

Jackson-Madison County School Board Meeting

January 14, 2021 5:30 PM

Jackson City Hall

Attendance Taken at 5:00 PM.

Andre Darnell:	Present
Ms. Doris Black:	Present
Sherry Franks:	Present
Scott Gatlin:	Present
Debbie Gaugh:	Present
Mrs. Janice Hampton:	Present
Mr. James Johnson:	Present
Mr. A. J. Massey:	Present
O'Neal Henley:	Absent

1. CALL TO ORDER

a. A Moment of Silence and Pledge of Allegiance

Discussion: Mr. Johnson called the JMCSS January Board Meeting to order at 5:31 pm. followed by a moment of silence and the pledge of allegiance.

2. APPROVALS

a. Approval of Consent Agenda

b. Approval of Agenda

Discussion: a. Approval of Consent passed with a motion made by Janice Hampton and seconded by Andre Darnell. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0

b. Approval of Agenda passed with a motion made by Jancie Hampton and seconded by Debbie Gaugh. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0

3. PUBLIC COMMENTS

Discussion: No public comments

4. APPEARANCE BEFORE THE BOARD

Discussion: No appearance before the board

5. ACTION ITEMS

a. Budget Amendments

b. School Support Organization

c. Strategic Plan Belief Statement

d. JCM zoning proposal

e. Ethics Committee Appointment

Discussion: a. Budget Amendments passed with a motion made by Debbie Gaugh and second by Janice Hampton. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0

b. School Support Organization passed with a motion made by Doris Black and seconded by Scott Gatlin. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0

- c. Strategic Plan Belief Statement passed with a motion made by Janice Hampton and seconded by Andre Darnell. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0
- d. JCM Zoning proposal Option A passed with a motion made by Janice Hampton and seconded by Doris Black. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0
- e. Ethics Committee Appointment was passed with a motion made by Scott Gatlin and seconded by Debbie Gaugh. Doris Black: Yea; Andre Darnell: Yea, Sherry Franks: Yea, Scott Gatlin: Yea, Debbie Gaugh: Yea, Janice Hampton: Yea, James Johnson: Yea, AJ Massey: Yea Yea: 8 No: 0

6. ITEMS REMOVED FROM CONSENT AGENDA

Discussion: None

7. ITEMS ADDED TO THE AGENDA PER VOTE UNDER ITEM 2.2

Discussion: None

8. SUPERINTENDENT'S REPORT

Discussion: Dr. King and Greg Hammond presented awards to the 2019-2020 Support Staff and the JMCSS Employees of the month for a job well done.

Support Staff: Cheryl Vaulx - Isaac Lane ,Dawn Mayfield - West Bemis, Marie Andrews-East Elementary, Kirby Holloway - North Parkway , Stephanie Jelks - Madison Academic, Melanie Wright - Andrew Jackson , Nell Spann - Arlington, Mildred Fuller - Denmark, Angela Sheffield - Nova, Jack Woods - BEST Academy/Parkview Prep, Melissa Williams - Pope, Brinette Henning - JCT, Debra Williamson-Easley - Alexander, Charisse Amos -Lincoln Elementary, Jackie Moore- Rose Hill, Brindy Charles- JCM Early College High. Employees of the Month: Don Strong, Vicki Allen and Raina Robinson.

9. ADJOURNMENT

Discussion: Debbie Gaugh made a motion for the JMCSS January Board Meeting to adjourn at 5:56 p.m.

Chairperson

Superintendent



JACKSON-MADISON COUNTY BOARD OF EDUCATION

Dr. Marlon King, Superintendent

James "Pete" Johnson, Chairman • A J Massey, Vice Chairman

• Doris Black • Andre Darnell • Sherry Franks • Scott Gatlin • Debbie Gaugh • Janice Hampton • O'Neal Henley

2021 JACKSON MADISON COUNTY SCHOOL SYSTEM ETHICS COMMITTEE NOMINATIONS

Bill Kipp

Rev. Paul Lacy

Pamela Jones Bates

Olivia Abernathy

Carol Carter-McCright

Jackson-Madison County School System
January 2021
Budget Amendments Requiring Board Approval
and County Commission Approval

Fund #141 General Purpose

1. \$40,000 (new money) This grant provides funding to allow middle schools students to further explore future career opportunities in the science, technology, engineering, and mathematics fields.
2. \$10,000 (new money) This grant provides funding for two students in the Local Options and Opportunities Program (LOOP) to work in the JMCSS Maintenance Department and for instructional supplies purchases for classroom teachers at Liberty HS, West Bemis MS, and Nova Pre-K Learning Center.
3. \$64 This amendment aligns the general ledger to the Revision 1 budget approved by the state, moving remaining funds from instructional equipment to supplies.

Fund #177 Education Capital

4. \$15,000 This amendment transfers funds to cover engineering services for the design/specifications of surveillance systems, access control systems, intercom systems, and voice/data cabling at Madison Academic High School, JCM, and JCM Fieldhouse.

Jackson-Madison County School System
January 2021
Budget Amendments Requiring Board Approval

Fund #142 School Federal Projects

1. \$33,035 ATSI 2018 Grant Designation- This amendment aligns the general ledger to the Revision 1 budget approved by the state, moving funds from professional development to contract services for Pathways counselors.

JCM Zone Drafts

The following maps provide possible zones for the New Jackson Central Merry 6-12 School. Please note, these maps are a first draft to provide a visual representation of possible zone locations. Once a target area is determined, a more precise map detailing each street will be constructed to represent the exact zone boundaries for final review. Each map was constructed using current 6-12 enrollment data for 2020-21. In addition, each map used 850 students as a target goal. This allows for students who may attend another school via open enrollment, lottery, or Early College high.

Draft A is a similar version of the last JCM zone prior to Vision 2020. However, the zone is much smaller in order to accommodate the 800 student capacity of the new 6-12 school. All other drafts represent possible scenarios for the new school boundaries. Each map has data indicating the number of projected students for each grade band 6-12, projected student diversity, socio-economic status of the zone, special education numbers, and where each student currently attends school. Again, these boundaries represent possible boundaries. Once the target area is selected precise street by street boundaries will be constructed to represent the final draft.



