



Greater Albany Public School District 8J
Jim Golden, Superintendent
718 Seventh Avenue SW
Albany, OR 97321-2399

Bond Oversight Committee Meeting

October 11, 2017, 6:00 – 7:30 p.m.

Agenda

- A. CALL MEETING TO ORDER – Pat Eastman**
 - B. COMMITTEE OPERATIONAL TASKS – Pat Eastman**
 - 1. Approve Minutes of the August 22, 2017 Meeting
 - C. BOND PROJECTS STATUS REPORT – David McKay**
 - D. BOND PROJECTS COMMITTEE DISCUSSION – Pat Eastman**
 - E. QUESTIONS AND COMMENTS – Pat Eastman**
 - F. NEXT MEETING – Pat Eastman**
 - G. ADJOURN – Pat Eastman**
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DATES OF INTEREST TO THE COMMITTEE

October 9	Regular Board Meeting, 7:00 p.m. District Office
October 11	Bond Oversight Committee Meeting, 6:00 p.m. District Office
October 23	Regular Board Meeting, 7:00 p.m. District Office
October 26, 27	Parent Conferences, Students not in School
November 8	Bond Oversight Committee Meeting, 6:00 p.m. District Office
November 10	Veteran's Day Holiday
November 10-12	OSBA Annual Conference, Portland
November 20	Regular Board Meeting, 7:00 p.m. District Office
November 23, 24	Thanksgiving Break
December 11	Regular board Meeting, 7:00 p.m. District Office
December 13	Bond Oversight committee Meeting, 6:00 p.m. District Office

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before this meeting to the Greater Albany Public School District, Jim Haggart 541/967-4511.



MINUTES

CALL MEETING TO ORDER

The Bond Oversight Committee Chair Pat Eastman called the August 22, 2017, Budget Committee Meeting to order at 6:00 p.m.

Present were:

Pat Eastman	Bond Oversight Committee Chair	
Dale DeBolt	Bond Oversight Committee Vice-Chair	
Eric Aguinaga	Bond Oversight Committee Member	
Jerry Boehme	Bond Oversight Committee Member	
Dawn Davis	Bond Oversight Committee Member	
Rick Costain	Bond Oversight Committee Member	
Scott Pierson	Bond Oversight Committee Member	Via Teleconference
Heath Kasper	Bond Oversight Committee Member	
Jim Golden	Superintendent	
Tonja Everest	Assistant Superintendent	
Russell Allen	Director of Business	
David McKay	Bond Program Director HMK Co.	

Committee Members Stacy Koos and Adrianna Villegas were not in attendance at the meeting. A list of others present at the meeting is attached to the original minutes.

Committee Chair Pat Eastman began by asking Marcia Latta, the District's Communications liaison, to provide the Committee with information regarding her plans in providing information regarding the Bond's progress to the public. Ms. Latta stated she planned to continue providing content on the District's website and social media including (Facebook and Twitter) and the local media to provide stories on the progress and plans as time moves forward. In addition, she shared that she was planning to do a substantial section in the upcoming fall newsletter that goes out to Community Members.

Ms. Latta stated that she wants to make sure that all decisions are announced as the district moves forward with the bond. She also stated that signs would be designed that would be placed at the sites thanking voters for their support and announcing the elevation for the projects, what the planned completion date is, and any other pertinent details. Mr. Eastman commented that the Political Action Committee has kept their Facebook page current so they will share everything that is put on Facebook with their followers. Mr. Boehme asked if the District would be able to leverage the extra money from the State and bond premium with the media. He stated that it would be a big piece to tell the community. Ms. Latta stated that she believes that it should be an initial story to feature in our newsletter and talk to Jennifer Moody about putting in the paper as well as making it splashy on the web site. Mr. DeBolt asked if Ms. Latta had any plans to meet with civic groups and have presentations as an opportunity for give and take question and answers. Ms. Latta responded that she felt it was a great idea and although she didn't have that level of planning done yet, but she believes it would make a lot of sense and would be happy to work on that. Mr. Aguinaga asked if there were any virtual 360 tours planned as that is very popular right now. Ms. Latta responded that the District had not planned anything like that yet but thought it was a good idea and she would talk with Mr. McKay to see what they could bring.

Mr. Eastman thanked Ms. Latta for being available and then stated that Superintendent Jim Golden had something to discuss with the Committee. Mr. Golden shared that there were a couple of new Board Members and thanked Board

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Member Kim Butzner for being in the audience for this meeting. He then reminded everyone that the Bond Oversight Committee was seated at the pleasure of the Board and are tasked with doing two things; 1) Are we doing what we said we would do and 2) Are we spending the funds wisely and in a manner consistent with our Bond promises which were warm, safe, and dry; vocation and technical education and career technical education; upgrade to West; and the new elementary school.

Mr. Eastman welcomed Mr. Eric Aguinaga to the Committee. He stated that Mr. Aguinaga is well rounded with a lot of information to contribute and was glad that the Board had appointed him to the Committee. Mr. Eastman also reported that another new member to the committee was Adrianna Villegas but she was not present at the meeting.

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

1. Mr. Eastman stated that he assumed that everyone had an opportunity to review the minutes that were sent out. He asked if there were any questions from the last meeting. There were none. He then asked for a motion to adopt the minutes. Committee Member Dawn Davis made a motion to accept the minutes as presented. Committee Member Dale DeBolt seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

BOND PROJECTS STATUS REPORT

Director of Business Russ Allen began by stating that he was going to provide some general information first and then turn it over to Mr. McKay for details. He referred to documents provided at each Committee Member's place, which were a slightly different version of the project priorities that were sent out in the packet. He stated that the items that were slightly changed were 9, 10, and 11. He reminded the Committee, that after discussions during the last meeting, Staff was tasked to go back, taking the different opinions of the Committee Members and put the information into a single document. He shared that Mr. David McKay had been working hard with the architects and cost estimators to get as accurate information as possible up to this point in time. He shared that some of the projects were flushed out, some numbers were updated; and the biggest change was Oak Grove, not in what the project needed, but that the updated and more reliable costs came in higher.

Mr. Allen shared that he believes that the resulting document showing 3 columns has the priorities set as described by the Committee as a general group. He reminded them that there was only so much bond premium and that there is a recommended \$6 million being held back for contingencies. He stated that when looking at the projects, some of them lent to being bid alternates and some had to be included in the current project scope. He referred to items 3 and 6 where item 3 is something that could be held back to see where the contingency came in where item 6 has to be "baked" into the project. Mr. Allen commented that his hope is that the contingency won't be needed, that there are adequate resources allocated to each project, and that the contingency will then take care of providing for all of the bid alternates. He stated that it all has to do with timing. He shared that when the list gets down to items 13 and 14, they were listed as Priority 2 projects because they didn't seem to have the same amount of support as the other projects and they really fell out of the \$28 million available budget and can easily be set aside for future consideration.

Before taking questions, Mr. Eastman stated that limited questions would be taken from the audience and echoed what Mr. Golden stated earlier, that this was not the venue to appeal or make a lot of changes, but to be a hearing platform rather than a decision making platform. He asked the audience to keep their questions to as little passion as possible to keep the meeting moving. Mr. Boehme commented that he was still concerned about the outdoor canopy at Timber Ridge. He stated that he had a hard time believing that it would be the best use for \$300,000 when there are so many other needs. Mr. Allen stated that staff could strike it. As a Priority 2 it is really set it aside and the Board can look at it next year to see if it would fit better then. He stated that it could be taken off and 13 priorities could be taken to the Board if that was the Committee's wish. Mr. Boehme stated that was his opinion. There were some who agreed and others disagreed. Mr. DeBolt commented that he did not think it was a good use of \$300,000. He stated that he felt it wasn't a space that was going to be used on a regular basis and the funds could go to something else, some projects at South Albany that could benefit from it. There was no consensus, however.

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Mr. Eastman asked if Mr. Pierson had any comments at this point. Mr. Pierson stated that he had the copy from yesterday, and asked why item 6 was a Priority 1 and item 7 was a bid alternate when that was almost opposite of what was talked about before. Mr. Eastman asked if he had received a document that was sent to him earlier in the afternoon. Mr. Pierson stated he did not. Mr. Allen stated that it didn't impact items 6 and 7 but it did impact items 9, 10 and 11. Mr. Pierson stated that the focus on everything was the CTE and CTE classrooms along with the storage that went with it, and he wanted to make sure that the Community and the perception still sees that it is the most important thing we do. He added that addressing the original item 6 with the 5,000 square foot lobby, classrooms, and making that more useable and such, but the focus on South is the CTE Classrooms and CTE Project which he feels is the biggest bang for the buck and community perception. Mr. Allen stated that if it was in the interest of the Committee, items 6 and 7 could be switched in order. He stated that he understood what Mr. Pierson said regarding the bid-alternate and the fact that 7 is a bid-alternate is not saying that it is not important, but it lends itself as a bid-alternate where item 6 cannot be a bid alternate because a decision has to be made at the time of design.

Mr. Allen went on to state that the hope and expectation is that we will be able to fund 7 but in order to make sure that we had a decision for the Middle Schools, bid alternates had to be identified. He stated that that CTE and Classroom addition is really important at South and we really hope that it is going to happen. Mr. Pierson stated that from the project point of view that you are able to separate and that they are different than we are already there and have to make the decision up front, but being that it is so far down the list and it is so close to that total of the \$6 million contingency, if that \$6 million gets eaten up then those CTE classrooms would fall on the chopping block and he believes it would be a problem. Mr. Allen shared stated that as a math perspective there is approximately \$4.1 million left over in the Priority 1 column, but understands his concern. He stated that he wasn't sure how to address the concern because to make it a Priority 1, makes it so that a decision cannot be made to go on with the Middle School programs. In addition he shared that that item 6 was part of the original scope and item 7 was an add-on. He stated that he hoped and believed the funds would be there to do both; this was a way to identify the items that could be set aside as a bid alternate versus if it is going to happen it has to be decided on now. Mr. Eastman commented that he believed that CTE was well addressed for South in the original allotment of funds and asked if that was being taken into consideration. The response was yes.

Mr. Eastman addressed Mr. Brent Belveal, Principal of South Albany High School, and stated that if he would like to provide his comments, now would be a good time. Mr. Belveal approached the lectern to clarify some information. Mr. Belveal commented that Mr. Allen was correct regarding the information in the space in the Health Science Center is hard to separate out. He stated that the piece that Mr. Pierson was talking about were the shop areas that are undersized in comparison to most other programs. He stated that one third of the space was eaten up by classrooms. He stated that the architect then added the classrooms outside of the shop foot print. Mr. Belveal stated that the thought process behind adding those additional classrooms is to turn those shops into large spaces that can be used for a variety of different programs that we hope to expand outside of welding and metal work into HVAC and other areas as well that is going to take space.

