr. McKay expressed concern regarding the vast difference between the \$79,000 architect's estimate and the \$283,000 bid. Chairman Dove explained that the architect had not accounted for some of the plumbing and heating needed for the addition.

Supervisor Jones asked if contracts had been awarded for any of the projects. Chairman Dove advised that the School Board had signed contracts for the first three. Mr. Jones then asked if the School Board had considered rebidding the complete package. Mr. Dove acknowledged that the idea of rebidding all of the projects had been entertained. Mrs. Lawman pointed out that a time factor had been involved in the School Board's decision to proceed.

Mr. Jones commented that the County had been very generous in working with the Schools on the QZAB and VPSA allocations, and that the School Board should not have entered into contracts knowing the bids were higher than the funding allocated. Mr. Dove explained that the School Board had anticipated receiving a second QZAB when it took action on the first three projects.

Mr. Jones felt it would have been better to rebid all four projects. He noted that if the School Board had intended to use money from the second QZAB to cover the bathroom addition, it would have been taking money from other proposed projects.

Mr. Dove reiterated that in anticipation of the second QZAB, the School Board had hoped to have much of the renovation done during the summer months in order to be less disruptive to the education process.

Mr. Ward stated that he had thought all four projects were to be paid with funding from QZAB I and VPSA bonds. Mr. Dove advised that the School Board had been able to fund several items that were originally proposed for the second QZAB with monies from the 05-06 budget. These included: interior walls to Building D classroom, sidewalks at the Elementary School, and rekeying of the Elementary School. By shifting these projects to the 05-06 budget, and using some of the money from the second QZAB, the School Board anticipated having the funding needed for the bathroom addition.

Chairman Fore concluded that the School Board would have had enough money from QZAB I and VPSA bonds for all four projects, had they not spent \$322,000 of the \$2,000,000 on non-construction items. He further stated, *“Because the \$322,000 was spent on other than construction, it made the Schools come up \$225,000 short in construction money. Now the School Board has come to the Board asking for the \$225,000—which is the same amount the Board took from the School Budget during its considerations for (the 2006-07) fiscal year. Because the bid (for the elementary school bathrooms) is so much more than the architect projected, that is what set the stage for the confusion among the Board (of Supervisors). This Board made a conscious decision to not approve \$225,000 of the School Board’s request for this fiscal year (2006-07). I look at the ending balance of our fiscal year closely when we sit down to do our budget process. That was really the reason why this Board chose not to honor that \$225,000. So, what I am saying is if we approve this construction, then we are dipping into an already critically low ending year balance for Prince Edward. The only resource that will change for us is probably the sales tax, so we can’t count on that money coming back to the Treasurer. I’ve look at what you have asked for. My opinion, and please don’t think that I am speaking for the Board...I would like to see the School Board consider a redesign of the bathroom. Now, what that redesign would be I don’t have any idea because I am not an architect. If there are plumbing problems that have created \$200,000 worth of expense, then I think...you may (be able to) change the configuration to get the cost down. I would go back to the drawing board and redesign the structure and then rebid it. I don’t have any idea what the cost would be, but I can’t see six commodes and four sinks costing \$280,000 sitting in a 500 square foot area. The Board would probably consider taking a look at this second bidding...based on the amount, because we know the bathroom is critically needed...Perhaps the Board would take a look at the second bid and say to the School Board, ‘we will front you this money and if the second QZAB becomes available, give that money back to the County’...We might be able to work out something like that, but I don’t believe the Board wants to cut its year ending balance by \$225,000.”*

Mr. Ward asked what the impact would be if the Board did not approve the \$225,000.

Chairman Dove responded that the impact would be the loss of the \$98,000 reduction from Kenbridge Construction, if not awarded all four projects. A second impact would be that the Schools would not have the bathrooms it needs.

Mr. Fore indicated he understood the critical need, but pointed out that the bid was \$204,000 over the architect's estimate, and that the \$98,000 discount Kenbridge Construction was willing to give was less than half of the overbid of the estimate.

Mr. Ward questioned the need to redesign the bathroom and was told it was to resolve plumbing issues that presumably were the reason for the inflated bid. Mr. Ward then asked if the architect had prepared specifications to be used by the contractor in preparing his bid, and if so, whether the contractor had found problems that were not anticipated.

