



State of Oklahoma

OFFICE OF JUVENILE AFFAIRS

Board of Juvenile Affairs and Board of Oklahoma Youth Academy Charter School

Special Meeting Minutes

July 27, 2021

Board Members Present

Bart Bouse (videoconference)

Amy Emerson (videoconference)

Sidney Ellington

Janet Foss

Stephen Grissom

Mautra Jones

Karen Youngblood

Absent

Timothy Tardibono

Jenna Worthen

Call to Order

Chair Youngblood called the July 27, 2021, the Board of Juvenile Affairs and Board of Oklahoma Youth Academy Charter School Zoom meeting to order at 10:06 a.m. and requested roll be called.

Update on the Next Generation Campus Project

Chief Financial Officer (CFO) Clagg presented a video and discussed the attached presentation.

Chair Youngblood: Thank you for those explanations. Any questions from board members on any of the items? I would like to note that Amy Emerson is with us virtually, we were unable to pinpoint where she would be so that she would be on the agenda so she could vote, but she is with us and is welcome to comment. Comments from board members, specially our committee members. We cannot thank you enough for your thorough work on this entire project. Anything we would like to say before we entertain a motion?

Dr. Ellington: So we have gone back and forth and back and forth over this stuff. These are really big numbers, especially with the renovation of the gym. I think what has come to light, for the record or the board, is this really talking about the school. One of the things we reiterated in the subcommittee meeting, this is going to be our school for the next generation, maybe for the next 30 years, we don't know. When you put it in that light, it is a whole lot different than talking about a new floor in a gym and upgrading bathrooms. It is really about the school. So this is going to be our school. I am not sure that was really clear, specifically to staff. I talked to Leticia, she was concerned about having a new school. This is the school, we are going to throw a million dollars into this thing and remodel it, and this is the school. I think if the broader Board understands that, it puts it into a new light.

Chair Youngblood: Thank you.

Dr. Grissom; I may be pointing out the obvious, if so pardon me. We are doing a new campus, all new buildings, and then we have that school. We have the construction folks on-site, they are there, there is a cost savings by having them there and doing this now opposed to waiting. There is cost savings it needs to be done and quite frankly, to have marvelously modern designed brand new cottages and “that school” doesn’t feel good. Now is the time to do it, it is cost efficient, and we have the folks there to do it. It comes together.

Chair Youngblood: Thank you. We appreciate the reports. Being able to watch our subcommittee agonizing over every penny and prioritizing every penny we put into this project. Watching the timing, making sure we left this to the end, watching what we promised on the bond, the 144 beds, and the cottages, the prioritization in how we were modernizing, and the change in approach how we care for the children in our charge has been important every step of the way. The subcommittee has never ceased to bring us thorough reports and thorough information to look at, so that we could all together agonize over every penny we are putting into it. Greatly thanked and greatly appreciated. We are at this juncture where it became pertinent to address, and I believe that is what is in front of us today. Any further comments from board members either virtually or from the room?

Judge Foss: I would just say briefly, it may be better to save it toward the end but, I certainly appreciate the work Kevin Clagg has put into it. Let me tell you we have had many discussions, many meetings and we finally got a meeting of the minds. I would thank Ms. Holt to. We hashed this all out, I can tell you we haven’t always agreed. There have been moments when it has been contentious, but we respect each other. I appreciate everything they’ve done, I appreciate the members of the subcommittee, and I appreciate everyone’s’ interest and devotion to this agency.

Chair Youngblood: Wonderful comments. Thank you for letting us see behind the curtains on that. I love a good argument for the sake of productive discourse.

Dr. Ellington: Bringing Paul in from OMES was huge for helping us.

Chair Youngblood: We do appreciate our partners at OMES. That is very true, good point. I can’t see on our end, if Mr. Bouse or if Ms. Emerson want to make a comment.

Mr. Bouse: Yes, I had a quick comment on the question on the warranties, I first thought it odd the warranties were listed this late in the construction. But I also, the one that struck me even more was the buildings structure and equipment were limited to 2 years. In Oklahoma, we have statute, 12 O.S. § 109, which has a statute of limitations on improvements to real property which 10 years. Typically, a builder’s warrant is at least 10 years on major structural defects. I am wondering, why Flintco doesn’t feel more confident in their construction here.

Chair Youngblood: Fabulous question Mr. Bouse.