Mr. Eastman then asked Mr. Allen if any of the concerns were spoken to in the original allocation of funds. Mr. Allen responded that he believed what was being said was true. He shared there were some concerns relative to the resulting spaces based off of the original scope. One way to address this is add the additional two classrooms. He stated that it is agreed that it is a priority; however, at this point he wasn't sure about recommending changes to the document, but if it is the will of the Committee, staff could look at moving some things around. He stated again, that it is staff's expectation and belief that at the end of the day there won't be a problem funding it. Mr. DeBolt asked if there was something else that could be done; for example move item 3 to 7 and item 7 to 3 so it falls into the first category of contingency rather than down the line. Mr. Allen responded that if the Committee wanted to move it to item 3, they could do that. He stated that, as important as the projects at South were, staff heard that ensuring that the new elementary school was able to house 600 students was a higher priority. Mr. DeBolt stated that it is what was discussed, but now there are other things that may be a higher priority when talking about CTE and Voc/Tech classes. Mr. Allen stated that items 6, or 7 could be moved, it was a belief of what was heard, but it can be changed if the Committee prefers. Mr. Aguinaga stated he was fine with it, and Ms. Davis stated it should be left. Mr.

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Costain stated he would leave it as well. Ms. Davis stated that the space for the elementary students is going to be in dire need. It was asked if the new school would reach the 600 student level, Mr. Allen responded that it would very soon.

Mr. Boehme asked what the bid alternate was for WAHS. Mr. McKay responded that there has not been time designing what West was going to look like. He stated that they were starting a master planning process to look at what the total rebuild will be and then with that, staff will sit down with principal Susie Orsborn and her team to talk about which pieces we can fit into whatever dollar amount is allotted to West and then try to maximize that dollar as best as possible. It has not been determined as to which spaces were moving yet because it is a much more thoughtful process and unique from the others because the charge is to build as much as possible of Phase II so that the ultimate Phase II is as small as possible. Mr. Allen stated that since West is the one on the list that has not yet been defined because their design process is approximately 60 days behind the rest, the information on the priority list is a short hand way of saying between \$10 million to \$11 million. It is a place holder as a range.

Mr. Kasper commented that he believed that in the original bond allocation plan at South was for three classrooms not two. Mr. McKay responded that after discussions with Brent and the design team it was determined that 2 additional classrooms would be appropriate to serve the current shop space. Mr. Allen added that it meant that the two classrooms were larger than what was originally envisioned at three. Mr. Kasper commented that everything listed under Priority 1 would basically be covered with the bond premium why argue about where they come on the priority list. Mr. Allen responded that if this is approved by the Board, then yes, everything that is in the Priority 1 category will get adopted and “baked” into the original design. Mr. Kasper then stated that he would change item 3 to Priority 1 and item 2 to Bid alternate then move item 5 to Priority 1 and item 6 to bid alternate. Mr. Allen responded that the Priority 1 items are projects that have to be decided on at the design phase and therefore cannot be bid alternates. Mr. McKay explained that the media center couldn't be a bid alternate because the size has to be decided on in the planning phase where adding 4 classrooms at the end of the building is easy to add on at any time and to get pricing for as an alternate. He stated that the problem is that if the classrooms are moved from bid alternate to priority then the Middle School CTE's will fall off the list. It was made clear to staff that the Middle School CTE's were very important, which played a role in how the priorities fell into place.

Mr. Eastman stated that he understands what was told to the voters so he didn't want to see things shuffled around too much but felt that item 7 should be moved up because item 6 is the first time that CET/STEM is mentioned and that he was discouraged to find that it doesn't get mentioned until it gets down to the bottom. Mr. Eastman stated that since there was not consensus he asked if the Committee wanted to take action now or wait until after Mr. McKay's presentation. Mr. Aguinaga stated that the concept at South was what was sold to the South parents and that is what they want for their school. He commented that in regards to item 14. He stated that when you have projects this big, you either have money left over or you have no money left over. He stated that if there is no money left over then don't do it, but if the money is there it would be good to have it remain on the list. He stated that sometimes the distraction of going outside actually caught students' attention and can keep students interested. He felt it was good to have in the long run.

Ms. Davis proposed listening to Mr. McKay's information before moving anything. She then stated that when we proposed the bond it was sold to the public on a certain set of principles and she stated that she stands by those principles and agree with them. She stated that the group was looking at overage funds at this time, and as much as she respects the business community and as a member of the business community there comes a point when they, the business community, doesn't understand the job of educating students. She stated that she thinks a lot of credit needs to be given to the people that are in the classrooms and buildings because they see, and do, and know things that the business community doesn't understand that are also important to children's education. She suggested that rather than the CTE being the be all and end all of every decision made that the Committee remember that we are not really doing this for the business community, but doing this for the kids in our community and it is their needs that should be prioritized. She stated that she would argue that technical ed development was met in the original bond plan. She stated that it doesn't mean not to spend some of these funds on CTE, but asked everyone to possibly take a different perspective moving forward. She emphasized that there is a lot going on in relationship to logistics as Mr. Allen and Mr. McKay have talked about. She stated that the Priority 1 and bid alternate concepts are an area,

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where if not in the construction business, one may not fully understand the significance of those concepts and give some credit to the suggestions from staff. She stated that she was not saying that she disagreed with everyone's opinion, but would like to throw it out for perspective thoughts because she felt that the Committee was starting to get zoomed in too tight and "will miss the boat."

Mr. Eastman thanked Ms. Davis and that her point was well stated and well taken. He stated that his only concern is that the campaign for 2027 bond election started on May 18 and everyone has worked so very hard, and did a really good job to get to today. He stated that he didn't want anyone to forget how we got to here. He also agreed that it would be best to hear from Mr. McKay before discussing anything further.

Mr. McKay stated that Mr. Allen did a really good job of recapping the information and added that he wanted to emphasize that the numbers have changed. He stated that the architects have a cost estimator and the District has a cost estimator to help provide good numbers because of the current market. We want to make sure that we are analyzing the cost well. He stated that there are currently several different instances where cost estimating takes place; one at schematic design, one at design development, and one at construction documents. He stated that they have added a couple of pre-design cost models; one at West, one at Oak Grove; and one at South to be sure we were aligning budget with scope. The numbers were revised based upon the information we received on the pre-design cost model for Oak Grove and South. West was in line with what we had budgeted so we felt good about that. He stated that he believes that the plan that was put together allows the District to proceed with giving the architects the ability to incorporate into their design the various changes/additions per this list. He shared that it also provides the alternates which allows the District to add projects as the project is bid and move forward. He stated that in regards to South, item 6 is critical to fulfill the bond promise for the auxiliary gym, CTE building. As work and progressed and been defined, the scope has increased, so we need those dollars to be able to serve that program well. He then asked for questions.

Mr. Eastman asked Mr. McKay to give a quick percentage of cost increase that has been run into during the reconciliation process. Mr. McKay stated that he had not analyzed it by percentage, but guessing, Oak Grove was about 25-30 percent but part of that was because of the increased scope and looking at the building as a whole and wanting to do some exterior architectural changes so it doesn't look like a building added onto many times. Mr. McKay stated that the increases are directly related to the scope of work as it has been defined through the phase of programming and predesign with the school design teams to be able to serve the program that was promised to the voters. Mr. DeBolt asked if the bulk of the funds on item 6 for the elevator Mr. McKay responded, no, that it was probably \$75,000. He explained that basically the building got larger than what was estimated at the pre-bond phase and because of that the cost per square foot to build increased.

Mr. DeBolt then asked about item 8 at NAMS, and what would be replacing that CTE classroom. Mr. Dilbone responded that the remodel of the current culinary room would add drop down power supplies so sewing machines could be used in that room also, however, the difference is that by remodeling the CTE space NAMS loses 4 classrooms and it is really about finding a place to put teachers that are using those classrooms at this point. Mr. Golden added that these places can be used differently than they have been traditionally so in a CTE classroom you might have sewing with computers. He also agreed with Mr. Aguinaga's comments about leaving the outdoor classroom at Timber Ridge on the list for a number of reasons, for example outdoor school and science classes doing experiments outside.

Mr. Costain asked if extra excise tax money could be used for bid-alternates 5 years from now. Mr. Allen responded yes, if for some reason it couldn't be done now, we would have the design and we would be able to do them at a later time. If in a worst case scenario, we were unable to accomplish them now, they could be accomplished at a later time when additional funding is identified.

Ms. Davis stated that she attended the meeting last week at West Albany High School and the additional funding came up and there was a point made that changed her perspective; the science classrooms could be better, but they are they are only 10 years old and the newest part of the building. In this scenario she stated that she felt that it might not be the best use of funds and to be careful about having the most expensive be the top priority right now.

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Mr. Allen responded that with regards to the recommendation or suggestion that this group is being asked to make to the Board, staff is not asking this group to make any recommendations relative to the disposition of the West funds because those decisions will need to be made later after there has been further analysis done.

BOND PROJECTS COMMITTEE DISCUSSION

Mr. Eastman asked the Committee if they felt there needed to be any further suggestions on shuffling in the priority list. He stated that the only suggestion he would make would be if possible, would be to move item 7 up a bit to show CTE a bit higher on the list. Mr. Aguinaga asked for confirmation that all the Priority 1 items should happen, the response was yes. Mr. Allen responded that if everything comes in, all of the Priority 1 and Priority 1 Bid Alternates could be done. Mr. Boehme stated that his suggestion would be that there be a number for West whether it is \$10 million or \$11 million and get rid of the Bid Alternate. Mr. Allen responded that it was believed that there could be some aspects of the project that could be done as Bid Alternates. He shared that they do not have the design but much like some of these other schools; classrooms could be added at the end of a hallway. Mr. Boehme stated that it would be better to deal with an exact number whatever it is and work with that. Mr. DeBold made a suggestion to just move it over to make it \$11 million. Mr. Allen responded that unfortunately the document can't be three-dimensional; because it was not being suggested that the unknown bid alternate at West Albany is a higher priority necessarily than the auxiliary gym at the new school. There are just a lot of unknowns because there are no cost estimates at this time. Mr. Eastman asked if the Committee was done discussion at this time. There were nods of agreement. He then invited Board Member Kim Butzner to the lectern.

