

Board of Education Special Called Meeting

January 2, 2024 5:00 PM

Central Office

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Agenda

V. Special Items

1. Individuals to Address the Board

VI. New Business

1. Jack T Farrar Project

2. THS Gym Bleachers

3. Resolution in Support of Public Schools

VII. Adjournment

To: Board Members

From: Hank Jordan

Date: 1/2/2024

Subject: Final Design Budget and Updated Timeline - Farrar Elementary School

A Guaranteed Max Price Budget (GMP) for the Farrar Elementary School project is provided tonight for your consideration. This GMP budget was developed based on sealed bids collected on 12/21/23 and reviewed and read allowed to any interested public parties on that day. The bids were based on a final set of plans and a project manual completed by Billingsley Architecture and OLG Engineering on 11/28/23.

The GMP budget for 44,041 square feet of new construction and 5,000 square feet of renovations to the existing school is \$18,097,370, or \$369.33 per square foot.

Please note the following on this bid price:

1. The pricing reflects a 17-month construction schedule with an expected start date of January 2024 and a completion and turnover date of May 2025.
2. The cost includes a 2.6% construction contingency.
3. Bids were not received for four trades (HVAC, General Trades, Casework/Millwork, and Building Concrete). The estimated prices in the GMP budget for these trades are still estimates. These packages are being rebid with a due date of late January. When the hard costs are set, the budget will be adjusted by adding or subtracting from the contingency amount.

After a review of this budget and timeline, we recommend approval of the Guaranteed Max Price budget of \$18,097,370 and the timeline presented by American Constructors.



January 2, 2024

Dr. Catherine Stephens
Director of Schools
Tulahoma City Schools
510 S. Jackson Street
Tulahoma, TN 37388

RE: Farrar Elementary School – Addition and Renovation – Guaranteed Maximum Price

Dr. Stephens:

American Constructors, Inc. is pleased to provide you with Guaranteed Maximum Price for the Farrar Elementary School – Addition and Renovation – based on the documents provided by Billingsley Architecture and OLG Engineering. Please see below for an update of construction costs:

Guaranteed Maximum Price:	\$18,097,370
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Please note this does not include any of the alternate pricing. These costs are to be studied further. See attached breakdown, qualifications, and proposed schedule.

Thank you for the opportunity to be a part of this exciting project and please let me know if you have any questions.

Gratefully,

American Constructors, Inc.

Zach Baldwin, LEED AP
Senior Project Manager
Enclosure

CC: Hank Jordan, Tulahoma City Schools
Steve Billingsley, Billingsley Architecture
Tim Little, OLG Engineering
Mark Friedman, OLG Engineering
Derek Martin, American Constructors

American Constructors, Inc.
Estimate Summary Report

Farrar ES GM : Farrar Elementary School Add+Reno

New Const. Square Footage: 44000

Renovation Square Footage: 5000

Estimator:

Baldwin

Item	Description of Work	Labor	Material	Sub	Taxes and Insurance	Total	Cost per Sq. Ft.	Notes
02.00	Demolition	0	0	35,785	0	35,785	0.73	
03.00	Concrete	0	0	1,050,000	0	1,050,000	21.43	
03.30	Hollow Core Concrete Planks	0	0	530,000	0	530,000	10.82	
04.00	Masonry	0	0	2,414,500	0	2,414,500	49.28	
05.00	Steel and Metals	0	0	714,200	0	714,200	14.58	
06.00	General Trades	23,000	20,150	38,335	13,925	95,410	1.95	
07.00	Caulking, Waterproofing, Damppro	0	0	234,000	0	234,000	4.78	
07.01	Foam Insulation	0	0	18,373	0	18,373	0.37	
07.04	Metal Wall Panels	0	0	300,000	0	300,000	6.12	
07.20	Roofing	0	0	793,107	0	793,107	16.19	
07.25	Firestopping	0	0	74,000	0	74,000	1.51	
08.00	Overhead Doors	0	0	179,000	0	179,000	3.65	
08.10	Glass and Glazing	0	0	548,887	0	548,887	11.20	
08.15	Doors, Frames and Hardware	0	360,014	0	35,101	395,115	8.06	
08.30	Door & Hardware Installation	3,000	2,500	17,500	1,804	24,804	0.51	
09.00	Drywall	0	0	516,000	0	516,000	10.53	
09.10	Hard Tile	0	0	129,700	0	129,700	2.65	
09.40	Ceilings	0	0	158,500	0	158,500	3.23	
09.55	Acoustic Wall Panels	0	0	50,000	0	50,000	1.02	
09.60	Carpet and Resilient Flooring	0	0	313,700	0	313,700	6.40	
09.80	Resinous Flooring	0	0	29,240	0	29,240	0.60	
09.90	Painting	0	0	179,977	0	179,977	3.67	
10.10	Canopies	0	0	73,100	0	73,100	1.49	
10.50	Specialties	0	70,744	0	6,898	77,642	1.58	
10.90	Signage	0	0	20,000	0	20,000	0.41	
11.00	Food Service	0	0	515,120	0	515,120	10.51	
12.00	Casework, Lab Casework	0	0	200,000	0	200,000	4.08	

