MINUTES SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA

Monday, March 17, 2014 – 9:30 A.M. Tuesday, March 18, 2014 – 9:00 A.M.

I.

CALL TO ORDER

Mr. Peter Markham, the Governor's designee, called the School Building Authority of West Virginia (SBA) meeting to order at 9:30 a.m. on March 17, 2014. The following members were present: Mr. Tom Lange; Mr. Steve Burton, Vice President; Mr. Robert Holroyd; Mr. Eric Lewis (via teleconference); Mr. Victor Gabriel; Mr. Robert Dunlevy; Dr. James Phares; Dr. William White; Mr. Mike Green (via teleconference) and Dr. Mark A. Manchin, Executive Director. Mr. Nicholas Preservati did not participate in this meeting. Also present were the following SBA staff members: Mr. Garry Stewart; Mr. Scott Raines; Ms. Joyce VanGilder; Mr. Mike Hall; Mr. Benjamin Ashley; Mr. Dana Womack; Ms. Angie Bradley and Ms. Stella Gill.

II.

ACKNOWLEGEMENTS AND RECOGNITIONS

Others present were: Ms. Tina Combs, WV Board of education; Ms. Sara Petry, Williamson Shriver Architects; Mr. Ted Shriver, Williamson Shriver Architects; Ms. Mackenze Mays, Charleston Gazette; Mr. Samuel Special, Daily Mail; Mr. Charles Wilson, Kanawha County Schools; Mr. Ronald Duerring, Superintendent of Kanawha County Schools; Mr. Ernie Dellatorre, McKinley & Associates; Ms. Barbara Parrun, Monongalia County Board of Education; Mr. Frank Devono, Superintendent of Monongalia County Schools; Mr. Randy Keathley, Superintendent of Mingo County Schools; Mr. James Rader, Wirt County Board of Education; Mr. Dave Ferguson, ZMM; Ms. Lynn Boyer, WV Schools for the Deaf and Blind; Mr. John Dickenson; Ms. Shari Loan, WV School for the Deaf and Blind; Mr. Emery Grimes, Pocahontas County Schools; Mr. Donald Bechtel, Superintendent of School for Pocahontas County School; Mr. Darin McKinney, Pocahontas County Schools; Mr. Gary Mitchell, AVG Architects; Mr. David Sneed, P.C.S.; Mr. Tommy Young, ZMM Architects; Mr. Ron Blankenship, Superintendent of Schools for Gilmer County Schools; Ms. Martha Dean, Superintendent of School for Webster County Schools; Mr. Kenneth Tanner, Superintendent of Clay County Schools; Mr. Danny Brown, Clay County Schools; Ms. Audra Blackwell, E.S.G.; Ms. Lynn Hurt, Superintend of Schools for Wayne County Schools; Ms. Joann Hurley, Wayne County Schools; Ms. Carolyn Bowie, Superintendent of Ritchie County Schools; Mr. David Weekley, Ritchie County Schools; Mr. Brian Ferguson, Brooke County Board of Education; Mr. Marty Bartz, Brooke County Schools; Ms. Kathy Kidder Wilkerson, Superintendent of Brooke County Schools; Mr. Terry George, Randolph County Schools; Mr. Rick Coffman, Doddridge County Schools; Mr. Denver Burnside, Doddridge County Schools; Mr. Steve Peer, Mineral County Board of Education; Mr. Rob Woy, Superintendent of Mineral County Schools; Mr. Rodger Marshal, Preston County Schools; Ms. Kathy Mitchell, Preston County Schools; Ms. Sallie Dalton, Greenbrier County Schools; Mr. Brian Estep, Silling Associates; Mr. Mike Moore, Silling Associates; Mr. Blain Hess, Superintendent of Jackson County Schools and Mr. Steve Wedge, Jackson County Schools.

III.

APPROVAL OF MINUTES

Upon a motion by Dr. James Phares, with a second by Mr. Robert Holroyd the Authority voted to approve the minutes for the SBA Quarterly Meeting of December 9, 2013 as well as the SBA Emergency Meeting of January 23, 2014.