Board Member Kim Butzner greeted the committee and stated she had a quick question on Priorities 3 and 5. She stated that it looks like both have to do with the need for additional locations for the 600 students anticipated at the new school and was curious as to why the gymnasium was put above the classrooms as far as priority and why would the South Albany project(s) be moved above the classrooms. Mr. Allen responded that the gym has to come before the classrooms and second, it is easier to build four classrooms later than a gymnasium. Ms. Butzner stated that she felt that as long as that information is included for the Board when they consider approving the projects. Mr. Allen stated that if it is the will of the Committee, item 5 could be put next to 3 if it would make more sense. Mr. Eastman asked if it would affect the way the projects were looked at if the word "Priority" and the numbers were taken away. He stated that if he understood correctly, that staff was saying that all the projects in the Priority 1 column would get done and asked if the Priority numbers to the left would have any affect over the amount of money that would be spent on those projects. Mr. Allen responded that if the projects are in the Priority 1 column and it is the will of this group and the will of the Board, other than for West, the architects will be told that these are now part of their scope and to make it so. From that perspective it doesn't matter whether it is item 2 or 8 because the architect working on item 2 and the architect working on item 8 are going to be told the exact same thing. He shared that yes, the Committee could get too involved in whether it is a 2 or 3 when at the end of the day it doesn't matter because yes means yes.

Mr. Golden added that at this point in time he agrees with Mr. Eastman that these will be get done. He stated that when the going would get tough would be if we experienced another catastrophe like 9/11 that would change the economy drastically. He stated that from his experience he expects that all projects on the list under the Priority 1 column should be done. He shared that it wasn't necessary about jockeying and positioning per se, but it does give a fallback if something drastic were to happen. Mr. Eastman added that was the reason for the contingency money, is to absorb any or some issues that might come along. Mr. Golden commented that those were his thoughts also. He shared that there was also \$8 million in bonding authority that could possibly be used in a worst case scenario but at the end of the day we want to do what we said we were going to do overall. Mr. Allen reminded the Committee that each one of the individual projects have a contingency built into them. Mr. Eastman then stated that now that the Committee has gotten down to this level, he believed that there are really no decisions to recommend. Mr. Boehme stated that he didn't think that the \$28 million was in a vacuum, but really talking about a total of \$179 million. Mr. Allen stated that in the grand scheme of things (talking about the Bid Alternates) it would be viewed within and woven into the scope of the overall \$179 million bucket. Mr. Eastman asked Mr. Pierson if he had anything further. Mr. Pierson's response was no. Mr. Eastman then invited comments from the audience. There were none.

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Mr. Eastman commented that the meetings that have been held on the different projects have been very interesting. He stated that he had been to the meetings at West and for the New Elementary School. He asked if anyone else on the Committee had attended any of the meetings. He stated that he would highly recommend that Committee Members attend if they have the time.

Mr. Boehme stated that of the projects, understanding that the new school will take about 2 years, he asked when the bids were expected to go out for the different projects. Mr. McKay stated that without looking at the schedule, the middle schools are the first ones and the architects have been told to be ready to bid in late December for the bids to be due in January. Then the new elementary school is on the fastest track, partly because it is easier than Oak Grove and it is estimated to be put out to bid in February with award in March with South being about that same time frame. He stated that Oak Grove is scheduled for April and May. He shared that Oak Grove is more complex and is pushing the architects as fast as he can. He stated that Oak Grove will be a CMGC project (Construction Manager/General Contractor) where the General Contractor becomes part of the project team and they work with the design team and his team because of the complexity for phasing. Mr. McKay stated that West is going to bid in two packages. There will be a site package that will bid in April/May which will allow to build the pad for the general contractor in the summer months, and then the building package is slated to go out to bid in September/October so the contractor would have a nice site that is rocked, utilities to the building to be able to start wet-weather building.

Mr. Costain asked if there was any movement by Benton County on giving final approval on the sale of the two acres. Mr. Allen responded that there were two issues with Benton County; one was our ability to use the land, and second was getting permission to make the changes to the school itself. Mr. McKay stated that we were still waiting to hear from Benton County. He introduced Steve Earl, part of the HMK team and project manager for Oak Grove. He stated that Mr. Earl had issued documents for a land use hearing which is set for October and is still working on the process. He mentioned that some adjustments had to be made for the request for exception by adding the additional 2 acres which added to the time. Mr. McKay verified that the consultants still see no reason why we wouldn't receive approval.

Mr. Costain asked if the tennis courts at West were going to be moved to another location when the site work begins. Mr. McKay responded that it was likely yes, but wasn't sure exactly what the plan was yet and that he would have to report back when he had that information. Mr. Eastman stated that he neglected to announce that Adrianna Villegas was now on the Committee and wasn't sure why she was not present. Mr. Allen stated that staff had not heard from her but would follow-up to be sure we had correct contact information for her.

DETERMINATION OF FUTURE MEETINGS

Mr. Eastman stated he would look at staff for suggestions for future meetings. He shared that he knew that the presentation to the Board was set for the 28th. He asked if the Committee Members needed to be at the work session or for the regular meeting. Mr. Allen responded that the Committee's recommendations to the Board would take place at the Regular Board Meeting starting at 7:00 and the work session pertains to the Middle School projects and the Committee is invited to attend. Mr. Eastman then addressed the Committee and said if they could be at the meeting at 5:00 it would be great and if not, 7:00 for the Board Meeting. Mr. Aguinaga stated that after listening to statements in the meeting about item 14, it still sticks out at him and felt that it needed to be moved one column to the left. Mr. Allen stated that the project doesn't need to be a bid-alternate because it is not something that needs to be dealt with right now, the reason that it is priority 2 is that we can get through the bidding cycle and at this time next year revisit them. Mr. McKay stated that it is a perfect project that could be done by a smaller local contractor. Mr. Aguinaga added that keeping work local is what is wanted. Mr. McKay stated that if that project was economized and able to be added by being able to use a local contractor to do it. Mr. Golden stated that he would attempt to figure out how to get it done because it fits in with several things we are working on in the CTE, VTE, Outdoor School, and sciences. Mr. Aguinaga stated that it fits in when we have talked about CTE to middle schools but we were not very direct as to what type of CTE. Mr. Allen pointed out that this was in addition to the original scope but is something to add to make it really work right.

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Mr. McKay shared that referring to Mr. Aguinaga's comment about local contractor involvement; he stated that there was an award given at South last week to Mid-Valley Wallboard Construction for outstanding project of the year. He found it interesting that one of the owners of the company was on Mr. Belveal's football team; the person giving the award, his father was the opening vice-principal at South Albany High School, Doug Killian, who was also a major here in Albany. It was such a hallmark of the district's goal to try to get local contractor involvement.

Mr. Eastman then asked for suggestions for meeting dates that might be appropriate for this Committee. Mr. Allen suggested that it might be a good idea to look at the first Tuesday of each month. Mr. Eastman clarified that after Monday night's meeting with the Board that it would be appropriate to go to once a month. Mr. Allen stated that if the group is willing to move beyond this priority list document, then yes, he believes that there would be no need to meet more than once a month. He suggested that it would be best to set it for a day that would work best for the Committee. Mr. Eastman stated that Wednesday's had worked well for the month and asked which Wednesday out of the month would work best for the group. He suggested the second Wednesday of the month and all agreed. Mr. McKay suggested that the first meeting be October 11. Mr. Eastman confirmed that there would be a Meeting next Monday, August 28; the High School Board Work Session on September 25 at 5:00; the Committee meeting on October 11 at 6:00; and then following Committee meetings the second Wednesday of each month at 6:00 p.m..

ADJOURN

Mr. Eastman adjourned the meeting at 7:21 p.m.

Pat Eastman, Bond Oversight Committee Chair

Recorded by Kathie Vosper



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Priority	School	Description	Amount
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NOW INCLUDED IN PROJECT SCOPE (Alphabetical Order)

NES	Increase Media Center, 500 SF. The increased area will accommodate additional students and create a more interactive learning space.	\$ 250,000
NES	Increase Gym storage aligning with National Association of School Physical Education (NASPE) recommendations. Store typical P.E. equipment as well as bikes, trikes, roller blades & helmets, adaptive PE equipment, large balls, skateboards, Frisbee Golf, Climbing Wall, etc.	\$ 300,000
OGES	Gymnasium replacement: After further study by the Project and District Core Team it was determined that it is not practical to utilize the existing gym. The current gym is approximately 2,000 SF smaller than the District's ED Specification and Program with no feasible way to increase it.	\$ 2,000,000
OGES	Additional money to increase the level of finishes in the modernization of the existing building. This will allow more durable, easy to maintain, long life products to be chosen.	\$ 2,000,000
OGES	The building program, as defined, requires an additional 12,000 SF to fulfill the bond commitment. Increasing media center size will greatly benefit the space. It is unknown at this time whether factory built components are feasible (as was assumed in the previous project budget).	\$ 4,000,000
SAHS	Additional space required for lobby, gym, and circulation area at the Aux Gym/CTE Building. Also includes renovating 2nd floor space into CTE classroom (former weight room), create connectivity with upstairs gym, and add elevator.	\$ 1,200,000
WAHS	Add square footage reducing future Phase II project. The project team is currently evaluating the various program areas that could be included and believe that an additional \$10,000,000 will provide 23,000 – 26,000 SF.	\$ 10,000,000
Subtotal		\$ 19,500,000

BID ALTERNATES (Bond Contingencies)**

*	WAHS	Add square footage reducing future Phase II project. The project team is currently evaluating the various program areas that could be included as bid alternates.	\$ 1,000,000
1	NES	Auxiliary gymnasium: Add an auxiliary gym to accommodate increased P.E. requirements aligning with district's Education Specification (for 600 student school).	\$ 2,000,000
2	NES	4 Additional Classrooms (for 600 student school).	\$ 1,500,000
3	SAHS	2 CTE classrooms connected to existing CTE building.	\$ 1,250,000
4	CMS	Renovate library and adjacent classroom to provide applied learning areas with small group seating area.	\$ 250,000
	NAMS	Convert Classroom 23, sewing room, into a regular classroom.	\$ 100,000
	TRS	Add food science to CTE space (allowances for appliances shown).	\$ 150,000
	TRS	Convert 2nd floor Sp Ed classroom into 6th grade science. Work includes adding casework and up to 4 additional sinks. Existing 2nd floor computer lab is modified to become Special Ed classroom. Work includes adding window into adjacent classroom allowing borrowed daylight into space.	\$ 400,000
5	SAHS	Covered Outdoor Storage for industry donated materials. This cleans up east side of building.	\$ 400,000
6	SAHS	Woods classroom expansion/remodel: combining 357 S.F. space with existing 612 S.F. class; Total 969 S.F. renovation	\$ 100,000
7	SAHS	Building 3 Drafting Lab renovations: 2,170 S.F.	\$ 100,000
8	OGES	Additional 4 Classrooms (for 500 student school).	\$ 1,500,000
Subtotal		\$ 8,750,000	