CFO Clagg: We will check on that. I know there are different types of warranties, and there are implied warranties that occur through the course of regular business that are covered under the Uniform Commercial Act, I may have my terminology wrong. We will check into that. These are the stated and implicit warranties. There may be other warranties available to us. Of course, if there is something discovered, after its use, and it is determined the item was not built to operate under intended us, I believe would have a case for that. I will check into that.

Mr. Bouse: If we could get a little more detail on that. Typically, certainly, your appliance, the heating air systems are covered by a manufacturer warranty. Generally, the contractor, especially the major structural defects, would give a more extended warranty. Certainly, that is negotiable in the contract, and I assume we have had a contract for some time. But 2 years is very minimal and just from my experience, I built a house some 20 years ago and, luckily for me, I did not sign a limited warranty. I was operating under the 10 year statute, it was 5 years into before we discovered that some windows were not installed correctly, the Tyvek was not holding back rain water. It was only after a strange rain out of the north which does not happen often, it was not something that was readily apparent. Those are the things I would worry about, when we are spending this kind of money why would we limit ourselves to a 2 year warranty.

Dr. Ellington: I would just add, that I was unaware of the state statute. Given the problems we have had with the soil, and we already know the soil is unstable, it would be helpful to see about extending that warranty to 10 years.

CFO Clagg: Yes, we will definitely check into that, Terry Smith who runs the project at the facility full time and we will check in with OMES.

Chair Youngblood: Excellent perspective. Thank you Mr. Bouse. Any other questions, if not I will entertain a motion.

Discussion and/or possible vote to amend and/or approve change order NGF-083 to Flintco contract – landscaping package for Phase II \$158,307.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-083 to Flintco contract – landscaping package for Phase II \$158,307.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-087 to Flintco contract – marker boards for Intake building \$1,293.00

Dr. Jones moved to approve with a second by Judge Foss

Dr. Ellington: This seems like a lot, one of the things Terry explained, my question in the subcommittee meeting, I would love to shop at Staples and get cheaper whiteboard then have maintenance hang them up. Terry stressed it was to have them match all the other boards on campus.

Chair Youngblood: Thank you for the clarification, it is valid, can't we just go to Walmart.

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-087 to Flintco contract – marker boards for Intake building \$1,293.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-092 to Flintco contract – unsuitable soil conditions at main drive \$11,929.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-092 to Flintco contract – unsuitable soil conditions at main drive \$11,929.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-094 to Flintco contract – replace water lines at the center of campus area \$40,914.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-094 to Flintco contract – replace water lines at the center of campus area \$40,914.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-095 to Flintco contract – concrete counters in cottage #2 dayrooms \$4,404.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-095 to Flintco contract – concrete counters in cottage #2 dayrooms \$4,404.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-096 to Flintco contract – additional gravel on service road \$9,200.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-096 to Flintco contract – additional gravel on service road \$9,200.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-097 to Flintco contract – credit for wood cladded beams in cottages (\$22,500.00)

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-097 to Flintco contract – credit for wood cladded beams in cottages (\$22,500.00) approved.

Discussion and/or possible vote to amend and/or approve change order NGF-098 to Flintco contract – relocate existing gas lines \$3,520.00

Dr. Jones moved to approve with a second by Dr. Grissom

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-098 to Flintco contract – relocate existing gas lines \$3,520.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-099 to Flintco contract – unsuitable soil at cottage #4 \$11,386.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-099 to Flintco contract – unsuitable soil at cottage #4 \$11,386.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-100 to Flintco contract – unsuitable soil on the drive behind the gym \$10,806.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-100 to Flintco contract – unsuitable soil on the drive behind the gym \$10,806.00 approved.

Discussion and/or possible vote to amend and/or approve change order NGF-029B to Flintco contract – classrooms and gym \$957,143.00

Dr. Jones moved to approve with a second by Judge Foss

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Change order NGF-029B to Flintco contract – classrooms and gym \$957,143.00 approved.

Mr. Clagg discussed the attached presentation.

Chair Youngblood: Thank you Kevin. Comments from the Board?

Dr. Ellington: Hey Kevin, we feel pretty confident that 4.5 million is going to cover it? I mean, is that kind of the estimate of the cost for a new building. Are we going to get in there with unstable soil, I am assuming we are tearing up the foundations and start completely over. Will there be change order capacity for this 4.5 million?

CFO Clagg: Yes, we would have the same limitation of 10%. I assume we will spend close to 5 million. I do have sufficient funding to cover the 10% change order capacity.

Chair Youngblood: Other comments from the Board?