EXECUTIVE DIRECTOR'S REPORT

Overview of SBA's Series 2014A Bond

Dr. Mark A. Manchin provided a brief overview of the Series 2014A Bond issuance. He informed the Authority that the SBA staff was working with the Department of Administration to finalize the Bond financial committee So that the SBA can move forward with the sale of the SBA Series 2014A School Construction Bonds. He informed the Authority that at this time only the underwriting team had been selected with Citi had been named as the Senior Bond Underwriter and Piper Jaffray and Bank of America/Merrill Lynch were both named as Co-Manager Underwriters. Dr. Manchin stated that the Governor's office had authorized the SBA to issue SBA Bonds in an amount up to \$55,000,000 which would be divided into two issuances; one in 2014 for \$30,000,000 and one in 2015 for \$25,000,000.

Purchasing Card (P-Card) Program Report

Dr. Manchin informed the Authority that one of the requirements of the P-Card Program is for the Board/Authority members to review all purchases made by staff members. As such, the document in Attachment B provides an itemized list of the SBA's card usage for the period of November 1, 2013 thru January 31, 2014. He encouraged everyone to review this document and asked if there were any questions. There were no questions regarding this report.

Design Build Projects Updates

Dr. Mark A. Manchin provided a progress report on the two Design Build projects that the SBA funded in April of 2013. He stated that both the New Lumberport Middle School in Harrison County and the New Franklin Elementary School in Pendleton County were on moving along and progressing well. Dr. Manchin informed the Authority that the New Franklin Elementary School project in Pendleton County was utilizing a new school construction technique by utilizing cross laminate timbers instead of the traditional bricks and mortar. This will be the first school to utilize this technique.

Dr. Manchin then recognized Mr. Scott Raines to provide further details regarding these projects stating that both projects were on schedule. Mr. Raines informed the Authority that the New Lumberport Middle School had been awarded to City Construction in October 2013. He state that City Construction were currently working on grade beam foundations which was 60% complete and they had also started working on the ICF walls. Mr. Raines then informed the Authority that the foundation was completed at the New Franklin Elementary School and that work had begun on the cross-laminate timber installation and that walls were being erected.

Mr. Steve Burton inquired as to where the cross-laminate timbers were manufactured and Dr. Manchin informed him that currently they were being made in Germany and shipped over to the US but there had been some talk as to the possibility of the company opening a plant in WV. Mr. Burton also asked if the outside of the building would be clad in brick or something else. Mr. Raines stated that the exterior of a building constructed with cross-laminate timbers could be clad in any traditional material and that the New Franklin Elementary School was being clad in brick.

Review of the School Access Safety Program

Dr. Mark A. Manchin provided a status update regarding school safety issues. He reminded the Authority members that during the June Quarterly meeting, that the SBA Staff has prepared new language which had been approved to be incorporated into the SBA Quality and Performance Manual. He also informed the Authority that he had recently participated special TV report regarding school safety and that WV was taking a national leadership on this issue.

New WV Board of Risk and Insurance Management (BRIM) Requirements

Dr. Mark A. Manchin informed the Authority that the WV BRIM had partnered with the National Safety Council to provide an on-line defensive driving training course was required of all SBA staff as well as the Authority members. He stated that there is no cost associated with taking the course and there is the potential for an insurance premium reduction for the SBA if 90% of our drivers participate.

V.

CONSENT AGENDA

Dr. Mark Manchin informed the Authority that the following amendments to county Comprehensive Educational Facilities Plans (CEFPs) had been reviewed and were being recommended for approval by the SBA staff. He also stated that a single motion of the Authority may approve all items on the Consent Agenda or, should an individual item be of interest to a member, it could be pulled for discussion. The Consent Agenda contained the following items:

Monongalia County's CEFP Amendment

The Monongalia County Board of Education requested approval of an amendment to their 2010 -2020 CEFP. This amendment includes the following revisions:

- 1. The construction of a new Suncrest Elementary School that will replace Suncrest Primary.
- 2. North Elementary School updates for work that was completed in 2010. This amendment also moves the 4th and 5th graders from North Elementary that is from the Suncrest Primary attendance area to the new PK-5 school. The amendment addresses attendance area revision to North as well as a proposed new addition to alleviate the overcrowding issues.
- 3. Mountainview Elementary School updates pertaining to a proposed new addition.
- 4. Eastwood Elementary School updates pertaining to a proposed new addition.

Monongalia County provided the appropriate amendment documentation to the SBA office.