**It is not practical to prioritize bid alternates at West until they have been identified.*

TO BE DETERMINED LATER

SSES	Replace Modular Classrooms (8 Classroom Building).	\$ 1,750,000
TRS	Add outdoor canopy, outside of library, over the current seating area creating an outdoor classroom. Area would be large enough to comfortably seat 35 – 40 students and have one teaching wall.	\$ 300,000
Subtotal		\$ 2,050,000

***It is believed that the new elementary school will need to open with capacity for 600 students, which is why the additional gym and classrooms are ranked the highest among the bid alternates. The additional classrooms in the CTE building at South are needed to fully complete the program needs in the space and are next in priority. The initial allocation to middle school CTE was budget constrained and these projects will significantly enhance the intended improvement in CTE activities at these four sites. The additional three South projects will all add considerably to the CTE program, with a couple of the projects likely to be eligible for other funding if necessary. Lastly, it is unclear how soon the additional capacity will be needed at Oak Grove, hence an important project that is ranked eighth.*



AUGUST 2017
END OF MONTH REPORTS

LARGE PROJECTS

NEW ELEMENTARY SCHOOL
OAK GROVE ELEMENTARY SCHOOL
SOUTH ALBANY HIGH SCHOOL
WEST ALBANY HIGH SCHOOL

CTE PROJECTS

CALAPOOIA MIDDLE SCHOOL
MEMORIAL MIDDLE SCHOOL
NORTH ALBANY MIDDLE SCHOOL
TIMBER RIDGE SCHOOL

CFU PROJECTS

2018 PAVING
2018 ROOFING
COMMUNITY POOL
FACILITIES WELD SHOP
GENERATORS

TRANSPORTATION

The various projects continue to track on schedule with tremendous project being completed. With the return of school the various design teams are beginning to hold design review meetings gathering feedback and input from the building teams.

General Program Update

Over the last month we have met with the District Bond Oversight Committee twice and the Board once to review the list of bond premium projects. We will finalize this review with the Board in September.

Four Major Building Projects

The four major building projects: New Elementary School, Oak Grove Elementary School, South Albany High School, Middles School CTE, and West Albany High School have completed pre-design phase with Schematic Design complete at the New Elementary School and Middle Schools. Schematic Design Kick-Off occurred in August for both South Albany High School and West Albany High School. Schematic Design cost estimates are complete for the New Elementary School and Middles Schools. The project teams are currently working through the reconciliation process. Included within this report are specific project reports detailing the activities completed last month.

CFU Projects

Sixty or more CFU projects are currently being designed. All are slated to bid in December and January. We believe that there is additional capacity to move forward some 2019 projects to 2018.

Geotechnical Investigation

Geotechnical Resources, Inc. (GRI) reports have been finalized and submitted to the project teams.



School: New Elementary School

Project: New Elementary School

Project No.: 102-120

Project Description: New ~80,000 Sq. Ft. Elementary School

Type of Project: New Construction

Gross. S.F.: ~80,000

Schedule & Key Milestones	Start	Completion	% Cpl	Comment
Pre-Design & Schematics	6/6/17	7/31/17	100%	
Design Development	8/1/17	10/3/17	50%	
Construction Documents	10/10/17	2/1/18	0%	
Bid and Award	2/1/18	3/14/18	0%	
Construction	4/15/18	5/31/19	0%	
Building Commissioning	4/15/18	6/1/19	0%	
Owner Occupancy	6/1/19	7/1/19	0%	
Post Occupancy Evaluation	8/1/19	8/15/19	0%	
Warranty Period	6/1/19	6/1/20	0%	
Other			0%	

Current Activities:

The project team received estimates from both RLB and Construction Focus. The estimates came in over budget and the project team worked on reconciling to the MACC (Maximum Allowable Construction Cost). The Value Engineering effort has been successful to date and project team members are confident they will align the budget with the estimate in September's reconciliation meeting.

The project team met with the ETO to discuss energy incentives for the project. Project team will be pursuing all energy credits available.

Soderstrom and HMK continue to meet with District's Focus Groups to refine the design.





Activities Scheduled for Next Period:

The Design Team will continue in the Design Development phase and further develop the drawings and specifications.

HMK and Acker Group will work to procure wetlands credits to be used to offset the new elementary school as well as for the Transportation Center.

HMK, Soderstrom and Reece & Associates will meet with the city for a pre-application meeting to begin the land use process. Additionally, a community meeting has been scheduled, which will serve to meet the city's land use application process as well as provide information to the community.

Highlights, Challenges, Solutions:

Highlights: As the design progress, Soderstrom has provided further details of the new building's exterior.

Challenges: The project team will continue to reconcile the estimate to the budget. The team is committed to value engineering the building, without sacrificing longevity, ease of maintenance, program or aesthetics.

Solution: HMK, Soderstrom and both cost estimators will continue to meet and provide value engineering to the design. The value engineering looks at ways to more efficiently build the building, without sacrificing the integrity of the building's intent.

Additional Information:

For questions, comments or additional information, please contact:

Chris McKay
chris@hmkco.org
Phone: 971-304-0668



School: Oak Grove Elementary School

Project: Additions & Critical Facilities Upgrades

Project No.: 225-101

Project Description: Modernizations, CFU's, and 8 Classroom Addition

Type of Project: New & Modernization & CFUs

Gross. S.F.: Renovations: 25,762
 New Building: 34,925

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/18/17	09/21/2017	50%	
Design Development	09/26/17	01/26/18	0%	
Construction Documents	01/09/18	04/05/18	0%	
Bid and Award	04/12/18	05/03/18	0%	
Construction	06/11/18	12/06/19	0%	
Building Commissioning	11/04/19	12/06/19	0%	
Owner Occupancy	12/09/19	01/03/20	0%	
Post Occupancy Evaluation	11/06/20	11/12/20	0%	
Warranty Period	12/06/19	12/07/20	0%	
Other			0%	

Current Activities:

The OGES conceptual design has progressed to the cost estimating process. The estimate verifies that the design is synchronizing with the established budget for the project. Modifications may be required to ensure that the design meets budget. Modular construction is a consideration at OGES to meet budget requirements. (See attached drawing) Currently, modular building manufactures are analyzing the constructability of the concept design and estimating cost of construction.

Energy Trust of Oregon (ETO) met with gLAs Architects and consultants to review design and consult on energy conservation and recommend elements of design that generate ETO cash incentives.



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Activities Scheduled for Next Period:

100% schematic design completion and cost estimate reconciliation. Design will be reviewed by the OGES site representatives and District.

Highlights, Challenges, Solutions:

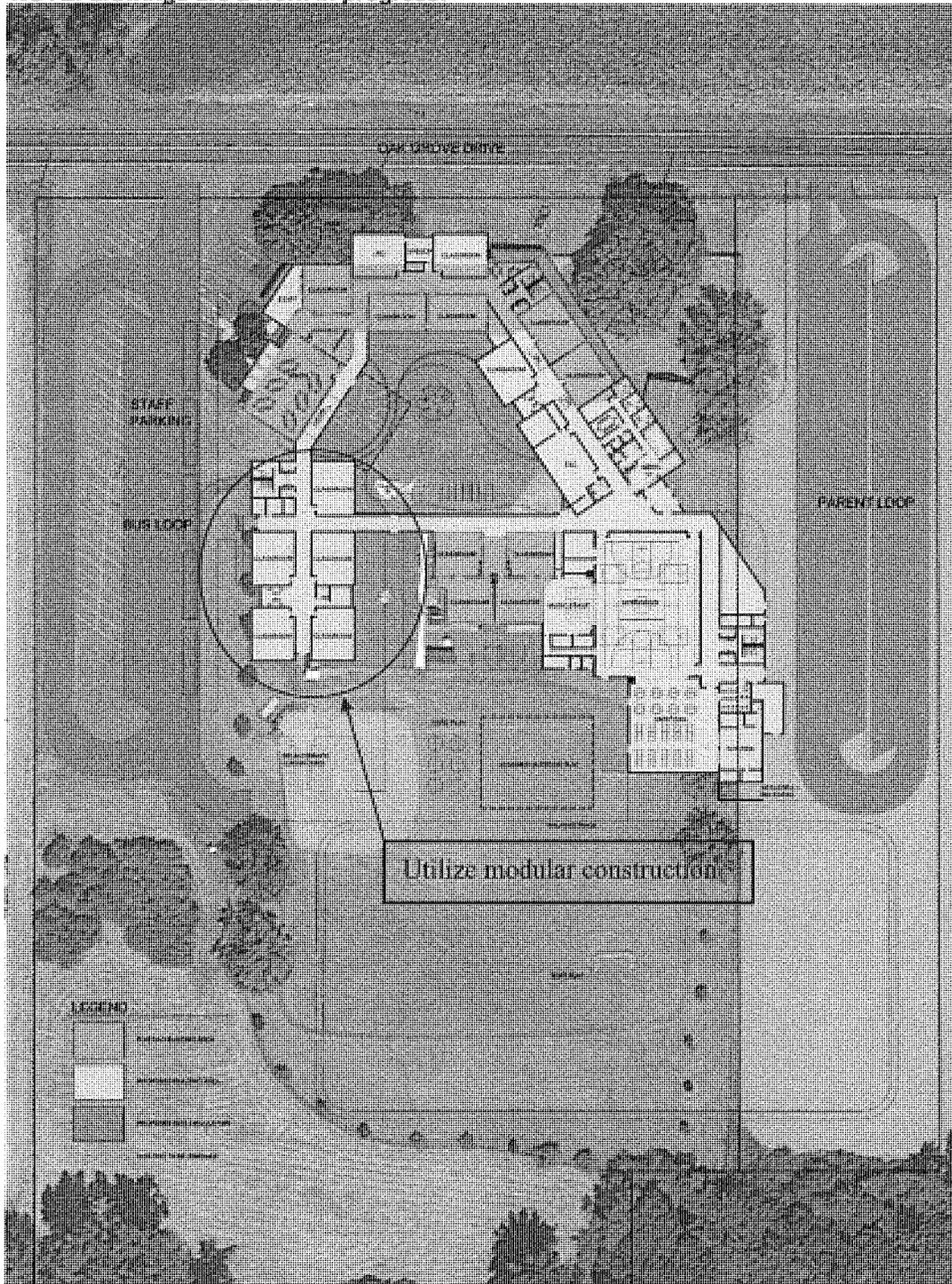
Modify concept design to fit budget.

Additional Information:

For questions, comments or additional information, please contact:

Steve Earle
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Phone: 971-304-0010

NOTE: drawings are a work in progress.