Judge Foss: Just briefly, on the timeline summary, there is a phase 3 to this project, at what point do you plan to present that to the full board? Whenever the subcommittee and madam chair of the subcommittee, we could probably tweak that a little bit, at some near future meeting. Yes.

Director Holt: if I could just thank Kevin for his incredible work during this project. Thank, Terry Smith, Carol Miller, and Darryl Fields. Thank the subcommittee. I really appreciate the work you do and the discussion we've had. Like Dr. Grissom said, we are building the next generation campus. When you talk

about the school this is the school, let's call it a school, let's make it a school. Judge Foss and Dr. Ellington, more recently, toured the cafeteria and walked in and saw that it is not a next generation building. There are health and safety issues affiliated with it. We have had efficiencies the last couple of years, this money would be one-time funding to build this next generation cafeteria/supply warehouse and family visitation center. It will fit in with the next generation campus. Our kids will eat, and hopefully cook, and visit with families in a health, safety new environment. The funds are not coming from existing or future contracts we have with our partners and will not affect our plans to look at compensation across the agency.

Dr. Ellington: Just to reiterate, my understanding Rachel, this is just surplus money we did not spend because of Covid. We now have the opportunity to send these funds before we lose them.

Director Holt: Yes.

Dr. Ellington: Just making sure the full Board knows that we have the opportunity to spend the funds we could lose, the state could take. Is that right?

CFO Clagg: Yes, the FY21 carryover will be reported in a couple of months, we are closing the books and finalizing things. Covid has slowed down our volume, we do have lapse funding. Some of the funding will be carried over and be available to partners as FY2022 funding. Some of it is administrative savings. It is now lapsing into one time use.

Judge Foss: I would just reiterate what Rachel Holt said, the cafeteria is a disaster. I have been through it at least 3 times, it is depressing. The basement is used as a work out room for these kids. It is totally unacceptable. I am all for demolishing this building and building something new. This is more critical to me than the gym stuff but I just want to put that out there.

Chair Youngblood: Thank you we appreciate those insights, the history, the clarifications. We are an extremely transparent organization, board, and committee along this entire, very expensive process. We have had the right goals in mind and our eye on the prize on how do we help these children in our care. Thank you to our staff and our financial prudence over the last 2 years to be able to have this. Any more questions, if not we will entertain a motion.

Discussion and/or possible vote to approve an emergency purchase in the amount of \$4,500,000.00 for the Central Oklahoma Juvenile Center (COJC) for demolition and reconstruction of the Cafeteria/Supply room and family meeting center

Dr. Jones moved to approve with a second by Judge Foss

Chair Youngblood: Any further comments? From Mr. Bouse or Dr. Emerson?

Dr. Emerson: No, I just agree. Now seems to be the time we really invest in the kids of Oklahoma.

Chair Youngblood: Thank you Dr. Emerson. We are going to go ahead and proceed. Call a vote.

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Emergency purchase in the amount of \$4,500,000.00 for the Central Oklahoma Juvenile Center (COJC) for demolition and reconstruction of the Cafeteria/Supply room and family meeting center approved.

Announcements/Comments

Chair Youngblood: Our next meeting is in Tulsa. Make sure to catch your calendars for that. We will be doing Zoom so not everyone needs to travel and Audrey will set us up for that. My other announcement is actually a welcome. We are delighted and excited to have a new board member Mr. Bart Bouse joining us, I believe he will be with us in Tulsa so we will get to meet him face-to-face or at least on Zoom if schedules change. We are delighted to be back up to full board. That means we will be doing committee reassignments so. Now that you all have spare time on your hands from NGF winding down, I'll put several more committeees. There is your appreciation gift for your excellent work. We excited to have you on board Mr. Bouse. We look forward to getting to know you. We look forward to you joining this exceptional board of extremely dedicated board members.

Mr. BouseThank you. I really appreciate it. I am glad to be aboard. Hopefully, I can be of service. Excited to be at Tulsa. Hopefully, I have my docket and schedule worked out so I shouldn't miss any more meetings for the year.

New business

N/A

Adjournment

Dr. Jones moved with a second from Dr. Grissom

Chair Youngblood: Any discussion? Thank you for being out of your normal routine and being available today.

Secretary Rockwell: Before I call a vote, was that Dr. Jones and Dr. Grissom?

Chair Youngblood: Correct.

Aye: Bouse, Ellington, Foss, Grissom, Jones, and Youngblood

Nay:

Absent: Emerson, Tardibono, and Worthen

Chair Youngblood adjourned the meeting at 10:59 a.m.

