

MINUTES

The Campbell County Board of Education met in a building committee on Monday, January 10, 2021, 5:00 p.m., in the upper conference room of the Central Office. The following board members were present: Jeffrey Miller, Ronnie Lasley, Johnny Byrge, Lisa Fields, Josh James, and Steve Morgan participated via Face Time. Community member Rector Miller was present. Director of Schools Jennifer Fields, was present with Assistant Director Robbie Heatherly and Gail Parks kept the minutes.

A moment of silence was observed for former Superintendent, Arlis Chapman.

Agenda

Discussion/Action regarding roofing bid projects

Board member Miller stated he had worked very hard to obtain facts. The question was asked how much was remaining on the bond roofing projects. Board member Miller stated he received the information from the finance department and was given the amount of \$1,625,935.00. Board member Miller stated excited about the competitive bid and the bid was close. Dixie Roofing - \$1,627,650, Genesis Roofing - \$1,379,777, and Radco - \$1,649,323. An email from the finance department was read into record. Attached are the bid tabulation sheets for today's roof bid. There are some questions as to why the low bid from Genesis Roofing is much lower than the other two bidders. The architect is reviewing and discussing with the contractor. We may or may not have this information before the committee meeting and board meeting next week. The architect is hopeful to have the information by Friday and once I receive this information, I will forward to you. Thank you, Lisa. Attached is the recommendation letter from the Architect, Jay Henderlight. This letter also details the cost difference between the base bids for the project. You will see in the letter that the contractor would like the opportunity to revise their base bid. Campbell County cannot allow a bid to be modified once a bid is submitted. It also states in the letter that he will still provide the required work for the submitted base bid of \$1,379,777.00. Thank you, Lisa

In a letter from MBI, dated December 4, 2020, MBI Companies recommendation that Genesis Roofing submittal of base bid to provide re-roofing and gutter work for \$1,379,777.00 be accepted. Genesis Roofing had estimated that work for removal and reinstallation of solar systems at Jellico Elementary School, Jellico High School, and Wynn Habersham Elementary School would be approximately \$45,000 per school. Genesis had included their base bid approximately \$131,000 for this work, while the final cost proposal from Efficient Energy of Tennessee (EETN) was \$237,650.00 (see attached sheets for EETN). They failed in their base bid to include almost \$107,000 for the solar systems work. Board member Miller stated he was uneasy about the solar panels. Mr. Henderlight stated in a letter that this does not require that EETN do the removal and reinstallation. The purpose was that EETN is required to review and certify that work completed meets original design requirements and does not void the warranty.

MINUTES
PAGE 2
JANUARY 10, 2021
BUILDING COMMITTEE MEETING

Discussion was held regarding The General Contractor must have 10 consecutive years' experience as a Firestone or Carlisle Master Contractor. Genesis reached out to EETN. Concerns were raised when stated The General Contractor must be a Firestone or Carlisle Master Contractor. Board member Morgan asked the question of who placed this in the specifications. Robbie Heatherly stated the finance department and architect. Board member Miller stated there were no other Master Contract in this region other that Firestone. The other options are not given a fair chance. Board member Miller stated the solar panels were not living up to what they were designed to do and they are not generating at Wynn and LaFollette Elementary Schools. Rector Miller stated when they were installed they were assured they could be put on and off with no problem. Board member Miller asked if the board wanted to pay someone to remove the panels and reinstall when they aren't making anything on them. One-half of the rebate with TVA ends in 2.5 years. Rector Miller asked who fixed the solar panels. Robbie Heatherly responded it was breaker issues at Wynn Elementary. Board member Miller stated he contacted the CEO on each project manager over the last two years and there has not been a complaint on Genesis. There was a complaint in 2007, employees caused an issue and are no longer employed. An email from the finance department specified that Genesis doesn't meet the specifications in Master Contractor. Board member Morgan stated it needed to be a fair, level playing field, and asked if MBI was representing the board's interest, also stating they need to have a meeting with their representative along with finance in this discussion. Board member Miller once again asked if the panels needed to be reinstalled. Board member James asked if the bid would be reduced if the panels were not being reinstalled. Board member Byrge stated he felt the project should be rebid. Board member Miller stated Attorney Cantrell informed the company had filed for bankruptcy. Board member Byre stated the panels could be stored somewhere and not destroyed. Board member Miller stated Attorney Cantrell advised to get beyond would be not accept the bid and rebid the project. Board member Morgan recommended to follow the attorney's advice. Board members James and Byrge agreed. It was recommended by Byrge, second by Fields to reject current bids, omit Part, 1, section 1.01, Line A which stated that the general contractor must be a certified/licensed installer of Firestone or Carlisle products specified and Omit Part 1, Section 1.01, Line B the general contractor must be a Firestone or Carlisle Master Contractor, reword line C of Section 1.01 to read the General Contractor must have 10 years of commercial roofing experience, Omit Part 1, Section 1.02 A(107), Roof Mounted Solar Array Removal Process, Omit Part 1, Section 1.02 –B(1-7) Roof Mounted Solar Array Reinstallation Process. This action will be recommended and action taken at the regular session meeting on Tuesday, January 12, 2021.

Jeffrey Miller
Chairman, Building Committee

Jennifer Fields
Director of Schools