Plan A=856 (Similar Zone Prior to Vision 2020)

African American- 571

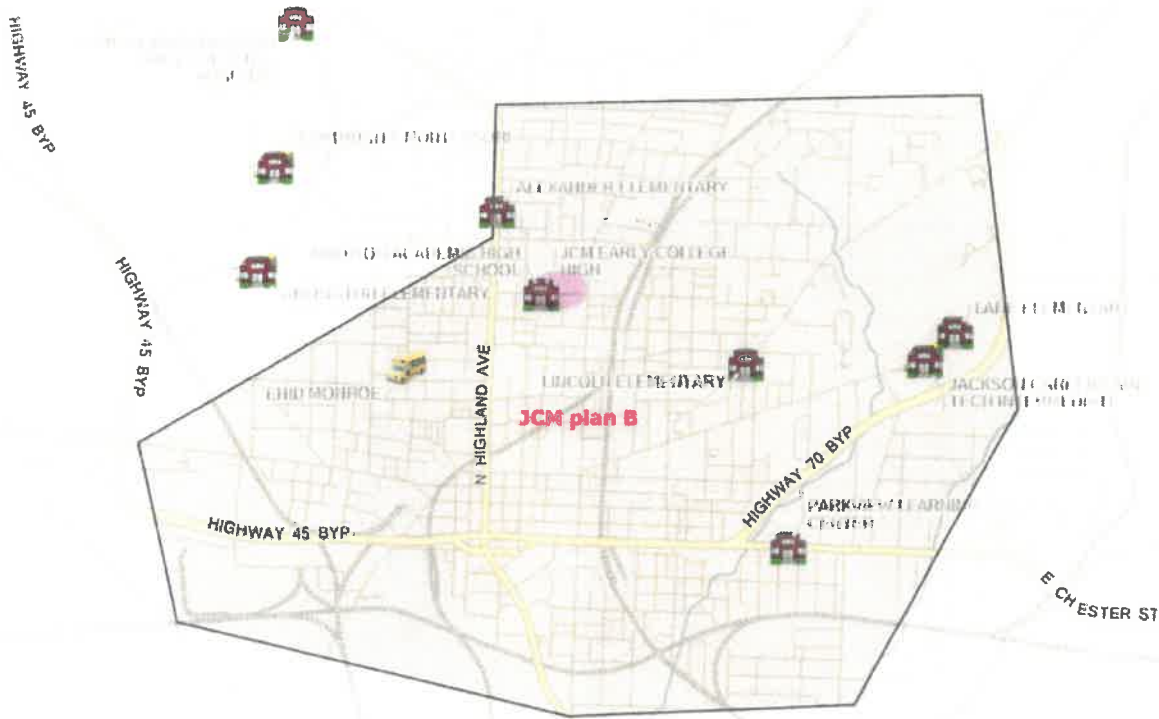
Caucasian- 157

Hispanic-105

Asian- 10

Multi Racial- 9

Other- 4



DRAFT

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- Plan B = 792
- African American- 698
- Caucasian- 45
- Hispanic-21
- Asian- 3
- Multi Racial- 23
- Other- 4



Plan C = 830

African American- 670

Caucasian- 95

Hispanic-31

Asian- 3

Multi Racial- 26

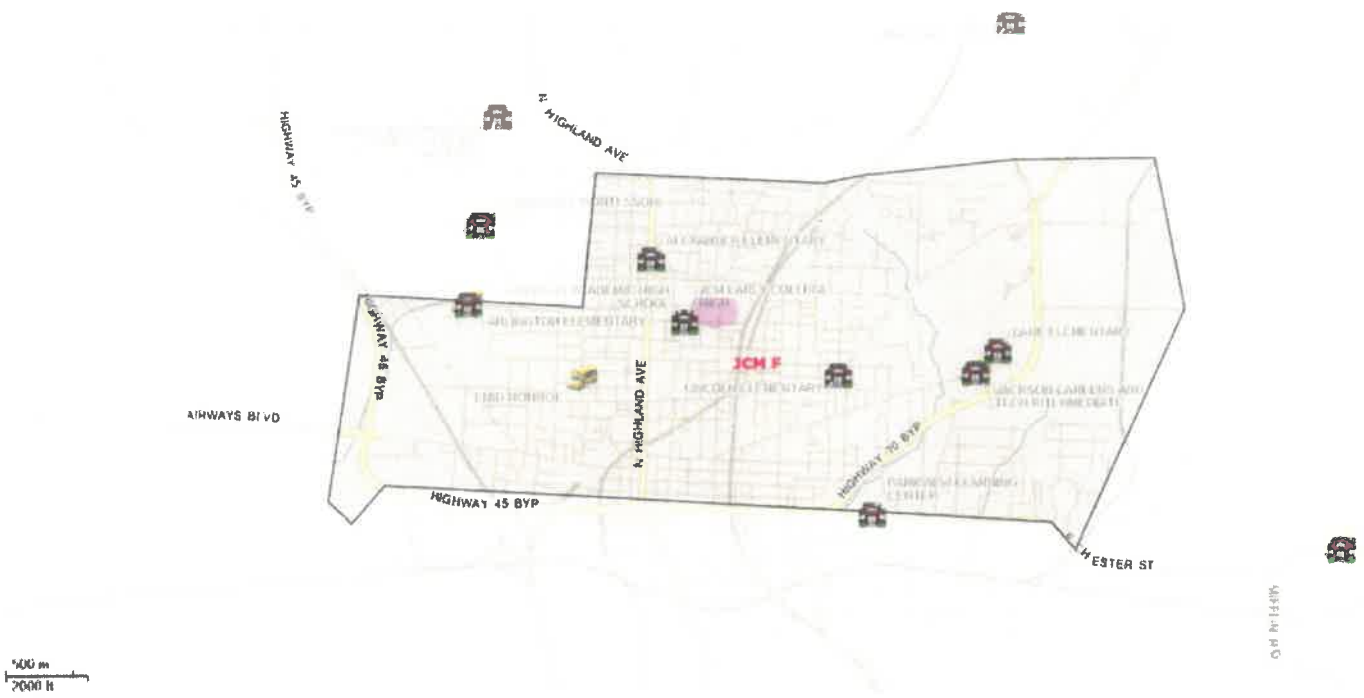
Other- 5



- Plan D = 800
- African American- 604
- Caucasian- 120
- Hispanic-45
- Asian- 2
- Multi Racial- 25
- Other- 4



- Plan E = 844
- African American- 633
- Caucasian- 129
- Hispanic-48
- Asian- 6
- Multi Racial- 23
- Other- 4



Plan F = 832
African American- 712
Caucasian- 64
Hispanic-22
Asian- 3
Multi Racial- 27
Other- 4

DRAFT

The following School Support Organizations have active state reporting status and the *Tennessee Internal School Uniform Accounting Policy Manual* required Verification forms have been completed for the 2020-2021 school year.

Elementary Schools

High Schools

1. SSHS Boys Soccer

Middle Schools

“BELIEVE 2026”

B	uild strong, successful programs in three broad areas- academics, athletics, and the arts.
E	mpower schools, administrators, teachers, and staff with high-quality instructional and curriculum material that are aligned to improving student achievement.
L	everage opportunities for diversity to support conditions that value all individuals and programs.
I	nvest in employees by providing financial and professional support.
E	ducate all students in a safe, nurturing school environment that promote healthy choices and opportunities for optimal learning.
V	alue all employees, students, and families by distributing resources equitably for the purpose of improving outcomes.
E	ngage the broader community in an effort to support the whole child and advance the progress of the school system.

