

**Camden County Board of Commissioners
Camden County Board of Education
Joint Meeting
June 12, 2023; 5:15 PM
Camden County Public Library Boardroom**

MINUTES

A joint meeting of the Camden County Board of Commissioners and Camden County Board of Education was held in the Boardroom of the Camden Public Library at June 12, 2023. The primary purpose of the meeting was to discuss the budget for the new high school construction project.

Board Members Present

Board of Commissioners: Chair Tiffney White, Vice Chair Ross Munro, Commissioners Randy Krainiak, Sissy Aydllett and Troy Leary. Staff Present: County Manager Erin Burke and Clerk to the Board Karen Davis.

Camden County Board of Education: Chair Jason Banks, Vice Chair Chris Purcell, Board Members Christian Overton, Kevin Heath and Magen O’Neal. Staff Present: Superintendent Dr. Linda Carr, Administrative Assistant Anita Cuthrell and Attorney Johnny Hallow.

Others Present

Timmons Group Representative - Kim Hamby
Moseley Architects Representative – Ashley Dennis
M.B. Kahn Representatives - Bill Cram, Maggie Dittmar (via virtual call)

Call to Order

Chair Tiffney White called to order the Camden County Board of Commissioners and Chair Jason Banks called to order the Camden County Board of Education.

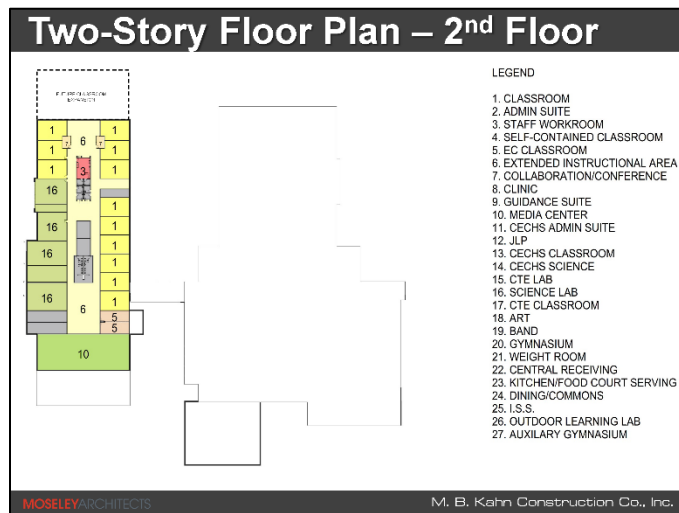
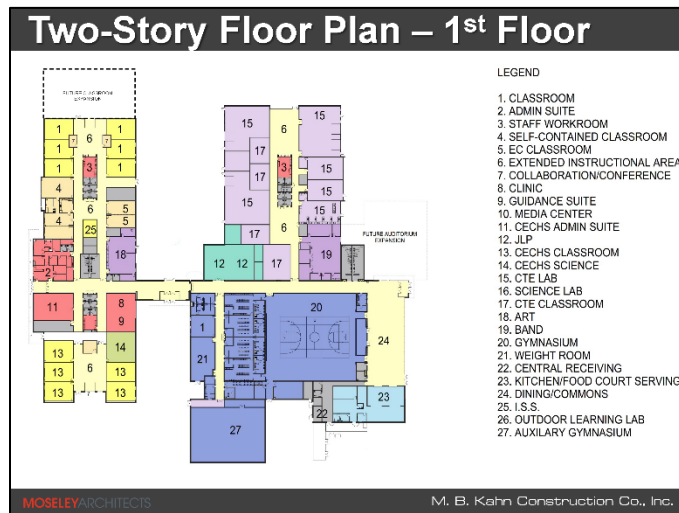
Consideration of the Agenda

Commissioner White offered a motion to approve the agenda as presented. The motion passed with all five commissioners voting aye and no commissioner voting no.

Board of Education member Chris Purcell offered a motion to approve the agenda as presented, with a second by Mr. Overton. The motion passed with all five board members voting aye and no board member voting no.

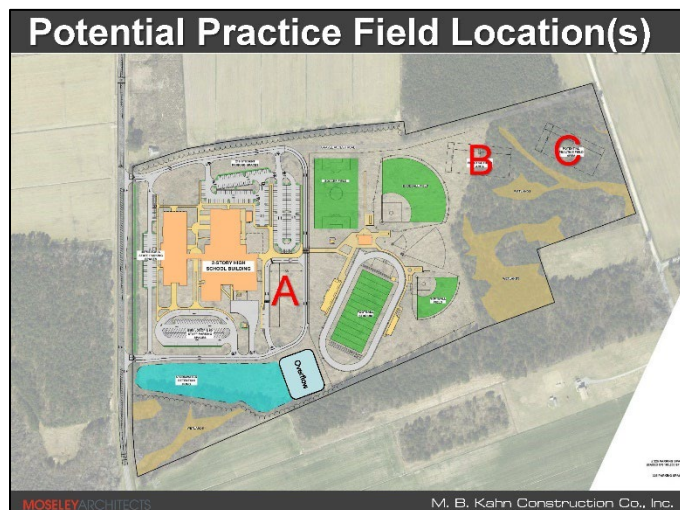
New High School Construction Project Budget Discussion

Ashley Dennis shared the following updated information that was presented at the recent Board of Education meeting.




