

**Camden County Board of Commissioners
Camden County Board of Education
Joint Meeting
April 16, 2025; 5:30 PM
Camden County Public Library
Community Room**

MINUTES

A duly-noticed joint meeting of the Camden County Board of Commissioners and Camden County Board of Education was held in the Community Room of the Camden Public Library on April 16, 2025 at 5:30 PM. The purpose of the meeting was to discuss and take possible action on the construction of the new Camden County High School, including the consideration of the guaranteed maximum price, the contract addendum establishing the guaranteed maximum price and other associated factors with the project.

Board Members Present

Board of Commissioners: Chair Tiffney White, Vice Chair Troy Leary, Commissioners Randy Krainiak, Sissy Aydlett and Jason Banks. Staff Present: County Manager Erin Burke, Finance Officer Stephanie Jackson and Clerk to the Board Karen Davis.

Camden County Board of Education: Chair Chris Purcell, Vice Chair Magen O’Neal, Board Members Christian Overton, Adam High and Wayne White. Administrative Staff: Superintendent Dr. Brandon Ratliff, Administrative Assistant Jacqueline Davenport and Attorney Zac Robeson.

Call to Order

Chair Chris Purcell called to order the Camden County Board of Education and Chair Tiffney White called to order the Board of Commissioners.

Consideration of the Agenda

Chair Tiffney White offered a motion to approve the agenda as presented. The motion passed with five commissioners voting aye and no commissioner voting no.

There were no agenda changes requested by the Board of Education.

New High School Project

Dr. Ratliff presented the New Camden County High School / Early College Final Cost Options as follows:

Timeline of Events

- Contract signed with previous contractor for Design-Build services – April 2020
- Architecture/Design has been complete for roughly 2.5 - 3 years (as of April 2025)
- Reduction of Services agreement with previous contractor – June 2024
- Request for Qualifications (RFQ) released for Construction Manager at Risk (CMAR) – August 2024
- Contract signed with Heartland Construction for CMAR services – September 2024
- Contract signed with Moseley Architecture for architectural services – September 2024
- Heartland and Moseley worked with USDA to ensure all loan requirements are met while bidding documents are prepared – September 2024 – December 2024
- Heartland released bids – January 2025
- Heartland mobilized on the new school site to prepare for construction – February 2025
- Bids Opened – March 2025
- Value Engineering completed by Heartland and Moseley with CCS input - March 2025 – April 2025

Relevant Information

- Construction can begin as soon as a Guaranteed Maximum Price (GMP) for construction amount is passed by the County Commissioners and the Board of Education, and the final contract addendum is signed reflecting this action.
- Permits are ready with no constraints to physical work beginning on site.
- Time limited on finalizing the GMP as there is a time limit on the length of time that the submitted bids are valid.
- We anticipate receiving fewer bids for the project if it has to be re-bid, which will likely raise the cost to an even greater amount.
- The current economic climate is also dictating that new bids for goods and services will come in at a higher amount.
- The USDA loan requires 95% of all items associated with this build to be purchased American-made. If American-made items are up to 24.9% more than non- American made items, we are still required to make the purchase for the higher amount.
- Additionally, subcontractors are getting very anxious about knowing if the project will move forward as they are getting into their busy season and need to begin their scheduling process if they are going to begin work.

Funding History

- Total Needs-Based Public School Capital Fund (NBPSF) is currently \$62,012,600
 - The grants were received as follows:
 - FY 18-19 \$12,287,200
 - FY 21-22 \$27,712,800
 - FY 22-23 \$10,012,600
 - FY 24-25 \$12,000,000
- Bond referendum of \$33,000,000 for new school construction was on the November 2020 ballot and passed
- A joint meeting was held in June 2023 to approve the new school project budget

- At the time, the grant funding available was \$50M and a \$33M bond referendum had been approved equaling \$83M
- A motion was approved to approve a construction budget of \$80M