JCM School School Construction Status Report

Date 01/11/2021

December 2020 Report

**Prepared for
JMCSS Board**

Prepared by

Chris Alexander

Vice President

Healthy Community, LLC

Developer

Chris Rice

Vice President/Project Manager

Crocker Construction Company, Inc.

Construction Manager

Project Data

Owner

Healthy Community Education Partners, Inc.

111 E. Main Street

Suite 201

Jackson. TN 38301

Developer

Healthy Community, LLC.

65 Union Ave, 12th Floor

Memphis, TN 38103

As “developer” under a Development Agreement with Healthy Community Education Partners, Inc. (“the QALICB”) and Jackson-Madison County School System (the “District”)

Owner’s Designated Representative

Henry Turley Company, LLC

Suite 1200

65 Union Ave

Memphis TN 38103

Construction Manager

Crocker Construction Company, Inc.

PO Box 3637

Jackson TN 38303

Project(s)

1 Jackson Central Merry School Renovation/Addition

332 Lane Ave, Jackson TN 38301

Jackson Central Merry Field House

227 Railroad Street, Jackson TN 38301

Design Team

Architect: LRK

Suite 600

50 South BB King Blvd

Memphis, TN 38103

Civil and Structural: TLM Associates

117 East Lafayette Street

Jackson, TN 38301

MPE: Collier Engineering

720 Broadway Street

Suite 100

South Fulton, TN 38257

Notice to Proceed was issued on the afternoon of March 31, 2020. The substantial completion date is July 31, 2021.

Parties providing Reviews, Inspections, Consulting and/or Documentation

LRK – Providing Architectural and Engineering Project Management duties including site inspections, submittal reviews/approval, draw request reviews, confirmation of compliance with construction documents etc.

TLM – Structural and Civil, providing site inspections, submittal review and approval of all related submittals etc.

Collier Engineering – MPE Engineering, providing site inspections, submittal review and approval of all related submittals etc.

Henry Turley Company, LLC. – Henry Turley Company has a representative, Pete Evans, VP of Construction, performing weekly site inspections for progress, quality, and design document compliance.

Partner Engineering – Partner Engineering is an independent engineering consulting firm hired by the lenders and the tax credits providers to review the design and cost estimates. They will do site inspections, review of change orders, ASI's and other construction documents as the projects progress. They also will review and approve the monthly draw requests prior to release of funds.

Multivista – Multivista is an independent construction documentation firm who has been engaged to document the construction site as the buildings are being built. They will provide monthly photos of the construction. After the completion JMCSS will have an electronic floor plan of the new buildings and by selecting on a given area they can view the wall before it was covered with drywall including all plumbing and electrical work inside the wall. Also, they can review conditions before concrete was poured. We believe this will be a valuable asset for future maintenance needs.

Construction Materials Lab – Construction Materials Lab has been engaged to provide soil testing, footing inspections, structural inspections, and other miscellaneous inspections.

Frost Environmental – Frost Environmental has and will be making inspections related to environmental concerns including asbestos and lead.

Tennessee Department of Commerce and Insurance (State Fire Marshal) – The Fire Marshal has reviewed the plans for compliance and are and will

be making site inspections for compliance with the approved construction documents and applicable construction codes and standards.

Tennessee Department of Environment and Conservation – TDEC has reviewed the plans and will be making or cause to be made bi-weekly inspections of the site for erosion control.

City of Jackson Building and Housing Codes Department – The City will be inspecting for compliance with zoning, building code, fire code, gas code, mechanical code, electrical code, ADA standards, and general design document compliance.

Infinite Consulting – Infinite Consulting is leading the DBE recruiting and documentation program as well as assisting the design team with historic data for both schools related to branding and/or wall art.

Summary Report

Jackson Central Merry

Construction got underway on the JCM project on 4/1/2020. Selective demolition (pre-abatement) began to expose previously encapsulated asbestos in order to provide access to the asbestos by the abatement contractor. The building was divided into several zones so work could move forward in several areas simultaneously. Currently there is pre-abatement demolition work being done in front of the abatement contractor in 3 zones, asbestos abatement being done in one zone and post abatement demolition being done in three zones where abatement is complete.

Temporary construction fencing has been installed and a construction office has been set up.

6/9 Update – Pre-abatement demolition is complete, and the asbestos abatement is working on their last zone other than the boiler room which will be last. Select demolition continues, mechanical units/systems have been removed. Plumbing work has started. Mechanical Roof Curbs are being set. Mechanical Units have arrived. The roofing is being installed and is approximately 25% complete. The pad for the north addition is complete and the Field House pad is being built.

7/20 Update – Asbestos abatement continues and should be completed soon. Select demolition continues. Plumbing, Electrical and HVAC work is ongoing. The roofing is approximately 50% complete. The roofing has been on hold for about 3 weeks due to 6 members of the roofing crew testing positive for Covid-19. The crew members are due to be retested within the next week and we anticipate the roofing work will crank back up. The Field House pad is now complete. The rebar for the Field House is being tied. The steel structure for the Field House has arrived and is stored on site.

8/20 Update – Asbestos abatement is complete. Select demolition continues. Plumbing, Electrical and HVAC work is ongoing. The roofing is ongoing and is about 80% complete. Interior framing is to begin shortly. Concrete work has started on the Field House. The steel shop drawings for the front addition has been approved and released for production.

9/17 Update – Select demolition continues. Plumbing, Electrical and HVAC work is ongoing. The roofing is ongoing and is about 90% complete. Interior framing has begun. Concrete work on the front addition has begun. The Field House concrete continues. Steel for the front addition is expected middle of next month.

10/20 Update – Select demolition continues. Plumbing, Electrical and HVAC work is ongoing. The roofing is about 95% complete. Interior framing is ongoing. The Field house concrete on ongoing. Steel for the front addition is complete and erection will begin the week of 11/9. Store front glass installation has begun.

11/30 Update – Select demolition continues. Plumbing, Electrical and HVAC work in ongoing. The steel framing for the north addition is nearing completion. Interior framing and drywall is ongoing. The storefront glass is work progressing and you can now see a few classrooms with new windows from Royal Street. Gas and Electrical meters have been installed for the Lane College building. The Field House steel erection is set to start on 12/8.

12/31 Update – Select demolition continues. Plumbing, Electrical and HVAC work is ongoing. The steel framing for the north addition is 98% complete, with the last 2% waiting on some rebuilt steel members. The store front glass work is ongoing. Ceramic Tile work has started. The Field House steel erection has begun after a delay due to Covid-19.