Minutes approved in regular session on the 17th day of August, 2021.

Prepared by:

Audrey Rockwell
Audrey Rockwell (Sep 20, 2021 12:41 CDT)

Audrey Rockwell, Secretary

Signed by:

Karen Youngblood
Karen Youngblood (Sep 20, 2021 08:49 CDT)

Karen Youngblood, Chair

amended proposed - July 2021 special mtg board minutes

Final Audit Report

2021-09-20

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Board of Juvenile Affairs

Voting Record

Date: 7/27/2021	
Item I - Recording of Members Present and Absent	
Meeting convened at 10:06 a.m.	
Member	Present/ Absent
Bouse	Present
Ellington	Present
Emerson	Present
Foss	Present
Grissom	Present
Jones	Present
Tardibono	Absent
Worthen	Absent
Youngblood	Present

Date: 7/27/2021	
Item Vote to Adjourn Meeting adjourned at 10:59 a.m.	
Motion: Jones	
Second:	Grissom
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye



Board of Juvenile Affairs
Voting Record

Date: 7/27/2021	
Item II(A) – Vote to approve change order NGF-083 to Flintco contract - landscaping package for Phase II \$158,307.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

Date: 7/27/2021	
Item II(B) – Vote to approve change order NGF-087 to Flintco contract - marker boards for Intake building \$1,293.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye



Board of Juvenile Affairs
Voting Record

Date: 7/27/2021	
Item II(C) – Vote to approve change order NGF-092 to Flintco contract – unsuitable soil conditions at main drive \$11,929.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

Date: 7/27/2021	
Item II(D) – Vote to approve change order NGF-094 to Flintco contract – replace water lines at the center of campus area \$40,914.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye



Board of Juvenile Affairs
Voting Record

Date: 7/27/2021	
Item II(E) – Vote to approve change order NGF-095 to Flintco contract – concrete counters in cottage #2 dayrooms \$4,404.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

Date: 7/27/2021	
Item II(F) – Vote to approve change order NGF-096 to Flintco contract – additional gravel on service road \$9,200.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye



Board of Juvenile Affairs
Voting Record

Date: 7/27/2021	
Item II(G) – Vote to approve change order NGF-097 to Flintco contract – credit for wood cladded beams in cottages (\$22,500.00)	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

Date: 7/27/2021	
Item II(H) – Vote to approve change order NGF-098 to Flintco contract – relocate existing gas lines \$3,520.00	
Motion By: Jones	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye



Board of Juvenile Affairs
Voting Record

Date: 7/27/2021	
Item II(I) – Vote to approve change order NGF-099 to Flintco contract – unsuitable soil at cottage #4 \$11,386.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

Date: 7/27/2021	
Item II(J) – Vote to approve change order NGF-100 to Flintco contract – unsuitable soil on the drive behind the gym \$10,806.00	
Motion By: Jones	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye



Board of Juvenile Affairs
Voting Record

Date: 7/27/2021	
Item II(K) – Vote to approve change order NGF-029B to Flintco contract – classrooms and gym \$957,143.00	
Motion By: Jones	
Second: Foss	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

Date: 7/27/2021	
Item III – Vote to approve an emergency purchase in the amount of \$4,500,000.00 for the Central Oklahoma Juvenile Center (COJC) for demolition and reconstruction of the Cafeteria/Supply room and family meeting center	
Motion By: Jones	
Member	Vote
Bouse	Aye
Ellington	Aye
Emerson	Absent
Foss	Aye
Grissom	Aye
Jones	Aye
Tardibono	Absent
Worthen	Absent
Youngblood	Aye

July 27, 2021

Next Generation Facility Update



Highlights/ Significant Events

- Substantial completion of Cottages 5 & 6: 7/9/21
- Beginning foundation work on Cottages 3 & 4
- Beginning dirt work on athletic field in the center of the campus

Maple



OAK



Summary of Proposed Change for Consideration

NGF#	Description	Amount	NGF#	Description	Amount
1. #83	Phase II Landscaping	\$158,307	8. #98	*Relocate Gas Lines	\$3,520
2. #87	*Intake Marker Boards	\$1,293	9. #99	*Unsuitable Soil Cottage #4	\$11,386
3. #92	*Unsuitable Soil – Main Drive	\$11,929	10. #100	*Unsuitable Soil – Gym Drive	\$10,806
4. #94	*Replace Water Lines - Central	\$40,914	11. #29B	Gym and Admin Ren.	\$957,143
5. #95	Concrete Counters #2 Dayrooms	\$4,404			
6. #96	*Add Gravel Service Rd	\$9,200			
7. #97	Wood Clad Beams	(\$22,500)		Total	\$1,186,402

Slide #19 of this presentation represents items on hold and will not be considered at this Board Meeting. These items are presented to be comprehensive and transparent.

