

**STATE OF NORTH CAROLINA  
COUNTY OF AVERY**

The Avery County Board of Commissioners held a Special Meeting with the Avery County Board of Education on Tuesday, June 23, 2020 at 5:00 p.m. in the Commissioners Board Room, Avery County Administrative Complex, 175 Linville Street, Newland, NC. The purpose of the meeting was to discuss the following items:

- Crossnore School Roof Project
- Avery Middle School Air Condition Project
- Cranberry Middle/Freedom Trail HVAC Project
- Avery High School Addition and Renovation Project
- Other School Related Issues

*Due to the COVID-19 pandemic and Governor Cooper's Executive Order No.121 issued on March 27, 2020 limiting mass gatherings to no more than 10 people at a time, the public was not allowed to attend the meeting in person. The meeting was broadcast live and recorded on the Avery County Youtube Channel.*

Members Present: Martha Hicks, Chair; Tim Phillips, Vice-Chair; Dennis Aldridge; Blake Vance; Wood Hall Young, Jr.

Members Absent: None

Others Present: John Greene, Chair; Kathy Aldridge; Pat Edwards; Steve Smith  
Dr. Dan Brigman, Superintendent; Jeff Jaynes, Board of Education Finance Officer

**Call To Order**

Chair Hicks called the meeting to order at 5:00 p.m.

Wood Hall Young, Jr. led prayer.

Chair Hicks called the roll. All board members were present.

**Crossnore School Roof Project**

Dr. Dan Brigman thanked the Board for the approval to seek bids for the Crossnore School Roof. Back in January we had a discussion about the roof and about metal versus shingled and it was pretty much unanimous that metal would be the best investment for the long term sustainability and the life of that roof. Mr. Brigman introduced the project manager for the Crossnore School roof. We did get the bids in. Jeff Jaynes, Board of Education Finance Officer, stated that the bids have been opened and we are ready to begin the project as soon as funding is allocated. We come to you to answer any questions as to where we are. When we bid the project we solely went with the metal roof replacement. We did not have a bidder that was way above or way below. The bid came in slightly under 1.5 million. There are additional costs associated with that with the engineering costs and with ground work for the guttering system. We pulled the ground work out of the bid and that would be something we could bid out locally.

Chair Hicks questioned how many companies had bid on the project. Jeff Jaynes stated that there were four bids on this project.

Tim Phillips asked what the actual scope of the work is. A representative from the firm that is replacing the roof stated that all the shingles are to be taken off. We will cover the entire roof with ice and water shield. This roof is cut up so this is a very labor intensive job. This roof is \$60,000 square feet. The flashing is the most important part of the metal roof assembly. We have spent a lot of time on the flashing detail. There is a 120 day limit on this contract.

Dennis Aldridge asked if there is any change to anything underneath the roof structure. Mr. Nelson stated that the trusses are in good shape. The ventilation is the issue. The roof was designed for a metal roof. Blake Vance questioned the life expectancy of the roof. Mr. Nelson stated that it is a 50 year expectancy. Wood Hall Young, Jr. asked if the ventilation situation would be addressed. Mr. Nelson said there will be no ventilation issues with the metal roofing. Mr. Young questioned if there would be condensation because of the metal roof. Mr. Nelson stated that was the reason for the ice and water shield.

Mr. Jaynes said the actual contract for construction is \$1,462,800.00 and add to that for the engineers fee at 7 ½%.

Mr. Nelson suggested that there was a metal roof that was a 20 year warranty instead of the 30 year warranty without any changes. The metal is the same gauge and everything stays the same. This would save \$50,000. It was decided to take the 20 year warranty and save the \$50,000.

Mr. Jaynes stated that the estimated project total would be \$1,598,760.00.

Blake Vance stated that he would like to get a consensus to add a budget amendment to the meeting in July to appropriate the money for this project. We currently have \$683,000 in the capital reserve fund for the Crossnore School. Mr. Young stated that this has to be done and probably won't be any cheaper and that he agreed with Mr. Vance that it be put on the agenda for July. Mr. Aldridge stated that discussion is a moot at this point as far as need. Our budget this year has been extended past what we started with. We need to look at some other funding avenues to help with this project.

### **Consensus by the Board to include the Budget Amendment for the Crossnore School Roof Project in the July commissioners meeting.**

#### **Avery Middle School Air Condition Project**

Dr. Brigman said that there had been tremendous success with the stand alone units. Jeff Jaynes said that we are looking at \$2,000 a unit for the material. We are looking at \$50,000. What we are in the process of trying to determine is could we get the same concept installed by a licensed professional and what would that cost be. It took our maintenance team a day to install the unit so to install 25 units it would take a month. It was the consensus of some of the board members that the installation of the units need to be contracted out. There was discussion regarding this project.

#### **Cranberry Middle/Freedom Trail HVAC Project**

Mr. Jaynes stated that the unit was on the dock. They will begin demolishing the old unit and installing this week. The unit should be installed and running before August 17<sup>th</sup>. The boiler will be up and functioning before October.

**Avery High School Addition and Renovation Project**

Dr. Brigman stated that we are moving along steadily. We have been notified that the end date is a moving target. We were informed at that time that it would be April 2021. We were surprised by the extended completion date so we are in the process of following up with the architect and general contractor to see if we can locate or get a recovery schedule to get that timeline trimmed back to the original completion date.

Wood Hall Young, Jr. questioned if the Covid days fit into the weather days. Dr. Brigman stated that he didn't think the Covid days align with weather days but what we are seeing is the Covid is impacting the access of materials and the number of people working through the subcontractors. Mr. Young stated that is not our fault. Mr. Jaynes stated that he had spoken with the architect last week and that Branch Builders may request some additional days due to the Covid. The architect said that the contract would prohibit that. A tour will be scheduled of the project in the near future.

**Other School Related Issues**

Phillip Barrier, County Manager, stated that there was a meeting with WAMY and they are committed to providing afterschool to the citizens of Avery County.

Dr. Brigman commented that the students would return to school by August 17<sup>th</sup>. The only feasible calendar that we could see our district doing is starting August 17<sup>th</sup>.

**Motion by Blake Vance and second by Tim Phillips to adjourn the meeting at 6:29 p.m.  
Motion unanimously approved (5-0) Hicks—Aye; Phillips—Aye; Aldridge---Aye;  
Vance---Aye; Young---Aye**

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**Martha Hicks, Chair  
Avery County Board of Commissioners**

ATTEST: \_\_\_\_\_  
Cindy Turbyfill, Clerk