Developer Update – December 2020

Healthy Community, LLC – Chris Alexander, Representative

January 11th, 2021

Chris Alexander with Healthy Community, LLC and Chris Rice of Crocker Construction presented an update to the JMCSS School Board at their work session meeting at Liberty High School on Monday, December 7th, 2020.

Healthy Community, LLC as developer of the Jackson Schools project, sees the two schools as vital part of a greater redevelopment plan for the neighborhoods around each school. In addition to our Blight Elimination Program and Home Repair Program with THDA, we have committed to find ways to build affordable housing. We currently have assisted in construction of over 50+ new homes in the last few years. There are ten new homes currently under construction, with several more to break ground this Spring. We have been working with THDA to find resources to get more affordable homes built in these neighborhoods for low to moderate income residents. Recently an opportunity for a grant has come available to assist us with our efforts. The THDA Board of Directors voted to approve the 2020 HOME CHDO Mini-Round Program at their November Board Meeting. The program will allow THDA to help finance approximately one million dollars for the construction of affordable single-family housing units. The goal is to have the affordable homes built in the neighborhood surrounding Madison Academic and Jackson Central Merry. The main grant applicant will be Southwest Community Development Corporation, a local nonprofit organization with CHDO status. Healthy Community LLC and the CRA will partner to help provide assistance thru development consultation, down payment assistance, and the donation of some Blight Elimination Program and other potential CRA owned lots. The applications are due February 11th, 2021 and the Application Award Announcement is planned by March 12th, 2021.

Developer Inspections & Observations

Henry Turley Company, Inc., Pete Evans VP of Construction, Representative

Jackson Merry: 6-10-2020

This project got started on or about April 1, 2020. Construction fencing and gates were installed during the first week of mobilization with safety and security signs installed at each entrance. Covid-19 policies and procedures were developed during pre-construction and those policies are being addressed on a daily basis. From the beginning this project has been scheduled and executed in a systemic process that is both efficient and impressive. We have had two OAC meetings to date and the flow of work seems to be on or ahead of schedule. All demo has been completed for the asbestos abatement portion of the project and select demo continues for mechanical electrical and plumbing. The plumber has gotten a good portion of the slab cut and rough-in plumbing for the existing slab. They have also started running the copper domestic water pipe in the ceiling down one of the corners I was in this morning. The mechanical contractor has made safe and disconnected all the mechanical units on the roof getting ready for the roofer to install the curbs and pitch pockets. Mechanical units are on site and stored in the warehouse outback. The first building roof is nearly complete except for curbs and termination in my opinion. From what I understand the curb installation for mechanical should begin tomorrow June 11, 2020 and continue on that building until complete while the roofers move over to the second roof to start preparing ahead of the mechanical contractor. Pressure washing has begun. The pad for the new addition is complete, JEA was on site this am upgrading the electrical feed that came through that area this morning that was shallow in depth and has now been corrected with power restored. Site work has started in the back between the warehouse area and the main school in the turn area at the rear.

End of Report

Jackson Merry: 7-8-20

Selective demo has been completed ahead of asbestos crews. Asbestos crews are working in strategic areas to maximize workflow systematically for other trades/area, coordinate quiet well as sub-contractor labor is increasing as the project progresses. Plumbing rough in/pipe hangers/pipe continues. Roofers are making good progress on the roof installation, hvac curbs are in progress close to being complete. Mock-up of metal enclosure was installed for review where old HVAC units went thru brick openings. Pressure washing was almost complete as of the last inspection and may be complete as of this writing. RFI's and submittals have no issues to date. There are some conflicts with MPE where they conflict with bldg. structure currently being addressed for resolution.

End of Report.

Jackson Merry: 8-25-20

The asbestos crew appears to have completed their work and demo outside the previous selective demo ahead of asbestos is proceeding well. The electrical and plumbing rough in continues to go well at a good pace as is the mechanical curbs on the roof. The roofers are back on site and appear to be working in a systematic way accommodating the mechanical contractors where needed. Overall the project is well managed and moving as expected to better than expected.

End of Report

Jackson Merry 9-22-20

The roofers appear to be approximately 90% complete +/- including metal work. We had a sub meeting last week to discuss coordination issues with the retrofit including but not limited to ceiling height restrictions and the tile in the bathrooms. The tile contractor will be mobilizing soon and will store his material on site where the HVAC equipment is stored and secured. Electrical and Plumbing mains are going in and the subs are working around the height restrictions very well. The field house footers have picked up pace as of last week and appear to be substantially more than previous weeks. Windows are being removed, CMU being infilled along with framing as required by the new design. Overall the project is running smoothly and IMO is consistent with the schedule projected originally. The site is maintained and well organized.

Jackson Merry 10-26-20

The roofers appear to be approximately 95% complete +/- including metal work. The sub meeting this month went well with no real issues other than ceiling heights which are worked out as they arise or when conflicts become evident. A lot of the HVAC equipment has been set and duct work is being installed throughout. Electrical and Plumbing mains/branch lines are going in and the subs are working around the height restrictions very well. The field house appears to be moving along. Windows are being removed and replaced, CMU being infilled along with framing as required by the new design continue to be moving well. Overall, the project is running smoothly and IMO is consistent with the schedule projected originally. The site is maintained and well organized.

Jackson Merry 12-1-20

The roofers appear to be wrapping up except some equipment curbs and misc. items. The sub meeting this month went well with no real issues other than ceiling heights which are worked out as they arise or when conflicts become evident. Mechanical equipment both interior and exterior is being installed, duct work is on site and being laid out as the mechanical closets get finished. Electrical and Plumbing mains/branch lines are going in and the subs are working around the height restrictions very well. The field house appears to be moving along. Exterior openings continue to be addressed rather closing existing or reframing, ect. The new aluminum windows system looks good with the glass in it. Interior framing and door jamb set is in progress, finishing mechanical closets to set AHU's. The exterior framing at the main entrance is massive but is moving along well and will make a substantial impact on the

corner Overall the project is running smoothly and IMO is consistent with the schedule projected originally. The site is maintained and well organized, no material or equipment delivery issues to my knowledge.