* Work either completed or commenced with Building Subcommittee approval in order to avoid significant delay in project and/or increase in cost.

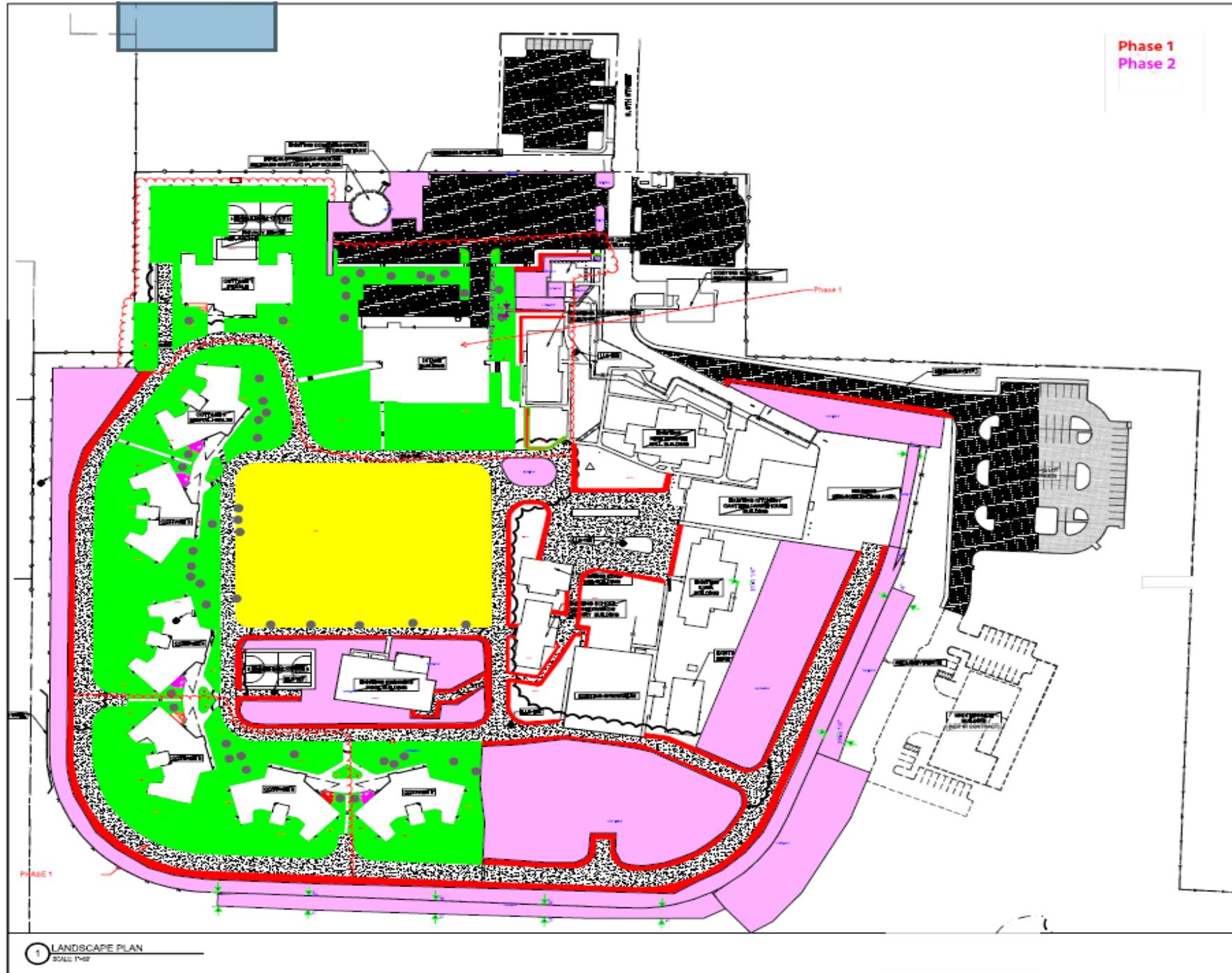
NGF-083 – Landscaping Package for Phase II

\$158,307

As a reminder, the landscaping for Phase I and Phase II was removed at the beginning of the project. These removals were made in order to achieve budget reductions to allow us to build 8 structures. There was an understanding that some of these items would be added back as the project progressed and funding remained available. On 1/6/21 the Board approved Change Order 59 which was “Add Landscaping/Sod/Irrigation – Phase I”. The cost for that change order was \$130,033.