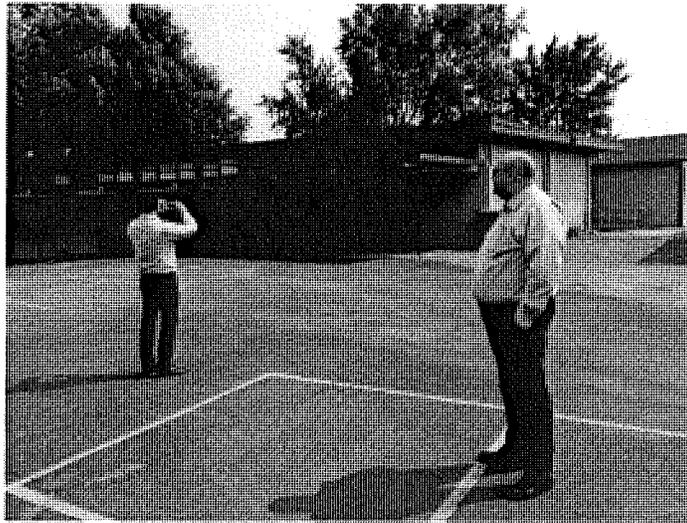


OGES - CONCEPT PLAN + 2 ACRES OPTION B
GREATER ALBANY PUBLIC SCHOOLS

JULY 18, 2017
gLas
Architects, LLC

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Photos August 2017



Cost estimators site tour



School: Calapooia Middle School

Project: CTE Upgrades and Renovations

Project No.: 310-108

Project Description: Modify Existing Wood Shop, Shop Classroom, Science Classroom and Computer Lab; Critical Facility Upgrades

Type of Project: Renovations

Gross. S.F.: 10,481

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/09/17	08/25/17	100%	
Design Development	08/28/17	10/20/17	0%	
Construction Documents	10/16/17	12/29/17	0%	
Bid and Award	01/02/18	02/28/18	0%	
Construction	05/01/18	08/17/18	0%	
Building Commissioning	07/17/18	08/17/18	0%	
Owner Occupancy	08/20/18	08/31/18	0%	
Post Occupancy Evaluation	07/12/19	07/17/19	0%	
Warranty Period	08/17/18	08/17/19	0%	
Other			0%	

Current Activities:

The team reviewed the design narrative and drawings to confirm everything has been captured.

Food Science:

- Floor plan has not changed from previous layout. Will need a power grid above with drop downs



Locker rooms:

- Discussed washer and dryer to be more communal use. Would revise to show one room with access from both locker rooms with future hook ups for separate units
- Discussed relocating dressing rooms to face lockers and how to modify if added shower scope cannot be accomplished with current budget

Shop Space / Metal Shop:

- Metal Forge will go away. Discussed location of visual screen from welding stations to adjacent maker lab. Will need either a curtain or wall
- Tim to provide additional feedback on room layout during Focus group sessions
- Wood shop layout starting to get into drawings. Will need equipment and power for each unit

Library/Media Lab:

- The group walked the site and discussed options for heating and cooling. Doug mentioned that the most cost-effective solution would be to provide a single unit to serve both spaces in lieu of working with existing system. DLR to review and propose a unit
- Looked at ways to work with the existing walls and ceilings

CFU update:

- Bathroom identified and will get new restroom with sink as unisex unit
- Demolition of upper storage required for work
- Seismic Narrative to be updated and included in Cost estimates

Activities Scheduled for Next Period:

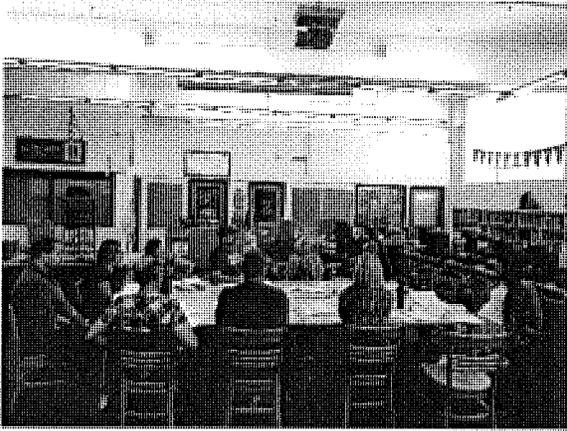
August 25 1:30 PM – 2:30 PM DD Kickoff August 28, 2017 and District Review
Focus Groups week of September 11, 2017 Specifics TBD
50% DD Review September 29, 2017
100% DD Review October 18, 2017

Additional Information:

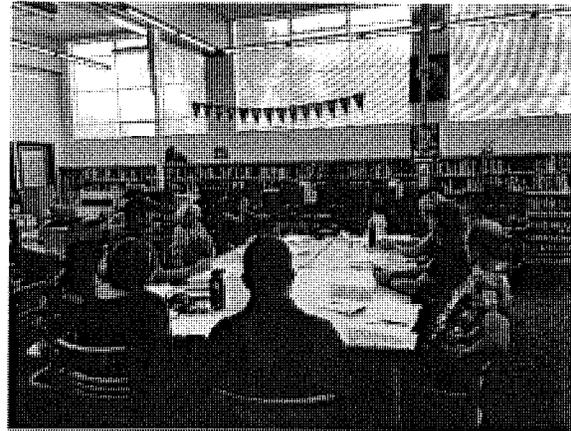
For questions, comments or additional information, please contact:

Jeff Perrin
jeff@hmko.org
Phone: 971-304-0671

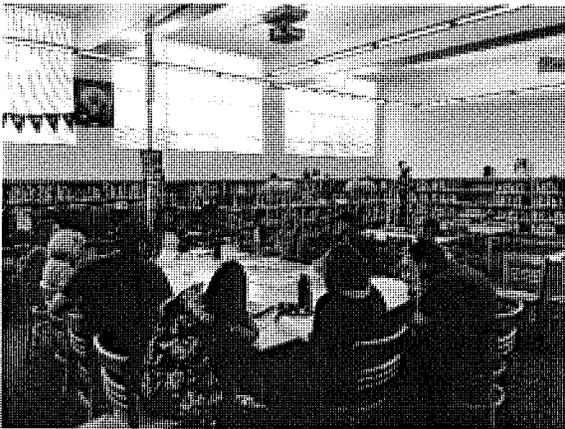
Photos August 2017



100% SD Review Meeting – Locker Room Challenges Discussion



100% SD Review Meeting – Food Science Lab Discussion



100% SD Review Meeting – Media Lab Discussion



100% SD Review Meeting – Metals Shop Discussion



School: Memorial Middle School

Project: CTE Upgrades and Renovations

Project No.: 320-107

Project Description: Modify existing Science Classroom, Leadership Classroom, Food Science & Communications Classroom; Critical Facility Upgrades

Type of Project: Renovations

Gross. S.F.: 7,687

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/09/17	08/25/17	100%	
Design Development	08/28/17	10/20/17	0%	
Construction Documents	10/16/17	12/29/17	0%	
Bid and Award	01/02/18	02/28/18	0%	
Construction	05/01/18	08/17/18	0%	
Building Commissioning	07/17/18	08/17/18	0%	
Owner Occupancy	08/20/18	8/31/18	0%	
Post Occupancy Evaluation	07/12/19	07/17/19	0%	
Warranty Period	08/17/18	08/17/19	0%	
Other			0%	

Current Activities:

The team reviewed the design narrative and drawings to confirm everything has been captured.

Locker rooms:

- Discussed relocating dressing rooms and sinks. DLR to revise layout
- Washer and dryer should be in a more localized area for both gym teachers to access. Looked at providing a door into laundry room from each locker room with locks accessible only by teachers



- Front loaders for student access in Foods
- Top loaders for teacher only access

Science Lab:

- Discussion around showers and eyewash stations: District standard has a list of chemicals that the teachers should be ordering from. None of the current list is in the dilution or quantity that requires a shower
- Discussion on the location of a fume hood came up as current prep room is being removed however no current hood exists. This discussion is a larger discussion on class preparation as the only middle school with a prep hood is Timber Ridge. Nicole will provide input on District wide policy to determine if and where a hood should be provided and if we need to include in a separate more localized place for teacher access
- No gas should be planned for in the lab

CFU update:

- Memorial has an agreement with the Red Cross to be a shelter in the event of a disaster. This would push the Gym and Cafeteria to the top of the list for seismic upgrades

Activities Scheduled for Next Period:

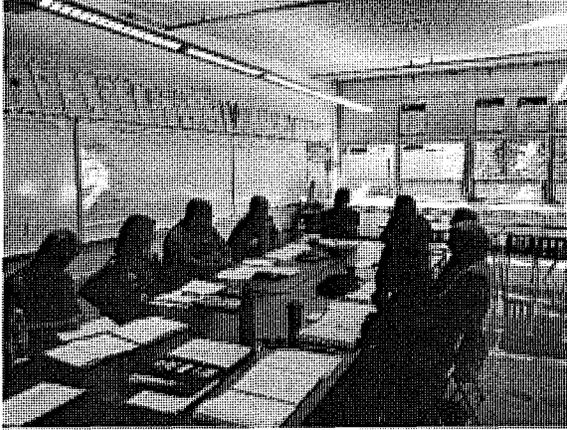
DD Kickoff August 28, 2017 and District Review
Focus Groups week of September 11, 2017 Specifics TBD
50% DD Review September 29, 2017

Additional Information:

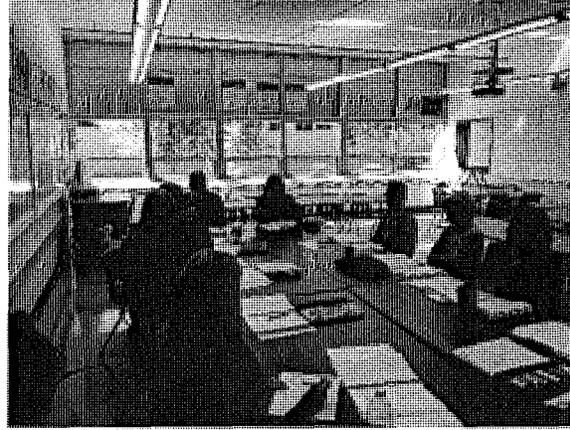
For questions, comments or additional information, please contact:

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jeff@hmko.org
Phone: 971-304-0671

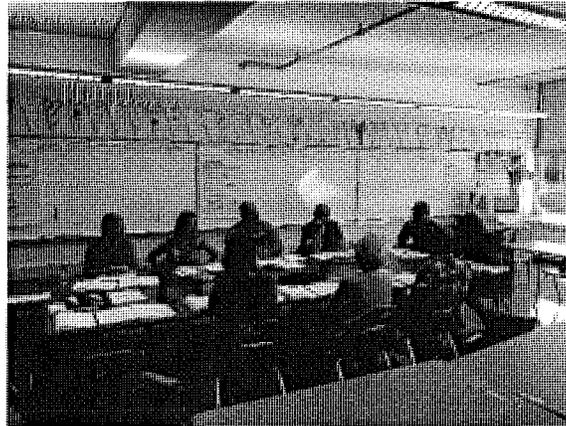
Photos August 2017



100% SD Review Meeting – Fume Hood Discussion



100% SD Review Meeting – Food Science Classroom Discussion



100% SD Review Meeting – CFU Discussion
MMS is a designated Red Cross shelter



School: North Albany Middle School

Project: CTE Upgrades and Renovations

Project No.: 330-106

Project Description: Modify existing Art Classroom, Four Classrooms into CTE Labs and Classroom; Critical Facility Upgrades

Type of Project: Renovations

Gross. S.F.: 5,706

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/09/17	08/25/17	100%	
Design Development	08/28/17	10/20/17	0%	
Construction Documents	10/16/17	12/29/17	0%	
Bid and Award	01/02/18	02/28/18	0%	
Construction	05/01/18	08/17/18	0%	
Building Commissioning	07/17/18	08/17/18	0%	
Owner Occupancy	08/20/18	08/31/18	0%	
Post Occupancy Evaluation	07/12/19	07/17/19	0%	
Warranty Period	08/17/18	08/17/19	0%	
Other			0%	

Current Activities:

The team reviewed the design narrative drawings to confirm that everything has been captured.