Raleigh County's CEFP Amendment

The Raleigh County Board of Education requested approval of an amendment to their 2010 – 2020 CEFP. This amendment would provide for an increase to the scope of work and provides updated costs for the renovation in the current CEFP. This amendment was approved by the WV State Board of Education on February 12, 2014.

Raleigh County provided the appropriate amendment documentation to the SBA office.

Webster County's CEFP Amendment

The Webster County Board of Education requested approval of an amendment to their 2010 – 2020 CEFP. This amendment would provide for the closure of Diana PK-8 and Glade Middle School 5-8. The students from Diana in grades PK-6 will be relocated to Webster Springs and the students in grades 7-8 will be relocated to Webster County High School. Glade Middle School students in grades 7-8 will be relocated to Webster County High School and grades 5-6 will be relocated to Glade Elementary which is being changed from a PK-4 configuration to a PK-6 configuration. Webster Springs students in grades 7-8 will be relocated to Webster County High School and Webster Springs is being changed from a PK-8 configuration to a PK-6 configuration.

Webster County provided the appropriate amendment documentation to the SBA office.

Upon a motion by Mr. Robert Dunlevy with a second by Dr. William White, the Authority approved all of the proposed CEFP amendments as detailed above.

VI.

FINANCE REPORTS

Mr. Peter Markham recognized Mr. Garry Stewart to provide the SBA Finance Reports. Mr. Stewart presented a recap of the various finance reports to the Authority for their information. Dr. Mark A. Manchin provided a review of the current balance of funds available in each Grant fund Account as listed below.

Current SBA Fund Balances

	Emergency NEEDS Funds	April 28, 2014 \$ 2,525,369.75 \$ 15,256,722.42
3.	QZAB	\$ 1,358,000.00

VII.

FINANCE/CONSTRUCTION COMMITTEES REPORT

Mr. Steve Burton provided a review of the actions taken by the Finance/Construction Committee.

Selection of Independent Auditor

Mr. Burton informed the Authority that The School Building Authority is required by our Bond Trust Indentures to have an independent audit performed at the end of each fiscal year. Our standard procedure has been to obtain new bids every three years. As such, the SBA released a Request for Quotation for Auditing Services for the Fiscal Years ending 2014, 2015 and 2016. He stated that bids had been received from three firms: Dixon Hughes Goodman LLP (Dixon Hughes), Gibbons & Kawash and Suttle and Stalnaker. Upon review of the bids it was determined that Dixon Huges Goodman LLP was the low bidder. Mr. Burton stated that the joint Finance/Construction Committee recommended that the SBA hire Dixon Hughes as our independent auditor at the rate of: \$19,000 for FY14, \$19,500 for FY15 and \$19,900 for FY16. (Note: If the SBA should receive federal funding in the future, Dixon Hughes has agreed to perform the required A-133 Audit for the following fees: \$4,500 for FY14, \$4,600 for FY15 and \$4,700 for FY16.)

Upon a motion by Mr. Steve Burton with a second by Mr. Robert Holroyd, the Authority voted to approve Dixon Hughes Goodman LLP as our independent auditor at the rate of: \$19,000 for FY14, \$19,500 for FY15 and \$19,900 for FY16 with the understanding that should the SBA receive Federal Funds in the future there will be additional fee charged for the required A-133 Audit.

Clay County - Energy Savings Contract

Mr. Steve Burton provided a review of the issue pertaining to Clay County Energy Savings Contract. He then recognized Dr. Mark A. Manchin and stated that during the SBA April 2012 meeting, the Authority awarded a NEEDS grant to Clay County in an amount of \$1,650,000 to be used in conjunction with \$399,640 of local funding, for an HVAC system renovation at the existing Clay County Middle School. While the SBA funding was dedicated specifically to the renovation of the

Middle School HVAC system, this project was part of a larger county wide Energy Savings Performance Contract. Upon award of the grant, Clay County obtained the services of Energy Savings Group (ESG) to complete the project design, aid Clay County in obtaining the necessary financing and aid in evaluating potential contractors and costs to complete the scope of the project.