This change order will include sod and irrigation around the cottages and at the new sports field which will be located in the center of the campus. It also includes planting beds for 4 cottages. It also includes 37 new trees and tree irrigation for Phase II.

The cost for this change order is higher primarily because of the addition of the sports field in Phase II.



Phase 1
Phase 2



Shumard Oak



Chinese Pistache



Shawnee Brave Bald Cypress



Espresso Kentucky Coffeetree



Lacebark Elm



Sawtooth Oak



Loblolly Pine



Canaertii Juniper



Evergreen Shrub



Ornamental Grass



Groundcover



Perennials

Grooms Irrigation
P.O. Box 3850
Edmond, OK 73063
Call: 405-348-2557
Fax: 405-348-5016
www.GroomsIrrigation.com

Oklahoma Next Generation Campus
Oklahoma Office of Juvenile Affairs
709 S 9th St.
Tecumseh, OK

DRAWN BY:
Shelly Conover

DATE: October 2020
REVISIONS:



LND

SHEET L1

***NGF-087 is Marker boards for Intake - \$1,293**

This change order is to add 2 office marker boards to 2 offices in the intake building. The original design of the intake building did not have marker boards in the offices for two of the supervisors for the facility. Both of the supervisors requested to have these installed in their offices. These boards help them with their supervision and organization tasks. A request was made of Flintco to add and Flintco agreed. Some of the other offices in this building had marker boards in the original design.

***NGF-092 is Unsuitable Soil Conditions at Main Drive \$11,929**

The design documents for the facility had a new concrete road at the entrance of the facility. The existing road had many holes and cracks that had been repaired over the years. In the preparation phase for the road the soil was tested by our testing contractor Terracon. The soil was found to be unsuitable in two different areas of the road. The soil had to be removed and replaced and it was tested again before the road could be finished. The replacement soil passed the test and the road was completed.

***NGF-094 - Replace Water Lines at the Center of the Campus Area - \$40,914**

There are many water and electrical lines that run underground through the center of the campus, underneath the site of the new athletic field. The cost of this change order is associated with replacing badly deteriorated 3" water lines in the direct area of the athletic field and close proximity to the center of the campus. The construction contractors kept uncovering old dilapidated piping that could not hold the pressure required to cap the lines. These lines are at least 75 years old. Many of the pipes that were uncovered for inspection were filled with rotted holes. During this process the water to the facility was shut off because of the disconnection. This problem had to be fixed immediately in order to restore water to the rest of the facility and to be able to continue the phase 2 construction process.

NGF-095 is Concrete counters in cottage #2 dayrooms \$ 4,404

Dayroom counters in the design documents are made of wood legs and Formica tops. Experience with youth who are testing the strength of various components of the new cottages, that have been opened for use, have indicated that these counters may not be substantial enough for some clients. Cottage 2 was designed for more difficult residents. It has thicker glass, walls, doors and door locks. We asked Flintco to provide a cost for heavier counters that have concrete block legs and a concrete tops. This will be more capable of withstanding destructive abuse. These counters will be better for this high density cottage.