Jackson Merry 1-6-20

The roofers are almost complete minus punch and some metal work. The sub meeting this month went well with no real issues other than ceiling heights, tile corrections which are worked out as they arise or when conflicts. The tile layers have started and working a good pace. Mechanical equipment both interior and exterior (almost complete) is being installed, duct work is on site, installed and being laid out as the mechanical closets get finished, numerous air handlers have been installed and mechanical closets drywall installed on exterior of the closet. Electrical. Sprinkler piping, and Plumbing mains/branch lines are going in and the subs are working around the height restrictions very well. The field house has vertical steel going up and has shown some real progress in the last week, hoping to have better than normal weather this time of year to allow the pace to increase.. Exterior openings continue to be addressed rather closing existing or reframing, ect. The new aluminum window system looks great and installation is moving at a good pace. Interior framing and door jamb set continues as does finishing mechanical closets to set AHU's ahead of the mechanical contractor as noted above. The exterior framing at the main entrance looks complete minus cladding/decking IMO and will make a substantial impact. Overall, the project is running smoothly and IMO is consistent with the schedule projected originally while making up ground on the field house. The site is maintained and well organized, no material or equipment delivery issues to my knowledge. We continue to have regular sub-contractor meetings monthly along with OAC.

End of report.

Construction Progress Report

Crocker Construction Company, Inc. Construction Manager

Chris Rice, Vice President/Project Manager

General Items

Safety

General Safety - Safety meetings are held on site every Monday morning. Each Sub-contractor will address any safety issues each morning. No lost time accidents/injuries on these projects to date

COVID-19 We are genuinely concerned for the health and safety of all workers contributing to this project. We have implemented a COVID-19 policy which we believe meets or exceeds the CDC guidelines. A copy of the policy is attached to this report.

6/9 Update – No lost time injuries to date. We had two possible COVID exposures on a sub-contractor’s crew, however both tests were negative.

7/20 Update – No lost time accidents to date. We did have 6 of the 12 members of the roofing crew at JCM test positive for Covid-19. The roofing crew has been shut down for 3 weeks as a result. They are to be retested this coming week and we expect the roofing work to start back up. We have had 3 others quarantined for a week; however, all have since been released.

8/20 Update – No lost time injuries to date. Currently no confirmed covid-19 cases and no one is quarantined.

9/17 Update – No lost time injuries to date. Currently no confirmed covid-19 cases and no one is quarantined. We did have a break in at JCM. It was relatively minor, four juveniles were involved. JPD quickly arrested them and almost all items were recovered.

10/30 Update – No lost time injuries to date. October was a difficult month regarding COVID. Our entire JCM crew except for one tested positive. All are back at work. We have one administrative assistant out with COVID symptoms. There have been two employee family members die from COVID this month. We are glad to have everyone (less one) back at work and healthy.

11/30 Update – No lost time accidents to date.

12/31 Update – No lost time accidents to date. The crew hired to erect the Field House Steel tested positive for the Covid-19. Due to Covid-19 and their overall workload the company hires to erect the Field House Steel decided to back out. We have secured another company to erect the steel and erection has began.

Owner/Architect/Construction Progress Meetings

OAC formal meetings are held once a month to review progress, quality, pay applications, etc. They are held in the last week of each month. Due to the COVID-19 issue we are attempting to keep the number of attendees at 10 or less. Those attending are JMCSS representatives, Henry Turley Company, LLC representatives, LRK representatives, Crocker Construction Company, Inc. representatives, Consulting Engineers representatives (as the agenda warrants) and select sub-contractors (as the agenda warrants). Informal intermediate meetings are to be scheduled during the second week of each month. Those attending will be JMCSS representatives, Henry Turley Company representatives, Crocker Construction Company, Inc. representatives and others as needed/requested.

Progress by Category

JCM Renovation/Addition

Site

The construction site has been enclosed with a temporary construction fence. Trees and other plantings have been removed from around the building.

6/9 Update – The pad for the north addition is complete.

8/20 Update – The pad for the Field House is complete.

Demolition/Asbestos Abatement

The building has been divided into several zones in such a manner as to allow work to proceed simultaneously in several areas at one time. Demolition exposing (pre-abatement demo) has been completed in 5 areas. Asbestos has been abated in three areas and is currently being done in the fourth area. Post abatement demo is being done in three areas.

6/9 Update - Select Demolition continues. Asbestos abatement contractor is working on the last zone abatement and will then proceed to the boiler room. The majority of interior doors and hardware have been removed. Most of the mechanical systems have been removed. Most of the plumbing fixtures have been removed. The floor slab has been removed in several areas for the installation of new plumbing.

7/20 Update – The asbestos abatement continues and is near completion. Select demolition continues.

8/20 Update – The asbestos abatement is complete. Select Demolition continues.

11/20 Update – Select demolition continues, an example of which is the removal of the old windows in for the installation of the new windows.

Concrete

8/20 Update – Rebar has been delivered for the JCM front addition.

9/18 Update – Concrete work has begun at the front addition.

10/30 Update – The slab for the front addition is complete and the Field House concrete work continues.

11/30 Update – Concrete work continues as needed.

12/31 Update – Concrete work continues as needed.

Masonry

8/20 Update – Masonry repairs where items have been demolished on the interior has commenced.

9/17 Update – Masonry repairs continue.

10/30 Update – Masonry repairs continue.

11/30 Update – Masonry repairs continue.

Metals

8/20 Update - The Steel for the Addition has been released for production.

9/17 Update – Steel is expected on site middle of next month.

10/30 Update – Steel for the front addition is complete and erection is to start the week of 11/9

11/30 Update – Steel erection for the front (north) addition is near completion.

12/31 Update – Interior steel modifications are being done.

Roofing

Submittals approved, material to arrive on approximately May 20.

6/9 Update – Roofing material has arrived. Approximately 25 % of the new roof has been installed.

7/20 Update - . The roofing has been on hold for about 3 weeks due to 6 members of the roofing crew testing positive for Covid-19. The crew members are due to be retested within the next week and we anticipate the roofing work will crank back up.

8/20 Update - The roofers are back at work. The roof is about 80% complete.

9/18 Update – Roofing work continues and is about 90% complete.

10/30 Update – Roofing work continues and is about 95% complete. They are working around other trades as penetrations are made in the roof for various items.

Doors & Windows

10/30 Update – Storefront glass installation has commenced.

11/20 Update – Storefront glass installation continues. You can now see some of the new store front glass from Royal Street.

12/31 Update – Storefront glass installation continues.

Finishes

On April 29th during an OAC meeting JMCSS sent a representative group of educators to walk thru a JCM classroom to access the marker board locations and address keeping the existing boards or removing them and installing new boards. The group decided to remove the old boards and replace with new boards.

9/18 Update – Metal stud framing has just started.

10/30 Update – Metal stud framing continues.

11/30 Update – Metal stud framing and drywall continues.

12/31 Update – Metal stud framing and drywall continues.

Millwork

10/30 Update – Millwork shop drawings have been submitted.

Elevators

No work to date

Plumbing

Plumbing contractor is onsite isolating live lines and removing the existing plumbing system.

6/9 Update – The existing water piping has been removed except in the zone where the asbestos contractor is working. New drain piping is being installed per the design.

7/20 Update – The plumbing contractor continues to run new supply and drain lines.

8/20 Update – Plumbing work continues.