Dr. Manchin informed the Authority that on December 2, 2012 the SBA staff received information from ESG that indicated the project development was progressing and that they anticipated completing the financing of the local contribution by January 31, 2013 and an estimated project completion of October, 2013. Design Development documents were submitted for SBA approval on April 14, 2013. However, due to the financial situation of the Clay County Board of Education, they were experiencing difficulty completing the financing portion of the project. At that time the SBA staff placed the review of these documents on hold until financing was completed. In December, 2013 Clay County was able to secure the necessary financing to complete the project and the Design Development document review was completed and construction drawings were submitted for SBA review on February 24, 2014. It is anticipated that the project will be bid within 120 days of SBA approval and completion of the work with 300 days of the bid award. Dr. Manchin stated that although this project was finally progressing that it was his recommendation that the Authority form an Ad-hoc committee to review the use of Energy Contract services and to explore the feasibility of their use in future SBA projects.

Dr. Manchin recognized Mr. Kenneth Tanner, Clay County Superintendent of Schools, to review the status of the county's ongoing project and Energy Savings Contract. Mr. Tanner provided a current status of the county's budget and stated that they anticipated finishing the year in the black.

West Virginia Schools for the Deaf & Blind

Dr. Manchin provided a review of the resolution recently passed by the WV House of Delegates regarding the WV Schools for the Deaf and Blind. The resolution directed the SBA to explore the possibility of providing the necessary funds to complete the required repairs and upgrades being requested by the school. He stated that although the House passed the resolution but the Senate failed to take any action on it. Dr. Manchin stated that the Schools for the Deaf and Blind had submitted a Needs project to be considered for funding and that the school officials would be providing project details during their scheduled interview time the following day. A lengthy discussion ensued and Mr. Robert Holroyd that he did not think that the SBA was allowed to provide grant funds to this facility and that legally the WV Board of Education was responsible for this facility.

VIII.

PROJECT REVIEWS AND INTERVIEW SCHEDULE

Wayne

Ms. Lynn Hurt

Ms. Joanna Hurley

Wayne County requests SBA funds in the amount of up to \$18,000,000 and will be providing \$22,200,000 in local funds, as well as an additional \$2,000,000 in QZAB funding for a total of \$42,200,000. These funds will be used for the construction of a new Ceredo Kenova Elementary (PK-5), a new Crum PK-8 and an addition and renovations at Wayne High School. This project is dependent upon the passage of a Bond that the county has scheduled to run on May 13, 2014. The \$2,000,000 in QZAB exceeds the current amount of QZAB funds available and should the Authority approve this project in April these funds would deducted from the next allocation of QZAB funds to be approved by the U.S. Congress.

Ritchie

Mr. Ed Toman

Mrs. Carolyn Bowie

Ritchie County requests SBA funds in an amount of up to \$6,391,016 and will be providing \$250,000 in local funds for a total of \$6,641,016. These funds will be used for an addition and renovations to Creed Collins Elementary. This project includes a new secure administrative office on the first floor, a new kindergarten classroom with bus and parent drop off area, new kitchen/dining area, upgraded plumbing, HVAC, controls and renovations throughout to meet current life safety and building codes.

Brooke

Dr. Kathy Kidder-Wilkerson Mr. James Piccirillo

Brooke County is requesting a planning grant in the amount of \$100,000 to assist the county's development of a project which would consolidate the two middle schools in Brooke County into one new middle school adjacent to Brooke County High School. This project would be part of a proposed bond call which would also include an HVAC upgrade at Brooke High School.

Doddridge

Mr. Rick Coffman

Mr. Denver Burnside

Doddridge County requests SBA funds in the amount of up to \$398,128 and will be providing \$500,000 in local funds, for a total of \$898,128. These funds will be used for a two classroom addition to Doddridge County Elementary.

Gilmer

Mr. Ronald Blankenship

Dr. William Simmons

Gilmer County requests SBA funds in an amount of up to \$12,209,255 and will be providing \$1,117,977 in local funds, and are requesting an additional \$1,000,000 in QZAB funds for a total of \$14,327,232. These funds will be used to construct a new Gilmer County Elementary School to replace the existing Glenville, Sand Fork and Normantown Elementary Schools on a site centrally located between these attendance areas.