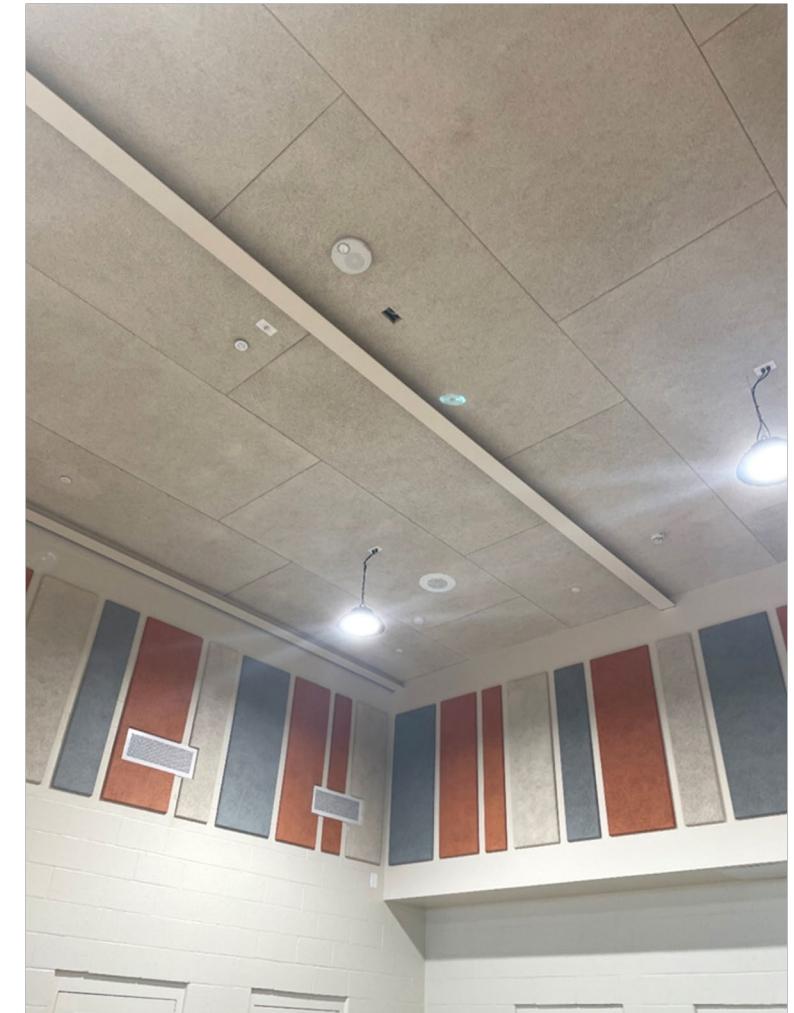
***NGF-096 - Additional gravel on service road**

\$9,200

This change order is to add additional gravel to the west service road. This is a construction road and it has also been used by COJC staff to access the maintenance building and training center and it also serves as an emergency access road for fire and ambulance service to the center of the facility. During the extreme rain we experienced the road became very unstable and difficult to travel on. Requested additional gravel be added to stabilize the road for our staff and potential emergency access. Since both COJC and Flintco use this road we are suggesting that we split the cost for the gravel. Flintco has agreed and the amount reflects half of the cost for the additional gravel.

NGF-097 - Credit for wood cladded beams in cottages - (\$22,500)

The criteria documents called for Flintco to install “wood cladding” over the steel beams in the cottage ceilings. Flintco did not install the wood cladding in cottages 1,5, & 6. This was identified by DLR in the walk thru for the punch list for cottages 5 & 6. Flintco gave 2 options: 1) go back and install the wood cladding or 2) give a credit for the wood cladding. Carol Miller, Deputy Director; Darryl Fields, interim COJC Superintendent; and I agreed the beams look good as they are, they are painted white to match the ceiling. We felt the \$22,000 credit could be used on other important changes.



***NGF-098 – Relocate Existing Gas Lines –**

\$3,520

This change order is for lowering an existing gas line and relocating a meter. This gas line and meter are directly under the road that runs through the center of the campus that allows access to the cottages on the south side of the campus. The State Fire Marshall required all of our internal sidewalks to be widened to be able to accommodate a fire truck or ambulance. The original criteria documents did not require the sidewalks to be this wide. This change required the lowering of the gas line and moving the meter. The original change order from Flintco was for \$7,725. After review of the original order DLR ruled that Flintco should share the cost of this work with OJA.

***NGF-099 - Unsuitable soil at Cottage #4**

\$11,386

Construction of Cottage 4 has begun. In preparing the soil for the foundation it was tested by our testing company, Terracon. The soil was found to be unsuitable. Flintco removed the unsuitable soil and replaced it with new soil. The new soil was tested by Terracon and it passed the test.

***NGF-100 - Unsuitable soil on the drive behind the gym \$10,806**

Construction of Cottage 4 has begun. In preparing the soil for the foundation it was tested by our testing company, Terracon. The soil was found to be unsuitable. Flintco removed the unsuitable soil and replaced it with new soil. The new soil was tested by Terracon and it passed the test.

NGF-029B – Classroom and Gym \$957,143

This change order has been deferred by the NGF Subcommittee to assure there is adequate change order capacity to fund this project. We have determined that with the recent change order submissions that there will be sufficient change order capacity to fund this change order. Any aspects of the project that were eliminated from this proposal can be completed at a later time through a different bidding process. The OYACS school officials have fully participated in developing this scope of work to meet the needs of her students and teachers.

