

Piedmont Community Charter School
A Challenge Foundation Academy
Board of Directors Special Meeting Minutes

Date: August 4, 2018

Location: Elementary Campus Classroom

Time: 4:00 PM

Board Members present: Michael Satterfield, Mark Franklin, Mark Stephens, Matthew Hanks, Jeff Pruett, Jennifer Barker

Others: Jennifer Purdee

This special board meeting was held to discuss five issues that needed immediate attention.

1. It was discussed that many day to day items need to be addressed and completed concerning the new high school. The board discussed an owner's representative agreement with Tyrone Harmon, President – Harmon Construction Services, LLC. Mr. Harmon would provide overall management and supervision of the Project, and to coordinate and manage the activities of the Project, including the activities of Owner's Representative, architect, owner consultants and contractor in order to meet Project milestones, schedule and budget, and to do so in a manner consistent with the Project plans, specifications and construction documents. Mr. Harmon would be compensated at an hourly rate of \$125.00 per hour for the services. Mark Franklin made a motion to approve the contract with Mr. Harmon and it was seconded by Mark Stephens. The motion was unanimously approved.

2. The board discussed the architect contract for the new high school. The market is very hot now and Little Diversified Architectural Consulting is available to provide their services. Little has lots of experience with schools, restaurants, and businesses. For Little services, their total sum would be \$864,000. After discussion, it was decided they would be the best fit for our needs. Mark Franklin made a motion to approve the contract with Little and it was seconded by Mark Stephens. The motion was unanimously approved.

3. The board discussed the contractor's contract regarding the new high school. Rodgers provided a proposal for Preconstruction Services regarding PCCS. Rodgers success, experiences and expertise in regional market knowledge of construction materials, placement methods and

relationships with skilled trades in education construction in unequalled. Rodgers' proposed team is available immediately to begin all Preconstruction Services as stated: Estimating (Schematic, Design Development, Construction Documents/GMP), Systems Development, Building Information Modeling, Scheduling, Phasing, MEP Systems Analysis, Constructability Review, Design Review & Monitoring, Big Packaging, and Bidding Procedures. Rodgers Guaranteed Maximum Price (GMP) for Preconstruction Services is \$99,646.00 as outlined in the contract. Rodgers' proposed fee for overhead and profit is 3% of the Cost of the Work based on the final GMF. Rodgers' proposed General Conditions Fee is \$1,172,327.00. Mark Stephens made a motion to approve the contract with Rodgers and was seconded by Jennifer Baker. The motion was unanimously approved.

4. The board discussed a Safety Resource Officer (SRO) contract for the Elementary Campus. The SRO shall perform his job functions during regular school hours at the campus of Piedmont Community Charter School, located at 119 East Second Avenue, Gastonia, NC. Any after school events needing law enforcement officer support is considered extra duty or off-duty work performed by sworn Gaston County law enforcement officers who may or may not be the SRO assigned to the School. The School is responsible for paying for such services by coordinating such requests with the Gaston County Police Department. The minimum rate for such services is \$25/hour. It was discussed for the 2018-2019 school year, PCCS would pay Gaston County the contracted amount, being \$105,964.50, prior to the commencement of services. Jennifer Baker made a motion to approve the SRO contract with Gaston County and was seconded by Mark Stephens. The motion was unanimously approved.

5. Lastly, the board discussed health insurance for PCCS employees. It was discussed that the current insurance is too high, and the state health plan would be much better overall for our valued employees. Mark Stephens made a motion to approve the state health plan for PCCS employees and was seconded by Mark Franklin. The motion was unanimously approved.

Minutes Submitted By:

Jeffery J. Pruett
Jeffery J. Pruett
9/18/18

Witness:
DA Poole *9/18/18*
DA Poole, Secretary