Item	Description of Work	Labor	Material	Sub	Taxes and Insurance	Total	Cost per Sq. Ft.	Notes
12.30	Window Treatment	0	0	12,380	0	12,380	0.25	
21.00	Fire Protection	0	0	255,500	0	255,500	5.21	
22.00	Plumbing	0	0	588,000	0	588,000	12.00	
23.00	Mechanical and HVAC	0	0	1,765,000	0	1,765,000	36.02	
23.10	Test and Balance	0	0	26,880	0	26,880	0.55	
26.00	Electrical	0	0	1,645,500	0	1,645,500	33.58	
31.00	Grading & Utilities	0	0	963,250	0	963,250	19.66	
32.10	Site Concrete	0	0	120,947	0	120,947	2.47	
32.20	Asphalt Paving	0	0	211,000	0	211,000	4.31	
97.00	General Conditions	595,774	242,050	343,690	333,402	1,514,916	30.92	
97.20	Permits	0	0	0	2,500	2,500	0.05	
97.60	Taxes & Insurance	0	0	0	229,984	229,984	4.69	
97.85	Construction Contingency	0	0	0	479,461	479,461	9.78	
98.00	Fee	0	0	0	611,893	611,893	12.49	
Estimate Totals:		\$621,774	\$695,458	\$15,065,171	\$1,714,967	\$18,097,370	\$369.33	