NGF-029B – Classrooms and Gym Health and Safety Issue

No.	Item	Description
1)	Fire Suppression	Current facility is void of fire protection in $\frac{1}{2}$ of the building, this COR adds full protection with exception of the court area. The court area will be provided under a different bid COR.
2)	Electrical	Current cost will furnish ample protection to the existing service and other aspects of this building, as currently, this is a real safety concern. There is no fusing and no electrical disconnects.
3)	Refurbishing Restrooms	Create a much more sanitary condition to what currently exists
4)	Drywall – Security Issues	Providing security ceilings to rooms that currently do not have, as residents have in the past broke through and gained access to above ceilings.

NGF-029B – Classrooms and Gym Continued

No.	Item	Description
1)	Flooring	The old floors were replaced 2 years ago. There will be installation of rubber base throughout rooms, ceramic tile in the public restrooms.
2)	Drywall	Provide framing and gyp for security ceilings, demolition of ceilings, replacement of security mesh screen wall at upper level, enclosing of stairs
3)	Doors & Hardware	Replacement and installation of existing 27 door packages
4)	Remodel Restrooms	New toilet partitions and accessories
5)	Electrical	Replacement of following: light fixtures in most areas of the building, replacing service on the east side of the building, replacing main panel boards, replacing feeder to the main HVAC unit, re-supporting of existing conduits, as required
6)	Mechanical / Plumbing	Making current restrooms up to code with new fixtures, furnish new air grilles, furnish new A/C units in two rooms, and furnish new fixtures at janitor closet
7)	Fire Protection	Includes reconfiguring and adding protection to all classrooms, includes quick release sprinkler heads, excludes court area.
8)	Paint	Providing new finishes to all rooms.
9)	Exterior Work	Providing concrete retaining wall at current location, includes steps, furnishing counter measures to stop storm water runoff into the building. The northeast corner room on the first floor currently gets runoff water.

Flintco Contract Change Order Summary

Original Contract Amount	\$46,011,073	
Change Order Capacity (10%)	\$4,601,107	100%
Change Orders To-Date (Board Approved)	\$3,203,981	69.63%
Current Change Order Request	\$1,186,402	25.55%
Total Change Orders To-Date if Current Proposals Are Approved – (Leaves \$221,530.30)	\$4,390,383	95.19%

Pending Issues

Summary of Change Order on Hold or Awaiting Additional Information / Revisions

NGF#	Description	Timing	Amount
TBD	Retaining Wall and landscaping behind swimming pool	TBD	\$125,000
	Total Note: Adding this total with both COs approved and pending approval equals 98.14% of CO Capacity.		\$125,000

Warranties

- **Buildings, Structures and Equipment (not listed below) – 2 years**
- **Sod and landscaping – 1 year**
- **Cottage windows – 2 years**
- **Doors & locks - 10 years**

Timeline Summary/Update

Timelines:

Phase 1

Cottage 5&6: 7/9/21

Cottage 7: 8/15/21

Phase 2

Cottage 2: 10/15/21

Cottage 3&4: 12/31/21

Phase 3

Infrastructure upgrades and transition: 05/30/2022

Emergency Purchase
cojc
Cafeteria/Supply
Warehouse &
Family Meeting Center
The current estimate is
\$4,500,000

Emergency Purchase - Cafeteria/Supply Warehouse & Family Meeting Center

- While preparing estimates to renovate the Cafeteria/Supply Warehouse, it became evident that conditions represented a clear hazard to youth and staff. The most expeditious path to remedy this situation is to invoke the emergency statute.
- OMES Construction and Properties notified of Emergency declaration on July 2, 2021. OMES signed off on the declaration letter on July 6, 2021. The Declaration is contingent on Board of Juvenile Affairs approval.

Source of Funding for Emergency Purchase - Cafeteria/Supply Warehouse & Family Meeting Center

OJA set aside 2 million for renovation costs through payroll savings due to high turnover at the secure care facilities during FY19 and FY20 and through efficiencies within administration mostly through elimination of positions. The additional 2.5 million will be funded through an even higher turnover rate in FY21 and a reduction in Level E contracts. These are considered “one-time” funds due to the temporary nature of these savings.

Source of Funding for Emergency Purchase - Cafeteria/Supply Warehouse & Family Meeting Center

Funding for this Emergency and for NGF in general has not resulted in a reduction in active service contracts nor have we used funding that might otherwise be available for employee salary increase.