9/18 Update – Plumbing work continues.

10/30 Update – Plumbing work continues.

11/30 Update – Plumbing work continues.

12/31/Update – Plumbing work continues.

Fire Protection

No work to date

6/9 Update – The Fire Sprinkler system is being designed.

8/20 Update – The sprinkler submittals have been approved. Sprinkler drawings are being reviewed by the State.

10/20 Update – Installation of the sprinkler system has commenced.

11/30 Update – The installation of the fire sprinkler system continues.

12/31 Update – The installation of the fire sprinkler system continues.

HVAC

HVAC contractor is onsite removing freon from the existing units so they can be removed.

6/9 Update – Roof curbs are being set. Mechanical units have arrived. Roof top units will be installed behind the on-going roof installation.

8/20 Update – HVAC work continues.

9/18 Update – HVAC work continues.

10/30 Update – HVAC work continues. The Lane building now has its own gas meter.

12/31 Update – HVAC work continues.

Electrical

Electrical contractor is on site isolating wiring so it can be safely removed and installing temporary lighting.

6/9 Update – Electrical submittals are being reviewed. Electrical select demolition is ongoing.

7/20 Update – Electrical work is ongoing.

8/20 Update – Electrical work continues.

9/17 Update – Electrical work continues.

10/20 Update - Electrical work continues.

11/30 Update – Electrical work continues. The Lane building now has its own Electrical meter.

12/31 Update – Electrical work continues.

Low Voltage (JMCSS provided & installed)

No work to date

Furnishings (JMCSS provided & installed)

No work to date

JCM Field House

Site

The construction site has been enclosed with a temporary construction fence.

6/9 Update – The parking lot has been removed and the pad is being built.

7/20 Update – The pad is complete.

Concrete

7/20 Update - Rebar is being tied.

8/20 Update – Concrete foundations are being poured.

9/17 Update – Concrete work continues.

10/30 Update – Concrete work continues.

11/30 Update – Concrete work continues and should be complete the week of 12/7.

12/31 Update – The concrete pad is complete.

Masonry

No work to date

Metals

Structural submittals have been approved and must now go to Nashville to be approved by the State Fire Marshal.

6/9 Update – The metal building is in production.

7/20 Update – Steel for the metal building has arrived and is stored on site.

10/20 Update – The insulated panels for the steel building have arrived and are stored on site.

11/30 Update – Steel building erection is to begin the week of 12/7.

12/31 Update – Steel building section is under way.

Doors & Windows

Submittals in process

Finishes

No work to date

Millwork

No work to date

Plumbing

No work to date

Fire Protection

No work to date

6/9 Update – The Fire Sprinkler system is being designed.

10/30 Update – The underground into the building has been installed.

HVAC

Submittals have been approved

6/9 Update – The mechanical units have arrived.

7/20 Update – Roof curbs and mechanical units have arrived and are stored onsite.

Electrical

No work to date

Low Voltage (JMCSS provided & installed)

No work to date

Furnishings (JMCSS provided & installed)

No work to date

Outstanding Issues

Materials Stored

Partners Engineering, the engineering company engaged by the lenders and tax credit providers for oversight, has a rule which limits the dollar value of material stored on site to \$500,000.00. This represents somewhat of a just in time delivery system that normally would not be an issue. However, we are concerned about the impact of the COVID-19 issue and its potential to slow or stop those supply chains. An example is the Carrier plant shut down in Tennessee in late April. While we are not using Carrier equipment there is a potential for other manufacturing plants to have shutdowns that would impact the delivery of needed material and/or equipment. Due to this potential we are encouraging sub-contractors to order their material/equipment earlier than they normally would. This will result in the value of material being stored exceeding \$500,000.00. The CM is preparing estimates as to what those values will be and the Henry Turley Company will request the Lenders, tax credit providers, and Partners Engineering modify the \$500,000.00 limit. This is an effort to mitigate the potential impact of COVID-19 on these projects.

6/9 Update – Our request for an increase of the material stored limits was approved.

7/20 Update – At the JCM Renovation Project we have several areas where the above ceiling clearance is an issue regarding getting the needed plumbing, mechanical and electrical items above the ceiling. These points have been identified and forwarded to the Design Team for direction.

8/20 Update – We received ASI 10 today which addresses the ceiling height issues. It is being reviewed and distributed to the sub-contractors.

Madison High School School Construction Status Report

Date 01/11/2021

December 2020 Report

**Prepared for
JMCSS Board**

Prepared by

Chris Alexander
Vice President
Healthy Community, LLC
Developer

Chris Rice
Vice President/Project Manager
Crocker Construction Company, Inc.
Construction Manager

Project Data

Owner

Healthy Community Education Partners, Inc.

111 E. Main Street

Suite 201

Jackson. TN 38301

Developer

Healthy Community, LLC.

65 Union Ave, 12th Floor

Memphis, TN 38103

As "developer" under a Development Agreement with Healthy Community Education Partners, Inc. ("the QALICB") and Jackson-Madison County School System (the "District")

Owner's Designated Representative

Henry Turley Company, LLC

Suite 1200

65 Union Ave

Memphis TN 38103

Construction Manager

Crocker Construction Company, Inc.

PO Box 3637

Jackson TN 38303

Project

- 1 Madison Academic High School
575 Lambuth Blvd, Jackson TN 38301

Design Team

Architect: LRK

Suite 600

50 South BB King Blvd

Memphis, TN 38103

Civil and Structural: TLM Associates

117 East Lafayette Street

Jackson, TN 38301

MPE: Collier Engineering

720 Broadway Street

Suite 100

South Fulton, TN 38257

Notice to Proceed was issued on the afternoon of March 31, 2020. The substantial completion date is July 31, 2021.

Parties providing Reviews, Inspections, Consulting and/or Documentation

LRK – Providing Architectural and Engineering Project Management duties including site inspections, submittal reviews/approval, draw request reviews, confirmation of compliance with construction documents etc.

TLM – Structural and Civil, providing site inspections, submittal review and approval of all related submittals etc.

Collier Engineering – MPE Engineering, providing site inspections, submittal review and approval of all related submittals etc.

Henry Turley Company, LLC. – Henry Turley Company has a representative, Pete Evans, VP of Construction, performing weekly site inspections for progress, quality, and design document compliance.

Partner Engineering – Partner Engineering is an independent engineering consulting firm hired by the lenders and the tax credits providers to review the design and cost estimates. They will do site inspections, review of change orders, ASI's and other construction documents as the projects progress. They also will review and approve the monthly draw requests prior to release of funds.

