

**FREDERICKSBURG CITY PUBLIC SCHOOLS**  
**Fredericksburg, Virginia**

A special meeting of the Fredericksburg City School Board was held at 5:00 p.m. on October 15, 2015 in City Council Chambers, 715 Princess Anne Street. Board members present were:

Mrs. Patricia B. Green, Chairperson  
Rev. Jarvis E. Bailey, Vice-Chairperson  
Ms. Jannan W. Holmes  
Ms. Malvina Rollins Kay  
Mrs. Barbara A. Miller-Richards  
Ms. Elizabeth R. Rehm

Others Present:

Dr. David G. Melton, Superintendent  
Mrs. Deborah B. Wright, Clerk of the Board

The meeting was called to order at 5:08 p.m. by the Chairperson.

15-16-78: APPROVAL OF COMPREHENSIVE AGREEMENT WITH FIRST CHOICE PUBLIC-PRIVATE PARTNERS. In May 2015, the School Board received an Unsolicited PPEA Proposal for Renovations to the Original Walker-Grant School from First Choice Public-Private Partners. Since that time, the proposal has been accepted for review and a public hearing on the proposal was held on September 14, 2015. Attorneys have drafted a Comprehensive Agreement for the proposed renovation project. The proposed Comprehensive Agreement was provided for the Board's review, discussion and approval. The Superintendent recommended that the School Board approve the Comprehensive Agreement between the Fredericksburg City School Board and First Choice Public-Private Partners, LLC for Design and Construction of Old Walker-Grant School Building Project dated October 1, 2015 and authorize the Chairperson of the School Board or designee to sign the Agreement. Ms. Holmes asked a question concerning the wording of Owner or School Board in the contract. Mr. Brad King, School Board Attorney, provided clarification of the Owner/School Board wording as defined in the document. Mrs. Green also asked for clarification that there would be no leasing of the building which would have been necessary for the City to apply for fair market tax credits. Dr. Melton stated that the statement was correct because it had been determined that the City would not qualify for the tax credits. Mrs. Rehm asked if insurance liability limits were sufficient. Mr. King stated that the liability limits were standard and were consistent with other construction projects. Mr. King also noted that the wording in this agreement has been refined from previous City projects. Mrs. Miller-Richards commented that additional questions will come in the next steps of meetings with architects and the contractor. Dr. Melton stated that once the project begins there will be monthly updates provided for the Board. Following these comments, a motion to approve the Superintendent's recommendation was made by Mrs. Miller-Richards, seconded by Rev. Bailey, and unanimously approved by the Board. A copy of the Comprehensive Agreement is attached to the minutes.

15-16-79: ADJOURNMENT. There being no further business to conduct at this special meeting of the Fredericksburg City School Board for October 15, 2015, the meeting was adjourned at 5:13 p.m. on a motion by Mrs. Rehm, seconded by Ms. Holmes, and unanimously approved.

---

Patricia B. Green, Chairperson  
Fredericksburg City School Board

---

Deborah B. Wright  
Clerk of the Board