Food Science:

- The alternate layout was preferred for the food science showing teaching station near folding partition. Partition is not functional and would be removed. Layout to be finalized at next meeting
- Alternate to renovate adjacent sewing room to a standard classroom
 - Remove all floor electrical boxes that currently sit on top of floor, (trip hazard)



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- Remove all tables and foldable partition
- Refinish doors for storage to writable surfaces or tack-able surface
- Maintain storage
- Remove sink and cabinet but replace at a higher counter height
- Will need a power grid above with drop downs
- No commercial grade dishwasher should be required

Locker rooms:

- Locker layout needs to have breaks in them for easier access
- Existing door to exterior could be filled in and additional lockers added
- Looked at rotating lockers per the existing layout and we do not get enough lockers to meet current needs
- Discussed options for washer and dryer. Will need cost to confirm District response. Would like more centrally located for both locker rooms to use one set. Would recommend top loaders for units only used by teachers. Front loaders for those used by students
- The District is no longer providing in-floor urinals. Doug will provide updated fixture
- Single user sinks are preferred model. No longer using multi-user sinks
- Toilets – Doug would prefer wall hung units. No tanks. Only use floor mounted toilets where existing location is to remain

Maker Spaces (Maker Lab, Fabrication Lab):

- Discussed layout and that we will need to review sink locations, casework design and equipment layout in next round with Focus groups
- Garage door specs – Look at Timber Ridge doors at cafeteria. There have been no issues with the operations there
- Fab Lab will need dust collection but will need to determine size based on use of space. Current dust collection needs to be replaced. No longer operational

Art Room:

- Need to add clay traps to sinks. Could salvage sinks but may be rebuilding casework with all new
- Ceiling tiles need to be replaced in several areas

CFU Update:

- North windows were identified to be replaced. Jon would like to see office windows replaced as well in north wing at the courtyard facing south. It will depend on budget
- Chimney – This is no longer being used. It could be removed



- Fixtures and appliances will be reviewed by Facilities. Doug and team will schedule a meeting to review with DLR

DLR and Facilities will set up separate Power and Lighting meeting to discuss lighting and plumbing fixtures.

Activities Scheduled for Next Period:

DD Kickoff August 28, 2017 and District Review
Focus Groups week of September 11, 2017 Specifics TBD
50% DD Review September 29, 2017

Additional Information:

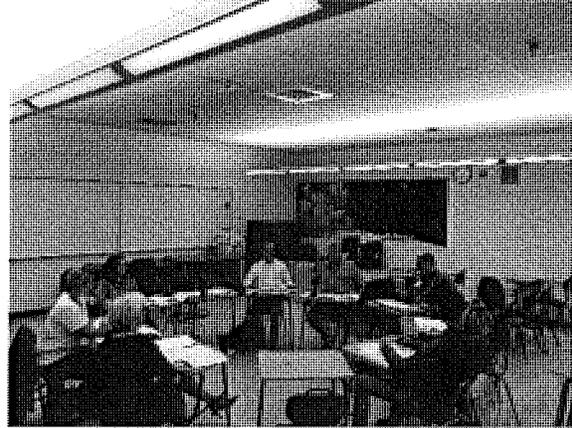
For questions, comments or additional information, please contact:

Jeff Perrin
jeff@hmko.org
Phone: 971-304-0671

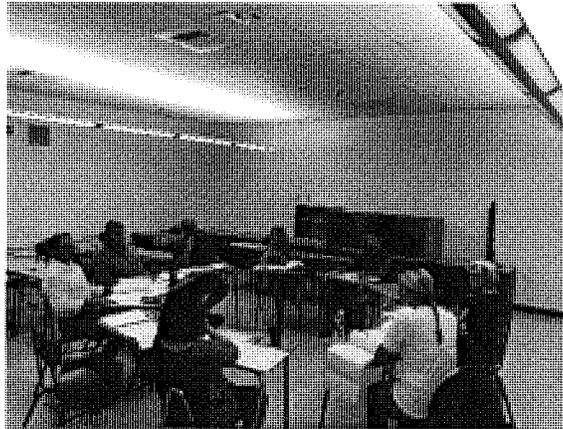
Photos August 2017



100% SD Review Meeting – Food
Science/Sewing Room Discussion



100% SD Review Meeting – Locker
Room Challenges Discussion



100% SD Review Meeting – Window
Replacement Discussion



School: Timber Ridge School

Project: CTE Upgrades and Renovations, New Outdoor Classroom

Project No.: 160-105

Project Description: Modify two Computer Labs into Maker Space and Classroom

Type of Project: Renovations

Gross. S.F.: 1,925

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/09/17	08/25/17	100%	
Design Development	08/28/17	10/20/17	0%	
Construction Documents	10/16/17	12/29/17	0%	
Bid and Award	01/02/18	02/27/18	0%	
Construction	05/01/18	08/17/18	0%	
Building Commissioning	07/17/18	08/17/18	0%	
Owner Occupancy	08/20/18	08/30/18	0%	
Post Occupancy Evaluation	07/12/19	07/17/19	0%	
Warranty Period	08/17/18	08/17/19	0%	
Other			0%	

Current Activities:

The team reviewed the design narrative and the drawings to confirm everything discussed to date has been captured.

TREE Maker Lab:

- Outdoor classroom will not have covered area but discussed option to use outdoor play areas. This could work depending on the outcome of the added classrooms and grades being moved to the NES



6th Grade Science Classroom (current Special Ed)

- Layout was discussed to rotate 90 degrees to get wider classroom layout. DLR to revise for next meeting

2nd Floor Special Ed (current Computer Lab)

- Final approval on 08.28.17 from District

Activities Scheduled for Next Period:

DD Kickoff August 28, 2017 and District Review
Focus Groups week of September 11, 2017 Specifics TBD
50% DD Review September 29, 2017

Additional Information:

For questions, comments or additional information, please contact:

Jeff Perrin

jeff@hmko.org

Phone: 971-304-0671



School: South Albany High School

Project: New Auxiliary Gym, Theatre Upgrades, and Renovation for new CTE spaces

Project No.: 410-104

Project Description: New Multi-Purpose/Auxiliary Gym with 2 CTE rooms, Lobby addition, Restroom expansion, & Concession Renovation. Theatre Building Updates. Remodel of existing CTE building to include new roof over outdoor fabrication area, minor wood shop updates, 3 classrooms and 2 applied learning labs. Includes Critical Facilities Upgrade – Improved safety through fencing and KeyScan system.

Type of Project: Additions and Modernizations

Modernizations S.F.: 18,920

Additions S.F.: 13,550

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/22/17	09/25/17	70%	
Design Development	09/25/17	11/22/17	0%	
Construction Documents	11/30/17	03/02/18	0%	
Bid and Award	03/20/18	04/06/18	0%	
Construction	04/02/18	07/31/19	0%	
Building Commissioning	06/31/19	07/31/19	0%	
Owner Occupancy	08/01/19	8/30/19	0%	
Post Occupancy Evaluation	06/24/20	06/31/20	0%	
Warranty Period	07/31/19	07/31/20	0%	
Other			0%	

Current Activities:

Review Updated base and options scope floor plans for Theater, VTE, Health Sciences

- Theater Confirmation of plan layout
- VTE massing refinement
- Health Sciences plan & massing development



Theater Refinement

- Primary goal is to teach students to use the technology commonly used in the industry and be able to prepare for a performance to be completed at another facility
- Scene shop: Will require dust collection if infrastructure is changed to provide woodworking elements for set construction
- Will need a location within scene shop for locked paint and materials storage.
- Ventilation needed
- Add tall storage on wall adjacent to theater to help with sound isolation
- Need identical height doors from the Scene Shop to the Stage. 10'-0" tall, double doors at a minimum
- Lighting upgrades we will require upsizing the breakers
- Lighting and sound narratives to be developed to achieve scope and cost goals
- Expanded storage room will not be necessary, storage will be provided within the Scene Shop space

CTE Refinement

- Maker space needs to move to exterior where it can be accessed by students from other areas on campus. Current access through fabrication labs is insufficient, exterior access to be added
- Covered courtyard needs to be programmed into zones
- Canopy option 2 is the desired form. Construction materials to be confirmed
- Covered area roof to be similar to the dual height frame but in steel or joist trusses rather than open wood frame as shown
- Storage needs to be accessible and adequate for needs
- Access points from the parking lot into the new Storage areas will need to match the existing access doors into the building as they will remain the access points for pulling materials from storage into the fabrication areas and for receiving material deliveries
- Exterior storage will extend out to be in line with the front of the parking spaces
- SAHS team confirmed there are no ADA parking spaces in that area

Health Sciences Refinement

- School to confirm scheduling needs: Do both CTE rooms need to be able to function as general use classrooms? If so, upper balcony room may need to be programmed for a permanent teaching wall and seating orientation
- Storage component needs to be incorporated into the classrooms. An attached storage room is desired



- Large format door into gym from the adjacent classroom is needed, not just glazing and a man door
- South elevation of new gym does not need to mimic the south elevation of the existing gym
- Show option at next iteration for corner fencing off of the Southwest side of the gym
- Roof mimicked above new classroom needs to be squared off

Activities Scheduled for Next Period:

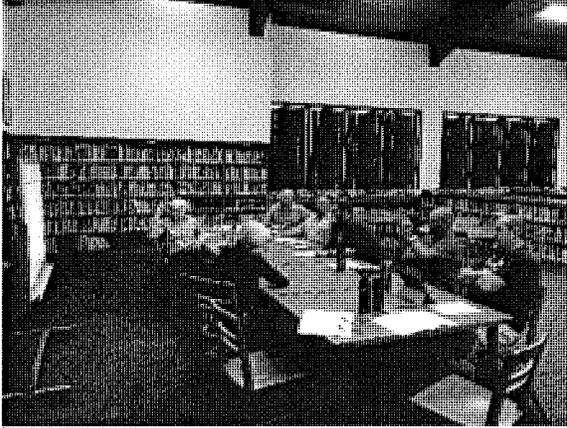
Focus Groups: Week of 9/18/17. DLR/SAHS to confirm members needed for meetings.