Additions and Renovations to Farrar Elementary School

ID	Task Name	Duration	Start	Finish	2nd Quarter		3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter		
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1	PRECONSTRUCTION - DESIGN	197 days	Mon 4/10/23	Tue 1/9/24	PRECONSTRUCTION - DESIGN																															
2	Schematic Design	45 days	Mon 4/10/23	Fri 6/9/23	Schematic Design																															
3	Schematic Design Document Production	25 days	Mon 4/10/23	Fri 5/12/23	Schematic Design Document Production																															
4	Prepare SD Budget	15 days	Mon 5/15/23	Fri 6/2/23	Prepare SD Budget																															
5	Review / Approve SD Budget	5 days	Mon 6/5/23	Fri 6/9/23	Review / Approve SD Budget																															
6	Design Development	50 days	Mon 6/12/23	Fri 8/18/23	Design Development																															
7	Design Development Document Production	30 days	Mon 6/12/23	Fri 7/21/23	Design Development Document Production																															
8	Prepare DD Budget	15 days	Mon 7/24/23	Fri 8/11/23	Prepare DD Budget																															
9	Review / Approve DD Budget	5 days	Mon 8/14/23	Fri 8/18/23	Review / Approve DD Budget																															
10	Grading + Demo Package Final Documents (Early Release)	60 days	Mon 6/12/23	Fri 9/1/23	Grading + Demo Package Final Documents (Early Release)																															
11	Develop Early Release Grading + Demo Package	30 days	Mon 6/12/23	Fri 7/21/23	Develop Early Release Grading + Demo Package																															
12	TDEC Review	30 days	Mon 7/24/23	Fri 9/1/23	TDEC Review																															
13	Grading Permit Review	20 days	Mon 7/24/23	Fri 8/18/23	Grading Permit Review																															
14	Review / Approve Early Release Grading Pricing	5 days	Mon 8/14/23	Fri 8/18/23	Review / Approve Early Release Grading Pricing																															
15	Issue Grading/Utilites + Demo subcontracts	5 days	Mon 8/21/23	Fri 8/25/23	Issue Grading/Utilites + Demo subcontracts																															
16	Foundations Documents (Early Release)	55 days	Mon 6/12/23	Fri 8/25/23	Foundations Documents (Early Release)																															
17	Develop Early Release Foundations Package	30 days	Mon 6/12/23	Fri 7/21/23	Develop Early Release Foundations Package																															
18	Bid Early Release Grading and Foundation Package	15 days	Mon 7/24/23	Fri 8/11/23	Bid Early Release Grading and Foundation Package																															
19	Review / Approve Early Release Foundations Pricing	5 days	Mon 8/14/23	Fri 8/18/23	Review / Approve Early Release Foundations Pricing																															
20	Issue foundations subcontracts	5 days	Mon 8/21/23	Fri 8/25/23	Issue foundations subcontracts																															
21	Complete Electrical Package inc. Gear Documents (Early Release)	40 days	Mon 6/12/23	Fri 8/4/23	Complete Electrical Package inc. Gear Documents (Early Release)																															
22	Develop Early Release Electrical Gear Package	20 days	Mon 6/12/23	Fri 7/7/23	Develop Early Release Electrical Gear Package																															
23	Bid Early Release Electrical Gear Package	10 days	Mon 7/10/23	Fri 7/21/23	Bid Early Release Electrical Gear Package																															
24	Review / Approve Early Release Electrical Gear Pricing	5 days	Mon 7/24/23	Fri 7/28/23	Review / Approve Early Release Electrical Gear Pricing																															
25	Issue Electrical Gear Purchase Order	5 days	Mon 7/31/23	Fri 8/4/23	Issue Electrical Gear Purchase Order																															
26	Bid Documents	102 days	Mon 8/21/23	Tue 1/9/24	Bid Documents																															
27	Final Bid Document Production	70 days	Mon 8/21/23	Fri 11/24/23	Final Bid Document Production																															
28	Solicit Subcontractor Bids / Prepare GMP	20 days	Mon 11/27/23	Fri 12/22/23	Solicit Subcontractor Bids / Prepare GMP																															
29	Present / Approve GMP	7 days	Mon 12/25/23	Tue 1/2/24	Present / Approve GMP																															
31	Building Permit Review	5 days	Mon 12/25/23	Fri 12/29/23	Building Permit Review																															
30	Issue Subcontracts/PO's	5 days	Wed 1/3/24	Tue 1/9/24	Issue Subcontracts/PO's																															
32	PROJECT MANAGEMENT	250 days	Wed 1/10/24	Tue 12/24/24	PROJECT MANAGEMENT																															
33	Key Submittals / Shop Drawing Production	40 days	Wed 1/10/24	Tue 3/5/24	Key Submittals / Shop Drawing Production																															
34	Storm Piping/Structures Submittals	10 days	Wed 1/10/24	Tue 1/23/24	Storm Piping/Structures Submittals																															
35	Rebar Shop Drawings	15 days	Wed 1/10/24	Tue 1/30/24	Rebar Shop Drawings																															
36	Precast Planks Shop Drawings	40 days	Wed 1/10/24	Tue 3/5/24	Precast Planks Shop Drawings																															
37	Steel Bar Joists Shop Drawings	20 days	Wed 1/10/24	Tue 2/6/24	Steel Bar Joists Shop Drawings																															
38	Metal Decking Shop Drawings	20 days	Wed 1/10/24	Tue 2/6/24	Metal Decking Shop Drawings																															
39	Electrical Gear Submittals	10 days	Wed 1/10/24	Tue 1/23/24	Electrical Gear Submittals																															
40	Fabrication Timelines	240 days	Wed 1/24/24	Tue 12/24/24	Fabrication Timelines																															
41	Storm Piping/Structures Fabrication	15 days	Wed 1/24/24	Tue 2/13/24	Storm Piping/Structures Fabrication																															
46	Electrical Gear Fabrication	240 days	Wed 1/24/24	Tue 12/24/24	Electrical Gear Fabrication																															
42	Rebar Fabrication	15 days	Wed 1/31/24	Tue 2/20/24	Rebar Fabrication																															
44	Steel Bar Joists Fabrication	60 days	Wed 2/7/24	Tue 4/30/24	Steel Bar Joists Fabrication																															
45	Metal Decking Fabrication	60 days	Wed 2/7/24	Tue 4/30/24	Metal Decking Fabrication																															
43	Precast Planks Fabrication	80 days	Wed 3/6/24	Tue 6/25/24	Precast Planks Fabrication																															
47	CONSTRUCTION	345 days	Wed 1/10/24	Tue 5/6/25	CONSTRUCTION																															
48	Site Work	280 days	Wed 1/10/24	Tue 2/4/25	Site Work																															
49	Install erosion control/ temporary fencing	5 days	Wed 1/10/24	Tue 1/16/24	Install erosion control/ temporary fencing																															
50	Review / approve erosion control	5 days	Wed 1/17/24	Tue 1/23/24	Review / approve erosion control																															