Multivista – Multivista is an independent construction documentation firm who has been engaged to document the construction site as the buildings are being built. They will provide monthly photos of the construction. After the completion JMCSS will have an electronic floor plan of the new buildings and by selecting on a given area they can view the wall before it was covered with drywall including all plumbing and electrical work inside the wall. Also, they can review conditions before concrete was poured. We believe this will be a valuable asset for future maintenance needs.

Construction Materials Lab – Construction Materials Lab has been engaged to provide soil testing, footing inspections, structural inspections, and other miscellaneous inspections.

Frost Environmental – Frost Environmental has and will be making inspections related to environmental concerns including asbestos and lead.

Tennessee Department of Commerce and Insurance (State Fire Marshal) – The Fire Marshal has reviewed the plans for compliance and are and will

be making site inspections for compliance with the approved construction documents and applicable construction codes and standards.

Tennessee Department of Environment and Conservation – TDEC has reviewed the plans and will be making or cause to be made bi-weekly inspections of the site for erosion control.

City of Jackson Building and Housing Codes Department – The City will be inspecting for compliance with zoning, building code, fire code, gas code, mechanical code, electrical code, ADA standards, and general design document compliance.

Infinite Consulting – Infinite Consulting is leading the DBE recruiting and documentation program as well as assisting the design team with historic data for both schools related to branding and/or wall art.

Summary Report

Madison Academic High School

Construction got underway on the Madison project on 4/1/2020. Surveyors have laid out the site, temporary construction fencing has been installed and the construction office has been set up. Site work has been advanced completing the building pad and removing foliage from the parking lot area.

6/9 Update – Foundations and concrete stem walls are being installed and are approximately 80% complete. Plumbing installation is to start in a few days weather permitting.

7/20 Update – Foundations and stem walls are 90% complete and half of the first-floor slab is poured. The underground plumbing for the first floor is complete. The electrical supply conduit and sprinkler piping is installed into the building. The steel is being erected.

8/20 Update – Foundations are complete and about 3/4s of the slab has been poured. The plumbing underground is complete. The steel is being erected. Gravel base is down on the parking lot.

9/18 Update – About 85% of the slab is poured and the steel erection continues. Underground plumbing and electrical work continue.

10/30/2020 Update – The steel work continues. HVAC duct work has begun as well as metal stud framing. Underground storm drainage is being run to drain the roof.

11/30 Update – The HVAC work continues as well as the metal stud framing. The fire sprinkler work continues. The spray on fire protection has been applied to the steel as required. The center stair has been installed. The roof installation begins on 12/8.

12/31 Update - Exterior gypsum board is near completion enclosing the exterior envelope. Temporary window barriers are being installed to get the building into the dry. Metal Stud Framing, electrical work, Plumbing Work, Mechanical Work continue on the interior. Working to get the electrical service installed and powered up in order to provide temporary heat. Roof installation is near completion as they work around other trades to complete their work.

Developer Update – December 2021

Healthy Community, LLC – Chris Alexander, Representative

January 11th, 2020

Chris Alexander with Healthy Community, LLC and Chris Rice of Crocker Construction presented an update to the JMCSS School Board at their work session meeting at Liberty High School on Monday, December 7th, 2020.

Healthy Community, LLC as developer of the Jackson Schools project, sees the two schools as vital part of a greater redevelopment plan for the neighborhoods around each school. In addition to our Blight Elimination Program and Home Repair Program with THDA, we have committed to find ways to build affordable housing. We currently have assisted in construction of over 50+ new homes in the last few years. There are ten new homes currently under construction, with several more to break ground this Spring. We have been working with THDA to find resources to get more affordable homes built in these neighborhoods for low to moderate income residents. Recently an opportunity for a grant has come available to assist us with our efforts. The THDA Board of Directors voted to approve the 2020 HOME CHDO Mini-Round Program at their November Board Meeting. The program will allow THDA to help finance approximately one million dollars for the construction of affordable single-family housing units. The goal is to have the affordable homes built in the neighborhood surrounding Madison Academic and Jackson Central Merry. The main grant applicant will be Southwest Community Development Corporation, a local nonprofit organization with CHDO status. Healthy Community LLC and the CRA will partner to help provide assistance thru development consultation, down payment assistance, and the donation of some Blight Elimination Program and other potential CRA owned lots. The applications are due February 11th, 2021 and the Application Award Announcement is planned by March 12th, 2021.

Developer Inspections & Observations

Henry Turley Company, Inc., Pete Evans VP of Construction, Representative

Madison Academic High-school. 6-10-2020

The site has been on Underway since April 1, 2020. The site fencing has been installed along with safety and health signs. Covid-19 policies and procedures were established during pre-construction and appeared to be followed well on site. The foundation work is going well seems like it is about 75 to 80% complete plumbing should be starting very soon. The elevator pit has been poured and if the weather holds they should complete the foundation work fairly quick.

Madison Academic High-School: 7-8-20

Work is progressing properly and timely working, weather permitting. Foundations are almost complete, and half the slab has been poured. Elec and Plumbing rough in is wrapping up to be able to complete the remainder of the slab Edge forms are poured for the last half of slab. Started storm drains west side. 6" gravel installed for the 30,000-sf parking lot.

Madison Academic High-School: 8-25-20

It appears the steel erectors are moving at a good pace. All plumbing and electrical appears to be in place and with most of the remaining pad pored and/or ready to be poured as of 8-19 during my last visit. Overall, the project is moving as expected IMO.

Madison Academic High-School 9-22-20

From last week's inspection the crane has been removed and pulled back in order to complete the slab. The steel framing looks great and appears to have the steel trusses installed where available. The building has taken its pace on the corner and is a prominent focal point. Imo the project is moving at an expected pace whereas he project site is well kept and organized.

Madison Academic High-School 12-1-20

The building footprint is primarily complete. Stairs have been installed to give vertical access without the use of ladders, floors have been decked and concrete poured, roof is to start when parapets are complete I think the 2nd week in Dec or sooner depending on weather. Duct work and electrical conduit

is being installed at a fast pace IMO. Exterior framing is being installed with exterior sheathing where the bldg. is really starting to take shape. The site is well maintained, and progress is going well compared to schedule as we have had pretty good weather up until recently. We started our sub-contractor monthly meetings this past month were not real issues were identified suggesting how well organized the project is.

Madison Academic High-School 1-6-21

The building exterior gypsum board is almost complete except at windows/doors/penetrations. The GC is installing temporary window coverings over openings in an effort to maintain a more comfortable work environment thru the next couple of months and allowing other trades to follow like drywall. Discussions were made to have some temp heat inside to allow for materials with dry time requirements such as drywall, etc.. The roof membrane is almost complete mins a small section, parapet metal and of course penetrations required.. Duct work and electrical conduit continues to be installed at a good pace IMO. The site is well maintained and progress is going well compared to schedule and is noticeable at each inspection interval. We continue sub-contractor meetings with no real issues were identified other than lead time for materials like windows/doors but no real threat to the schedule at this time suggesting how well organized the project is.