Additional Information:

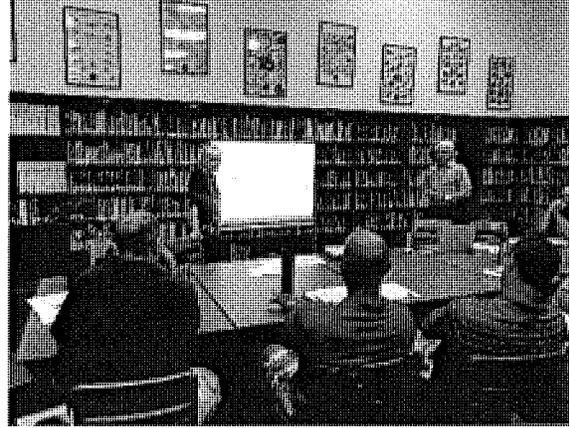
For questions, comments or additional information, please contact:

Jeff Perrin
jeff@hmko.org
Phone: 971-304-0671

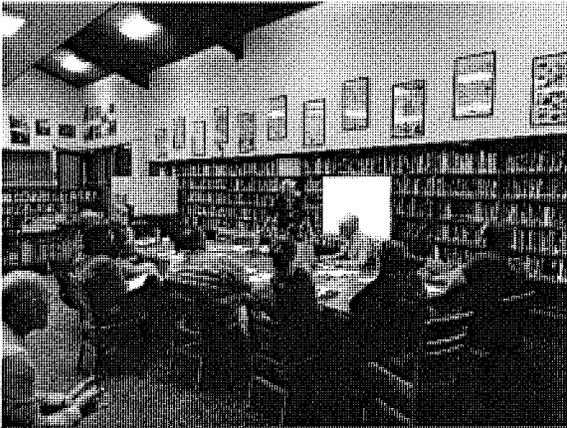
Photos August 2017



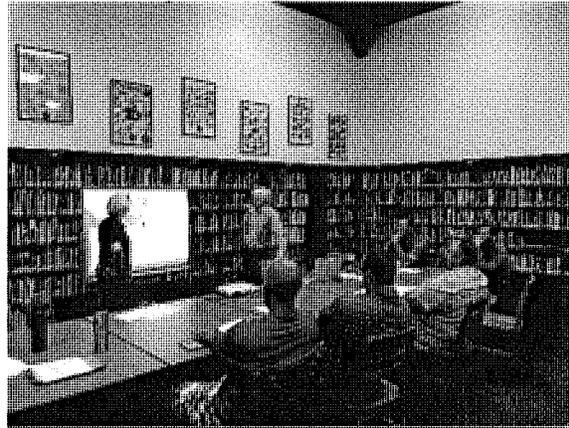
Workshop 5 – 50% SD Review Meeting
Theater Group



Workshop 5 – 50% SD Review Meeting
Health Sciences Group



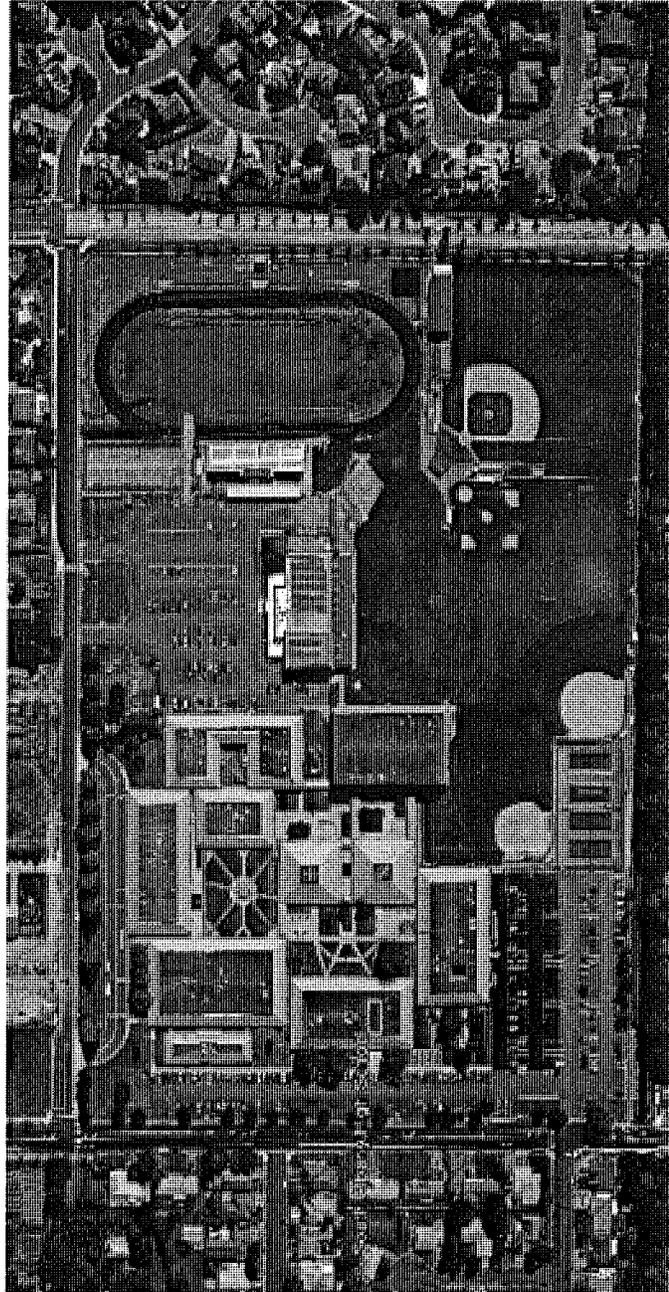
Workshop 5 – 50% SD Review Meeting
CTE Group



Workshop 5 – 50% SD Review Meeting
Health Sciences Group

NOTE: Drawings are a work in progress

SOUTH ALBANY HIGH SCHOOL
50% SD PRESENTATION
08-28-2016



1
SOUTH ALBANY HIGH SCHOOL

DLR Group

85



School: West Albany High School

Project: Additions

Project No.: 420-100

Project Description: Additions

Type of Project: Additions

Gross. S.F.: 71,000

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/22/17	10/20/17	60%	
Design Development	10/23/17	02/16/18	0%	
Construction Documents	02/19/18	06/29/18	0%	
Bid and Award	07/09/18	8/13/18	0%	
Construction	09/04/18	06/01/20	0%	
Building Commissioning	05/18/20	06/01/20	0%	
Owner Occupancy	06/01/20	06/30/20	0%	
Post Occupancy Evaluation	06/01/20	07/30/20	0%	
Warranty Period	08/01/21	07/01/22	0%	
Other			0%	

Current Activities:

The schematic design kick-off meeting started with a review of the tours of Tahoma, Issaquah, and Lynnwood high schools. The design team offered several suggestions and comments from information gathered from the tours. A discussion of design scope and program addressed public access during construction and parking areas to accommodate 15 buses and a 1350 student population with 750 student parking spaces. Currently the staff population is 100 with provision to be made for 125. It was suggested that the pedestrian path be lit and paved and the existing gravel parking lot be paved. The schematic design discussion included:



- Combine Drama Classroom with theater storage
- Makerspace Lab relocated to General Ed
- Add new digital lab under General Ed
- Design to Production (Mac Lab - similar to Tahoma)
- Art Classroom: 3 classrooms at 4800sf (2D, Pottery, teaching)
- Circulation / Lobby / Hub not large enough to capture meal, mixing, etc.
Increase area to account 1500 students

Areas of exiting building to be affected by bond premium allocation:

- Identify possible uses for existing Media CTE after relocation:
 - Robotics /w math + science
 - Connect Lab Spaces + CTE together
 - Evaluate existing Auxiliary Gym

Activities Scheduled for Next Period:

DLR will continue working on concepts for the overall master plan of the site, review adjacencies, study elevations, and complete schematic design to 50%.

Additional Information:

For questions, comments or additional information, please contact:

David McKay
david@hmko.org
Phone: 971-304-0677

Photos August 2017



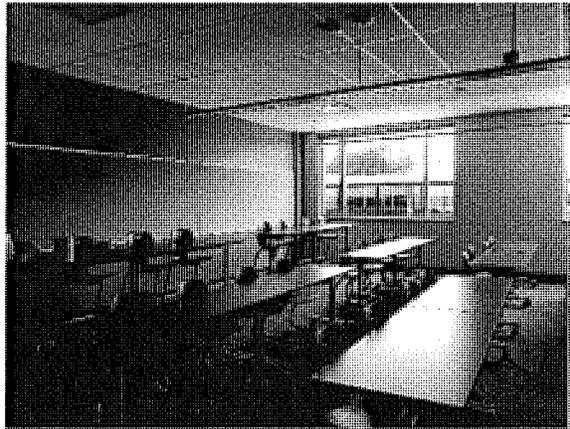
Tour of Washington HS



Tour of Washington HS - Gym



Tour of Washington HS - Kitchen



Tour of Washington HS - Classroom



Schools: Multiple Sites

Project: Additions, Modernizations, and Critical Facilities Upgrades

Project No.: 206

Project Description: Paving and concrete upgrades throughout the district. Replacement, Coatings, New areas, Striping

Current Activities: Civil West under contract. Survey work in progress.

Activities Scheduled for Next Period:

Survey work completion. Geotech in progress. Design process starting

Additional Information:

For questions, comments or additional information, please contact:

Ken Gruenwald
ken@hmkco.org
Phone: 971-304-0014



Schools: Albany Community Pool
Calapooia Middle School
Facilities
Lafayette Elementary School
Memorial Middle School
North Albany Elementary School

Project: 2018 Roofing CFU

Project No.: 201

Project Description: Roofing restoration or replacement

Current Activities:

A-Tech/Northwest is progressing through the moisture study. Lafayette is done. Calapooia is marked with grid and the nuclear mapping has begun. The roof on the pool with the PV Panels will not be done in the moisture study. A-Tech will recommend what to do with this portion in their final report.