Memo

To: Board Members

From: Hank Jordan

Date: 1/2/2024

Subject: Replacement of THS Gym Bleachers

Earlier this school year, the Board approved the replacement of the THS gym floor. In conjunction with this project, it is also being requested that the existing gym bleachers be replaced. The existing bleachers were installed in 1988 and are becoming difficult to repair, as parts are no longer readily available.

Working with the vendor Bleachers and Seats out of Nashville, a quote of \$374,314.40 was provided to remove the existing bleachers and install new bleachers. The new bleachers would provide 15 rows and seat approximately 869 on the visitor side and 17 rows and seat 951 on the home side. Colors and other potential designs are TBD now, but the quoted price allows for a wide array of colors from which to choose. Bleachers and Seats is part of the Sourcewell purchasing cooperative which TCS is a member (account #10292) and receives preferential pricing via the seat manufacturer Hussey Seating (Sourcewell contract #091719-HSC).

If approved, removing the bleachers would occur at the end of May and allow the flooring vendor to start immediately after their removal. The new bleachers will be installed after the new floor is installed and ready to handle the traffic.

We recommend the approval of replacing the existing bleachers at the quoted price of \$374,314.40.

Thank you.

2515 Eugenia Ave, Suite 101
 Nashville, TN 37211
 +1 6154198246
 www.bleachersandseats.com



Estimate

ADDRESS

Tim Jensen
 Tullahoma City Schools (TN)
 208 Mitchell Blvd
 Tullahoma, TN 37388

SHIP TO

Tim Jensen
 Tullahoma City Schools (TN)
 208 Mitchell Blvd
 Tullahoma, TN 37388

ESTIMATE # TN511832
DATE 08/21/2023

JOB NAME

Tullahoma HS New Install 23

ACTIVITY	QTY	RATE	AMOUNT	SKU
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Source well Contract # 091719-HSC

City of Tullahoma, Member ID# 10292
 Tullahoma, TN

MAXAM 26 Wall Attached 9.625R x 22", 24" or 26" Row Spacing 10" Courtside Seat Integral Power End Rails Classic UV Decking 10 Year Warranty 2000 - 2400 Seats Non-Union Pricing Delivered & Assembled, Per Gross Seat, Contract Pricing \$339.60 Discounted 40.0% to \$203.76. Further discounted to \$146.37	2,272	146.37	332,552.64	
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Maxam26 - Wall Attached - Gross Seats: 2272 / Net Seats: 1820

Bank Details: Visitor, Gross Seats:1065 / Net Seats: 869

- Stand Type: Wall Attached
- Bank Location: Main Floor
- Seat Type: COURTSIDE (10") TBD Color
- Row Rise: 9 5/8"
- Row Spacing: 26"
- Tiers: 15

Bank Details: Home, Gross Seats: 1207 / Net Seats: 951

- Stand Type: Wall Attached
- Bank Location: Main Floor
- Seat Type: COURTSIDE (10") TBD Color
- Row Rise: 9 5/8"
- Row Spacing: 26"
- Tiers: 17

Delivered and installed.