End of report.

Construction Progress Report

Crocker Construction Company, Inc. Construction Manager

Chris Rice, Vice President/Project Manager

General Items

Safety

General Safety - Safety meetings are held on site every Monday morning. Each Sub-contractor will address any safety issues each morning. No lost time accidents/injuries on these projects to date

COVID-19 We are genuinely concerned for the health and safety of all workers contributing to this project. We have implemented a COVID-19 policy which we believe meets or exceeds the CDC guidelines. A copy of the policy is attached to this report.

6/9 Update – No lost time injuries to date. We had two possible COVID exposures on a sub-contractor’s crew, however both tests were negative.

7/20 Update – No lost time accidents to date. We did have 6 of the 12 members of the roofing crew at JCM test positive for Covid-19. The roofing crew has been shut down for 3 weeks as a result. They are to be retested this coming week and we expect the roofing work to start back up. We have had 3 others quarantined for a week; however, all have since been released.

8/20 Update – No lost time injuries to date. Currently no confirmed covid-19 cases and no one is quarantined.

10/20 Update – No lost time injuries to date. We have had several COVID cases this month. Currently everyone is back at work except one.

11/30 Update – No lost time injuries to date.

12/31 Update – No lost time injuries to date. We currently have 3 Crocker Construction Company employees out due to Covid-19. We have replaced them with sub-contractors until they are able to return to work.

Owner/Architect/Construction Progress Meetings

OAC formal meetings are held once a month to review progress, quality, pay applications, etc. They are held in the last week of each month. Due to the COVID-19 issue we are attempting to keep the number of attendees at 10 or less. Those attending are JMCSS representatives, Henry Turley Company, LLC representatives, LRK representatives, Crocker Construction Company, Inc. representatives, Consulting Engineers representatives (as the agenda warrants) and select sub-contractors (as the agenda warrants). Informal intermediate meetings are to be scheduled during the second week of each month. Those attending will be JMCSS representatives, Henry Turley Company representatives, Crocker Construction Company, Inc. representatives and others as needed/requested.

Progress by Category

Madison Academic High School

Site

The construction site has been enclosed with a temporary construction fence. Trees and other plantings have been removed. The building pad is complete. The parking lot has been cleared of all foliage. Drainage submittals have been approved.

While building the pad some undercut had to be made due to an old foundation, discarded loose bricks and bad soil conditions. Material was removed at the direction of CML and backfilled with appropriate material. An additional area south of the drive off of Lambuth required additional undercut and back fill due to an old house basement which was still in place.

The parking site is wet and pumping. We are working with CML for solutions. This condition is largely due to moisture in the soil.

6/9 Update – A solution to the parking lot pumping has been determined which will require some undercut and chert gravel fill in the sub-grade. This will be completed as soon as weather permits.

7/20 Update – The parking lot is graveled over approximately 50% of the surface area. Storm drain piping has been run across UofM property just east of the auditorium.

8/20 Update – JEA has buried the overhead primary line west of the building to provide better access to the building. The base gravel has been installed over the parking lot.

10/20 Update – The storm drain draining the roof is being installed to get ready for the roof installation.

11/30 Update – The storm drain was to tie into the city storm drain located on the north side of Maple. The city storm drain is not located where it was indicated to be on the survey. It is actually located in the center of the street and is in poor condition. We now plan to connect at an existing inlet which will require additional piping and structure.

12/31 Update – The storm drain from the building has been tied into the city storm drain. A section of sidewalk and curb was required to be removed and has not yet been replaced.

Concrete

Rebar is expected this week. Concrete work will commence.

6/9 Update – Concrete foundations and stem walls are approximately 80% complete.

7/20 Update – Concrete foundations and stem walls are approximately 90% complete and half of the first-floor slab has been poured.

8/2 Update – About $\frac{3}{4}$ s of the slab is complete. We are holding off on the balance until the crane used to erect the steel structure is out of the way.

10/20 Update – Concrete work continues, first set of steps are poured.

12/31 Update - The building concrete is complete.

Masonry

11/30 Update – Brick has been selected and ordered.

12/31 Update – Masonry is to begin soon.

Metals

No work to date

6/9 Partial submittals have been approved. Fabrication is to commence shortly.

7/20 Update – Steel erection started today.

8/20 Update – Steel erection continues.

12/31 – Update Steel erection is complete.

Roofing

No work to date.

11/30 Update – Roof work begins on 12-8.

12/31 Update - Roof is near completion and the roof sub is working around other trades to complete the roof.

Doors & Windows

No work to date

Finishes

10/20 Update – Metal Stud framing has begun.

12/30 Update – Metal stud framing is ongoing.

Millwork

No work to date

Elevators

No work to date

Plumbing

No work to date

6/9 Submittals have been approved. Plumbing is to begin in a few days.

7/20 Update - Under slab plumbing is complete.

9/18 Update – Underground plumbing work continues.

12/31 Update – Plumbing work continues.

Fire Protection

6/9 Update – Fire Sprinkler System is being designed.

7/20 Update - Fire Sprinkler piping is stubbed into the building.

11/30 Update – Fire sprinkler work continues inside the building. Also spray on fire protection has been applied to the steel where required.

12/31 Update – Sprinkler piping is being installed.

HVAC

Submittals have been approved

10/20 Update - Duct work Installation has begun.

11/30 Update – Duct work installation continues.

12/31 Update – Duct work installation continues.

Electrical

Electrical contractor is on site and is installing a temporary service.

7/20 Update - Electrical conduit has been stubbed into the building.

9/18 Update – Electrical underground work continues.

11/30 Update – Electrical work continues.

12/31 Update – Electrical work continues.

Low Voltage (JMCSS provided & installed)

No work to date

Furnishings (JMCSS provided & installed)

No work to date

Outstanding Issues

Materials Stored

Partners Engineering, the engineering company engaged by the lenders and tax credit providers for oversight, has a rule which limits the dollar value of material stored on site to \$500,000.00. This represents somewhat of a just in time delivery system that normally would not be an issue. However, we are concerned about the impact of the COVID-19 issue and its potential to slow or stop those supply chains. An example is the Carrier plant shut down in Tennessee in late April. While we are not using Carrier equipment there is a potential for other manufacturing plants to have shutdowns that would impact the delivery of needed material and/or equipment. Due to this potential we are encouraging sub-contractors to order their material/equipment earlier than they normally would. This will result in the value of material being stored exceeding \$500,000.00. The CM is preparing estimates as to what those values will be and the Henry Turley Company will request the Lenders, tax credit providers, and Partners Engineering modify the \$500,000.00 limit. This is an effort to mitigate the potential impact of COVID-19 on these projects.

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