Value Management Plan

Metal Wall Panels	-\$1,202,570.00
Changes include revising the metal plate wall panels to a .040 aluminum, 12” flush wall panel system in standard colors with rockwool and framing	
Grandstands	-\$395,000.00
Changes include using mill finish footboards and clear anodized risers with an angle frame system in lieu of I-beam system.	
Electrical	-\$394,000.00
Changes include eliminating concrete duct banks, changing copper feeders to aluminum for all feeders 100A and over, deleting cable trays, and deleting fire alarm conduit.	
Roof Blocking Changes	-\$245,380.00
Revise roof blocking to all “framed” sections of roof blocking where applicable.	
Greenhouse	-\$140,000.00
Revisions include changing the interior shade system to an exterior white knit shade cloth and revising concrete scope to include similar flooring layout as current high school greenhouse setup.	
Roofing	-\$127,821.00
Changes include using a TPO membrane in lieu of a PVC membrane, utilizing a mechanically fastened system in lieu of low rise foam and adhesive, using 2 layers of 2.2” poly-iso (R-25) in lieu of 1 layer of 2.5” and 1 layer of 2” insulation, and removing the ½” sheathing over the metal deck. This option does not compromise the manufacturer’s roof warranty.	
Mechanical	-\$95,000.00
Change from Greenheck to JCI and allow belt driven fans in lieu of plenum and allow on-off gas reheat in lieu of modulating.	
Plumbing	-\$74,570.00
Remove stainless steel wall cabinets for TMV below sinks/lavatories. Additional changes include revising stainless steel floor sinks to cast iron sinks, and eliminating the requirement for insulation on the domestic water piping within the lab room utility trench located in the science labs.	
Rear Access Road	-\$71,474.00
This change includes eliminating the rear access roadway.	
Revisions to Sports Equipment/Features	-\$67,500.00
Baseball and softball backstops to be chain link fencing in lieu of tension net systems, provide Durasafe Wall Pads in lieu of Super Safe Wall Pads, use Model 1650 Nevco Scoreboards for baseball and softball fields (one each location), and use Model 3650 Nevco Scoreboard for the football field.	
Doors/Hardware	-\$62,881.00
Change FRP doors to hollow metal doors, revise aluminum pin and barrel hinges to heavy weight butt hinges (stainless steel), change the locks/cylinders to Yale with Ilco, and revise the wood doors from plain sliced white birch to rotary cut white birch.	
Food Service Equipment	-\$40,443.00
Changes include finish changes to the walk-ins including rub rail, flooring, and lighting, changing shelving to Centaur brand, changing refrigeration to Hoshizaki, minor changes to prep equipment, dishwasher changes, and ice maker changes.	
Dugout Masonry Changes	-\$40,000.00
Delete brick veneer at dugouts and provide structural Quik Brik.	
Casework Changes	-\$37,500.00
Changes include limiting color selection from solid surface tops to Corian color Group 2, providing white Thermally Fused Laminate (TFL) on cabinet closed (semi-exposed) interiors in lieu of CLS Cabinet Liners, providing white TFL on cabinet open interiors in lieu of HP Laminate, providing 1mm PVC edge on cabinet shelf front edges only, deleting locks on all cabinets and drawers except tall cabinets, removing the AWI inspection requirements, and bottom mount regular extension drawer slides.	
Science Casework Changes	-\$36,000.00
Revise student table system to have wood fronts to match the adjacent casework, and include epoxy tops/sinks along with an up and down movement powered by a button switch. Teacher desks will be fixed height.	
Overhead Doors/Grilles/Shutters	-\$21,239.00
Changes include revising powder coating to standard finishes and colors and revising sectional doors to standard guage.	
Chain Link Fencing	-\$15,000.00
Changes include revising chain link fence fabric to galvanized in lieu of black vinyl coated fabric.	