Mr. Dove indicated that plumbing issues had been the explanation given by Kenbridge Construction in justifying its bid. Mr. Ward asked if the explanation was in writing, and was told it had been communicated verbally.

Chairman Dove inquired of Mr. Richard Goode, Director of Support Services, if this was the case. Mr. Goode indicated the project entailed basic plumbing, and that neither the contractor nor the architect had given a definite reason why the bid varied so much from the original estimate.

Mrs. Hampton reported that she and Mr. Coy Leatherwood, the County's Building Official, had met with Mr. Goode to look at the site. She indicated that part of the costs associated with the project included a window in the back of the building that would have to be enclosed, and an air-conditioning unit that would have to be moved. She and Mr. Leatherwood agreed that if the configuration of the bathroom was widened and shortened, the extra costs could be avoided. Mrs. Hampton also reported that the waterline would have to run the full length of the building, but that the sewer line was behind the building.

During discussion, Mr. Jones assessed that based on the bid, the Schools were looking at well over \$400 per square foot for the cost of the bathroom. He felt the bathroom should be rebid and the contractor asked to give back a portion of the \$98,000 on the other three projects.

Mr. Ward agreed that the project needed to be rebid, stating that it would be embarrassing for the County to try to accommodate a contractor who had come in so far over the architect's estimate.

Mr. Simpson then made a motion to accept the Chairman's recommendation to rebid the bathrooms and based on the bids received, the Board consider fronting the funds needed for the project; and if a second QZAB becomes available, the County be reimbursed from the QZAB funding.

Mr. Jones asked Mr. Simpson to amend his motion to include that the bathrooms be reconfigured based on the observations of Mrs. Hampton and Mr. Leatherwood.

Mr. Simpson agreed and amended his motion to include that the bathrooms be redesigned and that the architect contact Mrs. Hampton and Mr. Leatherwood for their input.

Supervisor Gilfillan cautioned that the Board needed to consider the terms of the QZAB and the fact that the program was being written. She questioned whether the County could be reimbursed for a contact that had been signed prior to the second QZAB being awarded.

Mr. Fore summarized his recommendation. First, to have the project redesigned. Second, to have it rebid. Then if the Board of Supervisors approves the bidding, the County would front the money to the School Board to complete the construction. He further added that if the County fronted the money and the second QZAB becomes a reality, a portion of the QZAB money be returned to the County. If the second QZAB does not become a reality, the County would be out of the cost of construction.

Mrs. Lawman commented that the QZAB can not be used for new construction, it can only be used for renovation. If the second QZAB becomes available, the Schools could use the money to pay for another project, which would then free up money to pay back the County.

Chairman Fore asked if there were any additional comments or questions regarding Mr. Simpson's motion.

Mr. Moore requested that someone from the School also be involved in the redesign of the bathrooms. He then seconded the motion.

Mr. Ward asked if the motion was committing the County to pay.

Chairman Fore responded that the Board was committing to pay only if the Supervisors approved the bid.

Mr. Moore called for the question.

The motion carried:

Aye:	William G. Fore, Jr. Pattie Cooper-Jones Sally W. Gilfillan Robert M. Jones Charles W. McKay James C. Moore Howard F. Simpson Lacy B. Ward	Nay:	None
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requesting the Prince Edward County School Board to redesign and rebid the Elementary School Bathroom addition. Based on the bids received, the Supervisors will consider fronting the funds needed, and if the second QZAB becomes available, the County will be reimbursed from the QZAB funding.

In Re: Recess

On motion of Mr. Moore and adopted by the following vote:

Aye:	William G. Fore, Jr.	Nay:	None
	Pattie Cooper-Jones		
	Sally W. Gilfillan		
	Robert M. Jones		
	Charles W. McKay		
	James C. Moore		
	Howard F. Simpson		
	Lacy B. Ward		

the meeting was recessed at 1:45 p.m., and will reconvene on September 7, 2006, at 12:30 p.m., for a joint meeting with Farmville Town Council at Hampden-Sydney College.