Inspection, Service, Maintenance & Removal, Removal Dumpster and	10	750.00	7,500.00	
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ACTIVITY	QTY	RATE	AMOUNT	SKU
Disposal Fees, Per Dumpster Contract Price \$3,032.14, Discounted 40.0% to \$750				
Inspection, Service, Maintenance & Removal - Telescopic Seat Removal - Non-Union Price, Per Seat, Contract Pricing \$126.34, discounted, 40.0% to \$75.80, further discounted to \$15.08	2,272	15.08	34,261.76	

Should this estimate result in a PO please include the following information on your PO:

City of Tullahoma, - Sourcewell Member ID# 10292"

"This purchase order is issued pursuant to Sourcewell Contract #091719-HSC."

This estimate is valid for 30 days.

SUBTOTAL
TAX
TOTAL

374,314.40
0.00
\$374,314.40

Accepted By

Accepted Date

Resolution Opposing Governor Lee's Education Freedom Act

Tullahoma City School District

January 2, 2024

WHEREAS, the Constitution of the State of Tennessee, in Article XI, Section 12, states that the Tennessee legislature "shall provide for the maintenance, support, and eligibility standards of a system for free public schools;" and

WHEREAS, the fulfillment of this constitutional guarantee is heavily reliant upon adequate state funding, which is vital for equipping schools with the necessary resources to serve the various needs of Tennessee's students; and

WHEREAS, the Tullahoma City Schools Board of Education is charged with governing the school district so that all students, regardless of background, needs, or ability, receive the best possible educational opportunities in order to graduate prepared to enter postsecondary institution or the workforce; and

WHEREAS, Tullahoma City Schools is an educational community that serves a student population of 3,630 students, with 51% of those coming from economically disadvantaged backgrounds; and

WHEREAS, Tullahoma City Schools offers a diverse range of invaluable opportunities and specialized programs tailored to meet individual needs of our students. These offerings encompass a comprehensive array, including, but not limited to, Special Education services, English as a Second Language (ESL) services, Response to Intervention (RTI) services, social-emotional learning support, afterschool tutoring and enrichment opportunities, fine arts courses and clubs, athletic teams, Tullahoma Virtual Academy, JROTC, and a variety of Career and Technical Education (CTE) courses designed to align with local workforce needs. These programs not only cater to the specific requirements for each student but also fulfill the mandate outlined in the Tennessee Constitution, ensuring a free and public education for all; and

WHEREAS, Tullahoma City Schools is a cornerstone of the local community, not only providing education services to all students regardless of background, need or ability, but also employing 560 staff members; and

WHEREAS, Tullahoma City Schools is committed to maintaining local control over its schools, ensuring that they are reflective of the community's needs and values; and

WHEREAS, Educational Savings Accounts (ESAs) threaten the district's ability to maintain the quality of its educational offerings as ESAs would divert state funds to private actors and disrupt local control of education.

NOW, THEREFORE, BE IT RESOLVED, that the Tullahoma City Schools Board of Education hereby expresses its opposition to the Governor's "Education Freedom Act" as well as any other voucher or Education Savings Account legislation due to the detrimental impacts these programs will have on our students, schools, and community, and

BE IT FURTHER RESOLVED, that the Tullahoma City Schools Board of Education urges the Tennessee General Assembly to consider the effects that the Education Savings Accounts will have on local school districts and to instead seek out ways to support and strengthen public schools throughout Tennessee.

THIS RESOLUTION is adopted as of this 2nd day of January, 2024, by the Tullahoma City Schools Board of Education.

Kim Uselton, Board Chair

Teresa Lawson, Vice Chair

Amy Dodson, TLN Representative

Beth Harrison, Board Member

Gigi Robison, Board Member

Pat Welsh, Board Member

Andy Whitt, Board Member