Webster

Dr. Martha Dean

Ms. Paula Tanner

Webster County requests SBA funds in the amount of up to \$2,257,713 and will be providing \$100,000 in local funds for a total of \$2,357,713. These funds will be used for Phase II renovations to Webster County High School. Renovations will include a complete HVAC rooftop replacement for this facility (37 units). This work will coincide with a complete roof replacement and electrical upgrades that were part of the scope of work in Phase I. At the conclusion of the Phase I portion of the project in the Fall of 2014, all students in Webster County in grades 7-12 will attend Webster County High School.

Randolph

Mr. Terry George

Mrs. Lisa Wamsley

Randolph County requests SBA funds in the amount of up to \$3,709,749 and will be providing \$250,000 in local funds for a total of \$3,959,749. These funds will be used for the additions and renovations to the middle school portion of Tygarts Valley Middle/High School. Renovations include

complete HVAC and electrical upgrades, restroom renovations to provide ADA accessible toilets, plumbing, sprinkler and fire alarm system upgrades. A new secured entrance for the entire school is also proposed as part of this project.

Preston

Mr. Richard Hicks

Ms. Kathy McNeill

Preston County requests SBA funds in the amount of up to \$2,060,550, and will be providing \$108,450 in local funds, for a total of \$2,169,000. These funds will be used for the roof replacements at six schools across the county.

Mineral

Mr. Robert Woy

Mr. Kevin Watson

Mineral County requests SBA funds in the amount of up to \$3,500,000 and will be providing \$500,000 in local funds for a total of \$4,000,000. These funds will be used for the renovation of the existing Keyser Elementary/Middle School, which now serves all students in grades 5-8 in the Keyser High School attendance area. Renovations include electrical, flooring, ceiling and lighting upgrades. Kindergarten classrooms will be renovated to serve middle school students and science classrooms will be added.

Greenbrier

Ms. Sallie Dalton

Ms. Kathy King

Greenbrier County requests SBA funds in the amount of up to \$6,327,898 and will be providing \$344,060 in local funds, for a total of \$6,671,958. These funds will be used for additions and renovations to Frankford Elementary School. Renovations include two new classrooms, a new media center and computer lab, and a secure safe-school entrance. Should this project be funded, all four existing portable classrooms are to be removed from operation in Greenbrier County.

Jackson

Mr. Blain Hess

Mr. Steve Wedge

Jackson County requests SBA funds in an amount of up to \$17,066,041 and will be providing \$750,000 in local funds for a total of \$17,816,041. These funds will be used for the construction of a new Ravenswood Middle School. This would replace the existing facility which was constructed mainly as a temporary school in 1950. The board of education owns the property for the new facility which is located in the vicinity of the existing school complex.

There being no further interviews scheduled to come the Authority broke for the day. This meeting is scheduled to reconvene on Tuesday, March 18, 2014 at 9:00 A.M.

SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA TUESDAY, MARCH 18, 2014

At 9:00A.M. Chairman Peter Markham reconvened the meeting of the School Building Authority that had been convened on the previous day.

Chairman Markham informed the Authority that there had been thirty minutes set aside before the Superintendent Interviews proceeded to complete the business portion of the SBA's agenda.

PROJECT REVIEWS AND INTERVIEW SCHEDULE (Continuation)

Kanawha

Dr. Ronald Duerring

Mr. William Thaw

Kanawha County requests SBA funding in the amount of up to \$2,091,352 and will be providing \$700,000 in local funds for a total of \$2,791,352. These funds will be used for an addition and renovation to Andrews Heights Elementary School. Renovations include the construction of 5 new classrooms, a computer lab, an expanded multi-purpose room, as well as expanded kitchen space. Should this project be funded, all four existing portable classrooms are to be removed from operation in Kanawha County.

Wirt

Ms. Maryjane Albin

Mr. James Rader

Wirt County requests SBA funds in an amount of up to \$2,270,038 and will be providing \$125,000 in local funds for a total of \$2,395,038. These funds will be used for renovations at Wirt County High School. Renovations include HVAC replacement with controls, fire alarm updating, plaster repair, exterior brick sealant and weatherproofing, ceiling replacement and plumbing repairs.

Mercer

Dr. Deborah Akers

Mr. Gregory Prudich

Mercer County requests SBA funds in the amount of up to \$8,908,800 and will be providing \$2,227,200 for a total of \$11,136,000to be used for the construction of a new Green Valley Elementary School. This project will replace the existing Ceres School, and through modest redistricting, will eliminate overcrowding at Glenwood PK-8 and Brushfork Elementary Schools. Additionally, with modest redistricting, this new school will eliminate overcrowding at Glenwood School and eliminate the use of portables at Brushfork Elementary School.