Toilet Partitions	-\$9,250.00
Revise the toilet partitions to floor mounted, overhead braced, solid plastic partitions with aluminum hardware.	
Delete Helmet and Bat Racks at Dugouts	-\$2,000.00
Miscellaneous Scope Refinements	-\$411,343.00
Includes scope revisions to surveying, overhead coiling doors, elevators, seeding, and miscellaneous site work.	

SUBTOTAL VALUE MANAGEMENT SAVINGS:	-\$3,488,971.00
REDUCED CONTINGENCY (3%):	-\$104,669.00
REDUCED FEE (7.5%):	-\$269,524.00
TOTAL VALUE MANAGEMENT SAVINGS:	-\$3,863,164.00

Alternate #3A, 3C, & 6A - Flooring Changes	-\$1,144,324.00
Changes include eliminating flooring designated as CONC-LH and RES and replacing it with VCT flooring. This change includes the use of WWF reinforcing in the slabs in lieu of steel fibers and revises the slab requirements to FF 25 and FL 20.	

GRAND TOTAL SAVINGS – VALUE MANAGEMENT & FLOORING: \$5,007,488.00

Final Cost Options

New Camden County High School/Early College Final Cost Options				
Cost Category	Base Bid + Sports Complex + Sod Sports Fields + Value Management Plan	Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan	Base Bid + Sports Complex + Sod Sports Fields + Aux. Gym + Value Management Plan	Base Bid + Sports Complex + Synthetic Turf Football Field + Aux. Gym + Value Management Plan
Construction Cost (Excluding Contingency/Allowances)	\$73,729,540	\$74,537,477	\$77,758,820	\$78,566,757
Architectural Cost (Remaining - Excluding amount previously paid to previous contractor)	\$986,972	\$986,972	\$986,972	\$986,972
Other Associated Costs (i.e. Commissioning, FF&E, Special Inspections, Etc.)	\$5,082,441	\$5,082,441	\$5,082,441	\$5,082,441
Subtotal (Actual Current Costs)	\$79,798,953	\$80,606,890	\$83,828,233	\$84,636,170
Contingency (CCS - 5% of total budget - USDA Requirement)	\$4,099,584	\$4,141,106	\$4,306,698	\$4,348,220
Contingency/Allowances (Heartland - 3% of construction cost)	\$2,192,724	\$2,215,224	\$2,305,723	\$2,328,223
Total Contingency	\$6,292,308	\$6,356,330	\$6,612,421	\$6,676,443
Subtotal (With Contingency)	\$86,091,261	\$86,963,220	\$90,440,654	\$91,312,613
Expenses Paid to previous contractor - Prior to 07/07/2024	\$5,720,086	\$5,720,086	\$5,720,086	\$5,720,086
Guaranteed Maximum Price (GMP) for Construction	\$75,922,264	\$76,752,701	\$80,064,543	\$80,894,980
Project Cost (Less Contingency)	\$85,519,039	\$86,326,976	\$89,548,319	\$90,356,256
Project Cost (Less Money paid to previous contractor)	\$86,091,261	\$86,963,220	\$90,440,654	\$91,312,613
Project Cost (Less Money Paid to Previous Contractor and Less Contingency)	\$79,798,953	\$80,606,890	\$83,828,233	\$84,636,170
Total New Money Necessary	\$86,091,261	\$86,963,220	\$90,440,654	\$91,312,613
Total Project Cost (Total Budget Necessary - Money paid to Previous Contractor + New Money Necessary)	\$91,811,347	\$92,683,306	\$96,160,740	\$97,032,699

Total Project Cost (Total Budget Necessary - Money paid to Previous Contractor + New Money Necessary)				
Category	Base Bid + Sports Complex + Sod Sports Fields + Value Management Plan	Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan	Base Bid + Sports Complex + Sod Sports Fields + Aux. Gym + Value Management Plan	Base Bid + Sports Complex + Synthetic Turf Football Field + Aux. Gym + Value Management Plan
Cost	\$91,811,347	\$92,683,306	\$96,160,740	\$97,032,699
Funding Source and Amount				
-NBPSF Grant	\$62,012,600	\$62,012,600	\$62,012,600	\$62,012,600
-Camden County	\$29,798,747	\$30,670,706	\$34,148,140	\$35,020,099
Total Contingency (Included in Cost and Funding)	\$6,292,308	\$6,356,330	\$6,612,421	\$6,676,443