Kim Hamby shared the following which presents the 2-story structure on the 343 site.





Bill Cram presented the following recommendation:

Recommendation:

Move forward with Two-Story Option

- Site Development Impact
- Schedule
- Future Growth
- **Budget**

MOSELEY ARCHITECTS M. B. Kahn Construction Co., Inc.

Mr. Cram explained that it will take approximately 9 months to complete the design and permitting process to allow the bid processes to begin. Estimated begin of construction is 11 months of date of approval to move forward on the current site with the two-story option. The updated plan increases the capacity from 800 students to 976 students.

Proposed Budget

Proposed Project Budget	
Previous Project Budget:	\$73,000,000.00
Deduct Unallocated Funds:	< 8,400,000.00 >
Subtotal:	\$64,600,000.00
Approved Additions:	\$ 8,700,000.00 *
Two-story Modification Cost:	\$ 1,500,000.00
Subtotal:	\$74,800,000.00
Construction Inflation:	\$ 4,875,000.00 **
Total Proposed Budget:	\$79,675,000.00
*Classroom Addition (\$5.4mm) & CTE Revision (\$3.3mm)	
**Construction inflation based on \$65mm construction cost, 18 months @ 5.00%	
<u>Potential Alternates</u>	
Auxiliary Gym + Stage Combo	
▪ 9,800sf addition (\$7.3mm)	
Synthetic Turf Football Field	
▪ Allowance (\$1.3mm)	

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Action Items



Action Items

- Available Funds: \$50mm Grant + \$33mm Approved Referendum = \$83mm
- Proposed Budget: \$80mm
- Scope:
 - Two-story Design on Current Site
 - Base + Additional Classrooms + CTE Reconfiguration
 - Two major alternates – Aux. Gym with Stage + Synthetic Turf Football Field
- **Approve \$80,000,000.00 Budget**
- **Approve Scope including Site Selection**
- **Direct Design-Builder to Proceed**

MOSELEY ARCHITECTS M. B. Kahn Construction Co., Inc.

Commissioner Leary inquired in regard to whether the access road from Sleepy Hollow is included in the presented budget. Mr. Cram clarified that the access road is not included in the current budget.

Mrs. Hamby stated that there would have to be some drainage redesign for the back of the site for the access road to be incorporated and she confirmed that unless an access road is built there will not be access to the rear of the site.

Board of Education member Kevin Heath confirmed that the cost estimated by Albemarle EMC assumed that the area would be cleared and the road would be constructed. He stated that the extra cost would be minimal.

Commissioner Krainiak inquired as to the cost to prepare the land for construction and to support the building long-term.

Mr. Cram confirmed that the soil borings have been done. Ms. Dennis confirmed that third-party special inspectors will be on site that will confirm findings.

Chair White reminded the Board that the purpose of the meeting is to set a budget for the project.

Commissioner Leary inquired as to the cost to prep the land for construction.

Mr. Cram stated that the grading package is estimated at \$4 million, which is included in the presented budget.

Commissioner Aydtlett inquired as to whether adjustments could be made once the budget is set by the Board.

County Manager Burke clarified that it would be a difficult process to adjust once the project is underway.

Commissioner Leary expressed concern that the current fields do not have restrooms and that should be considered in this plan.

Vice Chair Munro offered a motion to set the budget at \$80 million for the new high school.

Discussion

Upon a question in regard to contingency funds, Mr. Cram confirmed that any unused funds allotted will be returned to the County Board of Education. He also confirmed that the budget includes technology.

Vice Chair Munro stated that the County has been wrestling with this issue for a long time. Personally he does not feel that the 343 site is the right site and that it needs to be larger for future growth of the school. However, he is concerned about losing the \$50 million grant, which Camden County can't afford. It is not his preferred site for action, but he stated that he is willing to vote for it. He believes at least 60 acres is needed but because of an impasse with the Board of Education he is willing to vote for it to get the project moving.

Commissioner Leary concurred with Vice Chair Munro's statement.

Commissioner Krainiak asked both boards if they truly believed this is the best thing for Camden County because he does not believe it is and that everyone will have to vote their consciences.

Chair White proceeded with the vote:

The vote to set the budget at \$80 million passed 4-1 with Chair White, Vice Chair Munro, Commissioners Aydlett and Leary voting aye and Commissioner Krainiak voting nay.

Commissioner Krainiak requested a poll of the Board:

Chair White – aye

Vice Chair Munro – aye

Commissioner Aydlett – aye

Commissioner Krainiak – nay

Commissioner Leary – aye

Upon a question by Commissioner Aydlett in regard to next steps, Mr. Cram explained that the redesign process will begin and MB Kahn will be providing periodic updates to the Board of Education and the Board of Commissioners. It will take about 9 months to complete the design and prepare for the bid process.

Dr. Banks confirmed that as of May 30, 2023 the scope and design was approved by the Board of Education.

There being no further matters for discussion Chair White adjourned the Board of Commissioners at 5:47 PM.

Dr. Banks expressed appreciation to both boards for their efforts in making this project a reality.

Mr. Purcell offered a motion to adjourn the Board of Education, which was seconded by Mr. Overton. The motion passed with five members voting aye and no member voting no.

Dr. Banks adjourned the Board of Education at 5:48 PM.