Monongalia

Dr. Frank Devono

Dr. Barbara Parsons

Monongalia County requests SBA funds in the amount of up to \$10,952,803 and will be providing \$5,000,000 in local funds for a total of \$15,952,803. These funds will be used for the construction of a new Suncrest PK-5 Elementary School. This project is a consolidation of the 242 students that are currently enrolled in Suncrest Primary. Additionally, through redistricting of the North Elementary School attendance area, 280 students will be moved from the existing North Elementary into the new Suncrest Primary School.

Ohio

Dr. Dianna Vargo

Mr. James Jorden

Ohio County requests SBA funds in an amount of up to \$5,892,451. They are providing \$880,481 in local funds for a total of \$6,772,932. These funds will be used for renovations at Ritchie Elementary which includes ceiling tile, plaster repair, casework, restrooms, elevator, window replacement; masonry repair, mechanical system, electrical, fire alarm, site work and man trap entry.

Mingo

Mr. Randy Keathley

Mr. William Duty

Mingo County requests SBA funds in an amount of up to \$9,108,879 and will be providing \$1,000,000 in local funds for a total of \$10,108,879. These funds will be used for an addition and renovations to Burch Middle School (the old Burch High School) to add grades PK-4 to reconfigure the facility into a PK-8 grade configuration. This project would then allow Mingo County to close the existing Burch Elementary School.

Pocahontas

Dr. Donald Bechtel

Mr. Emery Grimes

Pocahontas County requests SBA funds in an amount of up to \$8,817,426 and will be providing \$75,000 in local funds for a total of \$8,892,426. These funds will be used for renovations at Marlinton Elementary School, Hillsboro Elementary School, Green Bank Middle/High School and Marlinton Middle School. Renovations include HVAC, electrical, ceiling, lighting, fire protection and fire alarm upgrades in each school. A new sewage treatment system is proposed at Pocahontas High School.

WV School for the Deaf & Blind

Dr. Lynn Boyer

Mrs. Gayle Manchin

Dr. Lynn Boyer provided a project review of the project being submitted byfThe WV Schools for the Deaf and Blind. She stated the school was requesting SBA funds in an amount of up to \$7,112,266 and will be providing \$750,000 in local for a total of \$7,862,266. Funds will be used for the construction of a new residential elementary center and a residential multi-sensory learning center. Should this project be funded, the antiquated elementary education building/dorm will no longer be used. Mrs. Gayle Manchin provided further details regarding this project and stated that the WV Board of Education supported the WV Schools for the Deaf and Blind's endeavors to obtain SBA funding support for this project.

IX.

PERSONNEL

There were no personnel issues to discuss at this meeting.

Dr. Mark A. Manchin informed the Authority members that he had accepted a new position as the new Superintendent of School for Harrison County and that his last day with the SBA would be June 30, 2014. He thanked the Authority members for their support over the years that he served as the Executive Director of the SBA.

X.

FUTURE MEETINGS

The 2014 Needs project selections are tentatively scheduled for 9:00 a.m. on April 28, 2014. This meeting will be held in the **Governor's Press Conference Room** at the State Capitol Complex, 1900 Kanawha Boulevard, East, Charleston.

The 2014 summer quarterly meeting of the School Building Authority of West Virginia is scheduled at 9:00 a.m. on June 16, 2014 with the location to be determined.

The 2014 fall quarterly meeting of the School Building Authority of West Virginia is scheduled at 9:00 a.m. on September 29, 2014 with the location to be determined.

The 2014 winter quarterly meeting of the School Building Authority of West Virginia is scheduled at 9:00 a.m. on December15, 2014 at 2300 Kanawha Boulevard, East, Charleston.

XI.

ADJOURNMENT

There being no further business to come before the Authority and upon a motion by Mr. Robert Dunlevy with a second by Mr. Tom Lange, the Authority voted to adjourn the March 17 & 18, 2014 Quarterly meeting of the School Building Authority of West Virginia.

Minutes approved on April 28, 2014

Mr. Peter Markham, Governors Designee
School Building Authority of West Virginia