Total New Money Necessary (Excluding Money Paid to Previous Contractor)				
Category	Base Bid + Sports Complex + Sod Sports Fields + Value Management Plan	Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan	Base Bid + Sports Complex + Sod Sports Fields + Aux. Gym + Value Management Plan	Base Bid + Sports Complex + Synthetic Turf Football Field + Aux. Gym + Value Management Plan
Cost	\$86,091,261	\$86,963,220	\$90,440,654	\$91,312,613
Funding Source and Amount				
-NBPSF Grant	\$62,012,600	\$62,012,600	\$62,012,600	\$62,012,600
-Camden County	\$24,078,661	\$24,950,620	\$28,428,054	\$29,300,013
Total Contingency (Included in Cost and Funding)	\$6,292,308	\$6,356,330	\$6,612,421	\$6,676,443

Recommendation

Construction Recommendation Option:

- **Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan**
- Construction Cost: \$74,537,477
- Contingency/Allowances (Heartland): \$2,215,224
- **Guaranteed Maximum Price (GMP) for Construction: \$76,752,701**
- Architectural Cost: \$986,972
- Other Associated Costs: \$5,082,441
- Contingency (CCS): \$4,141,106
- Expenses Paid to Previous Contractor: \$5,720,086
- Project Cost (Less All Contingency): \$86,326,976
- Project Cost (Less Money Paid to Previous Contractor): \$86,963,220
- Project Cost (Less Money Paid to Previous Contractor and Less Contingency): \$80,606,890
- **New Money Necessary: \$86,963,220**
- **Total Project Cost (Total Budget Necessary – Money Paid to Previous Contractor + New Money Necessary): \$92,683,306**

Total Project Cost (Total Budget Necessary - Money paid to Previous Contractor + New Money Necessary)	
Category	Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan
Cost	\$92,683,306
Funding Source and Amount	
-NBPSF Grant	\$62,012,600
-Camden County	\$30,670,706
Total Contingency (Included in Cost and Funding)	\$6,356,330

Total New Money Necessary (Excluding Money Paid to Previous Contractor)	
Category	Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan
Cost	\$86,963,220
Funding Source and Amount	
-NBPSF Grant	\$62,012,600
-Camden County	\$24,950,620
Total Contingency (Included in Cost and Funding)	\$6,356,330

Commissioner Krainiak expressed concern in regard to the use of AstroTurf on the field of the new high school and injuries related to its use.

Mr. Stichler explained that most of the high schools that are currently being built are using the AstroTurf systems.

Chair Purcell explained that most of the injuries were attributed to a specific type of turf, which is no longer being used in the industry and will not be used on the new field. The new turf will allow Camden to host events such as band competitions and sports tournaments. Dr. Ratliff explained that according to his research, most injuries at the high school level are attributed to field conditions; not the turf or sod. He added that in ten years he did not have any students injured as a direct result of AstroTurf.

Upon inquiry by Commissioner Banks in regard to the Value Management Plan, Dr. Ratliff stated that he is confident that the items that were taken out could be left out of the project. However, the rear access road was one item on which he had received feedback that some would prefer to be placed back into the project.

Commissioner Aydtlett inquired in regard to the auxiliary gymnasium.

Mr. Purcell explained that in looking at the project, specific items were removed that would not impact the quality of the school in order to reduce the overall cost, but would be open to adding anything back to the project per the Board of Commissioners.

Upon inquiry by Commissioner Banks in regard to adding the auxiliary gymnasium back into the project at a later time, Mr. Stichler stated that the cost could go up any time after the contract is issued.

Dr. Ratliff added that an auxiliary gym could also serve as a performance area, community storm shelter, classroom and athletic space, and other various uses.

Upon inquiry by Vice Chair Leary in regard to the rear access road, County Manager Burke expressed her viewpoint as that of a safety precaution. In the event of an emergency, first responders would have the option of an additional point of entry. Manager Burke's recommendation was to place the rear access road back into the plan.

Manager Burke added that in order for this to go to the Local Government Commission for its May meeting, a vote would have to be taken at the current meeting.

Commissioner Banks requested Manager Burke to give a detailed breakdown of the funding.

Manager Burke stated there are \$62 million in grant funds, \$19 million (interim financing) and the tax that's been collected since 2021. Once site work is complete, there should be an indication as to the amount of contingency that may be returned. While she would be happier with the \$82 million figure, the \$86.9 figure does not seem completely out of touch.

Commissioner Aydtlett inquired as to the balance of the funds collected through taxes collected. After research by Finance Office Stephanie Jackson, Manager Burke stated that the current balance is \$5,230,933.17 and that the amount for one payment must be held in reserve.

After some discussion in regard to all available funding, Commissioner Banks stated that in essence the new high school will be built with a debt of \$20 million.

Chair Tiffney White offered a motion to approve the Final Cost Option #2, Base Bid + Sports Complex + Synthetic Turf Football Field + Value Management Plan with the addition of the rear access road.

The motion failed 2-3 with Chair White and Vice Chair Leary voting aye and Commissioners Krainiak, Aydtlett and Banks voting nay.

Commissioner Krainiak offered a motion to approve the Final Cost Option #3, Base Bid + Sports Complex + Sod Sports Fields + Auxiliary Gym + Value Management Plan with the addition of the rear access road back into the project.

The motion failed 1-4 with Commissioner Krainiak voting aye and Chair White, Vice Chair Leary, Commissioners Aydtlett and Banks voting nay.

After brief additional discussion in regard to sod versus synthetic turf, Commissioner Banks offered a motion to approve the Final Cost Option #4, Base Bid + Sports Complex + Synthetic Turf Football Field + Auxiliary Gym + Value Management Plan with the addition of the rear access road back into the project.

The motion passed 4-1 with Chair White, Vice Chair Leary, Commissioners Aydtlett and Banks voting aye and Commissioner Krainiak voting nay.

Dr. Ratliff recommended to the Board of Education approval of Final Cost Option #4, Base Bid + Sports Complex + Synthetic Turf Football Field + Auxiliary Gym + Value Management Plan with the addition of the rear access road back into the project.

Mr. Overton offered a motion to accept the Superintendent's recommendation of the Base Bid + Sports Complex + Synthetic Turf Football Field + Auxiliary Gym + Value Management Plan with the addition of the rear access road back into the project.

A second to the motion was offered by Mr. White.

The motion passed unanimously with Chair Purcell, Vice Chair O'Neal, Board Members Overton, High and White voting aye and no member voting nay.

Dr. Ratliff recommended to the Board of Education approval of the contract addendum with Heartland Construction establishing the Guaranteed Maximum Price for the approved option #4 - Base Bid + Sports Complex + Synthetic Turf Football Field + Auxiliary Gym + Value Management Plan with the addition of the rear access road back into the project pending approval of the contract by the attorney.

Mr. High offered a motion to approve the recommendation of Dr. Ratliff, with a second offered by Mr. Overton.

The motion passed unanimously with Chair Purcell, Vice Chair O'Neal, Board Members Overton, High and White voting aye and no member voting nay.

Chair White offered a motion to approve the previous vote of the Board of Education.

The motion passed unanimously with Chair White, Vice Chair Leary, Commissioners Krainiak, Aydtlett and Banks voting aye and no member voting nay.

There being no further matters for discussion, Chairs Purcell and White adjourned the respective boards at 6:43 PM.