Activities Scheduled for Next Period:

Completion of the moisture study. Development of the recommendations

Additional Information:

For questions, comments or additional information, please contact:

Ken Gruenwald
ken@hmko.org
Phone: 971-304-0014



Schools: Albany Community Pool

Project: CFU Mechanical and Fire Alarm Upgrades

Project No.: 207

Project Description: Remove, repair and replace air handlers, ducting, dampers. Replace pool water heat exchanger. Replace and upgrade fire alarm system.

Current Activities:

Interface Engineering is now under contract to design, bid and direct the selected contractor. Gathering utility bills from city for Interface. District as-builts shared with Interface.

Activities Scheduled for Next Period:

Begin design work

Additional Information:

For questions, comments or additional information, please contact:

Ken Gruenwald
ken@hmkco.org
Phone: 971-304-0014



Project: Facilities Weld Shop

Project No.: 501-806

Project Description: The proposed welding shop will be 40' wide by 60' long, and it will have storage lean-to's for box trucks or trailers on either side.

Type of Project: New

Gross. S.F.: 2400sf

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Driveway Permit Application Approval	06/30/17	07/28/17	90%	
Conditional Use Application Approval				
Design Development	08/01/17	10/01/17	0%	

Current Activities:

Design Kick Off Meeting

The preferred location for the Weld Shop is at the existing facilities building property, along Three Lakes Road and requires that an application for a new driveway be submitted. If the driveway is declined then an alternate location for the weld shop will be considered at the Facilities site.

We reviewed the plan with the driveway off Three Lakes Road:

- The driveway off Three Lakes Road will need a key scan system on a motorized sliding gate. A gate width of 20' was discussed. Steel posts will be needed for mounting the key scan device. The key scan system will tie into the existing buildings system. Other key scan locations need to be clarified
- A hood with make-up air system will be positioned over the welding table. The welding table will be centered on the Northern half of the main bay. Providing the ability to raise and lower the hood was discussed. The welding table will be built by Owner, as will all the shelving



- Several options for how to heat the building were discussed. Gas service will be extended to the shop building from the East side of the existing office building. Options discussed included hydronic in the slab, unit heaters, and radiant gas.
- The entire building should have concrete slab floors. Provide a concrete apron on the North and East sides and asphalt on the South and West.

Activities Scheduled for Next Period:

- Obtain approval for new driveway off Three Lakes Road
- Submit Conditional Use Application
- Anticipated Land Use Approval – September 5, 2017

Highlights, Challenges, Solutions:

County approval for both driveway permit and conditional use.

Additional Information:

For questions, comments or additional information, please contact:

Steve Earle
steve@hmko.org
Phone: 971-304-0010



Note: drawings are a work in progress

Proposed Location Welding Shop

LOT COVERAGE

GROSS LAND:
 177,148 SF/4.07 ACRES

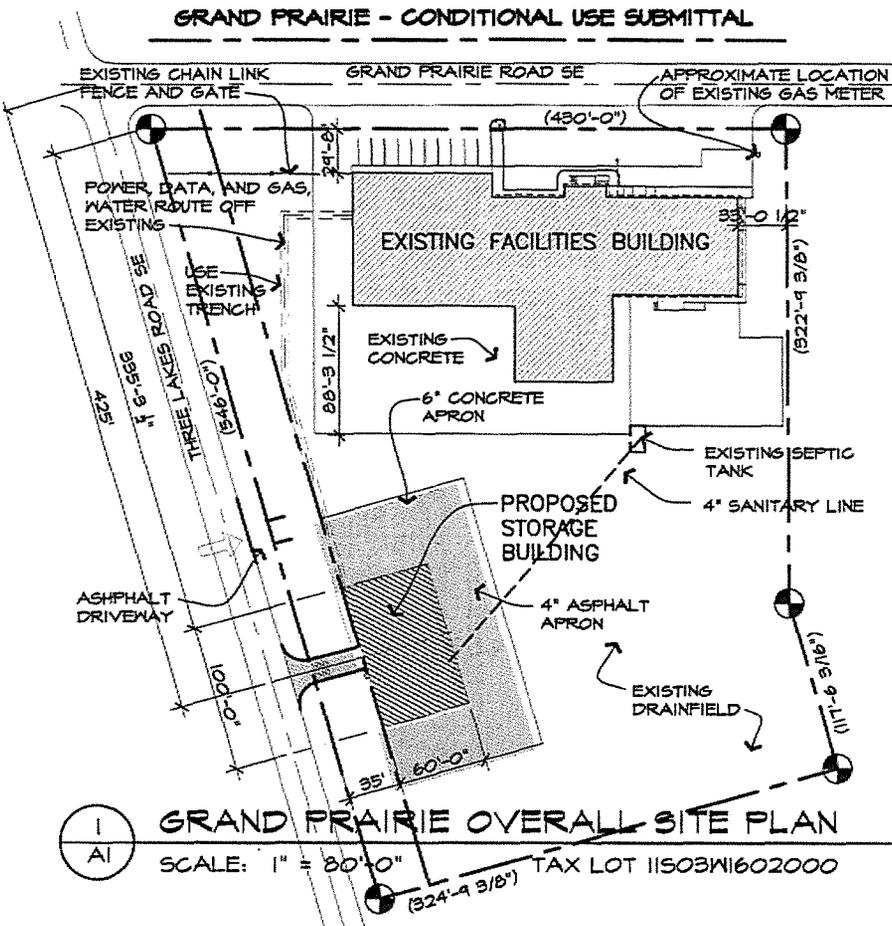
EX-COVERAGE (BUILDING +
 PAVING):
 61,835 SF

NEW COVERAGE (BUILDING +
 PAVING):
 16,636 SF

TOTAL COVERAGE (EXISTING +
 PROPOSED):
 78,471 SF



REVISED
 7-31-2017





School: Calapooia Middle School and Memorial Middle School

Project: Critical Facility Upgrades Electrical Improvements

Project No.: 204

Project Description:

Calapooia Middle School New Generator: Design and construction services for the new generator. The generator will serve the existing storm water pumps and NEC Article 700 Emergency Lighting. Branch circuits will be provided to the storm water pumps in the tunnel.

Memorial Middle School New Generator: Design services for the new generator. The generator will serve the existing storm water pumps and NEC Article 700 Emergency Lighting. Branch circuits will be provided to the storm water pumps in the tunnel. In addition, this project will consist of an analysis of the existing generator at West Albany HS.

Type of Project: CFU Electrical Improvements

Gross. S.F: NA

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	05/18/17	09/18/2017	0%	
Design Development	10/12/17	11/15/17	0%	
Construction Documents	12/28/17	02/09/17	0%	
Bid and Award	02/12/18	03/30/18	0%	
Construction	07/03/18	06/17/19	0%	

Current Activities:

Meeting was held with Doug Pigman to reconcile rough estimates with budget and it was decided to delay the WAHS football field lighting project. The project will proceed with the more urgent tasks of providing emergency generators for Memorial and Calapooia Middle Schools

Activities Scheduled for Next Period:

Re-write scope of work and design drawing development

Highlights, Challenges, Solutions:

Develop and execute schedule moving forward to design completion.

Additional Information:

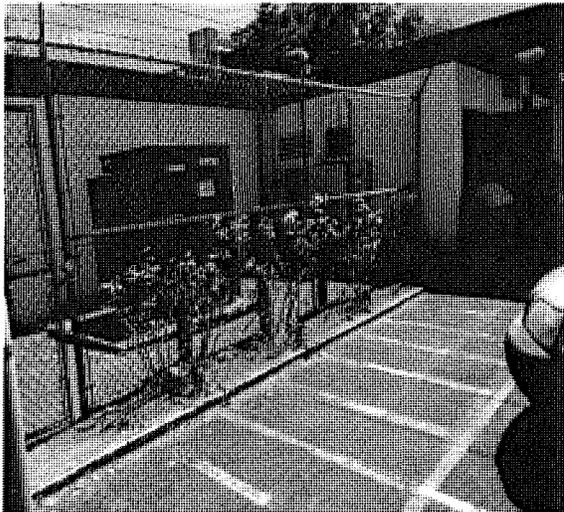
For questions, comments or additional information, please contact:

Ken Gruenwald

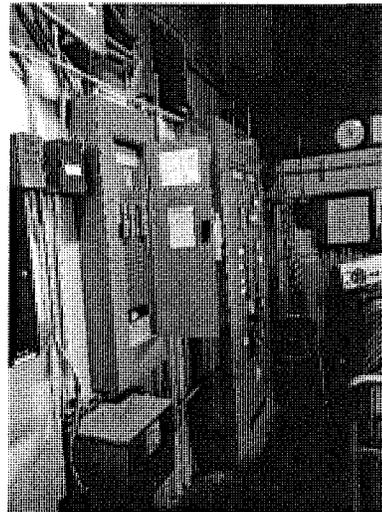
ken@hmko.org

Phone: 971-304-0014

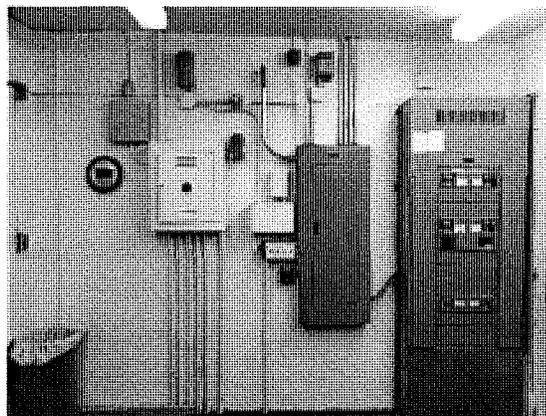
Photos August 2017



Proposed Generator Location CMS



Electrical Room MMS



Electrical Room CMS



School: Transportation Facility

Project: New Transportation Facility

Project No.: 480-109

Project Description: A new transportation center, located at 2201 SW Ferry Street. The project includes a new building of approximately 43,000 square feet which contains 32 bus parking spaces, 8 vehicle repair bays, an administration area, a driver's support area and miscellaneous other support spaces.

Gross. S.F.: 43,000 sf

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	1/15/18	2/26/18	10%	
Design Development	2/27/18	5/14/18	0%	
Construction Documents	5/15/18	6/26/18	0%	
Bid and Award	6/27/18	7/25/18	0%	
Construction	7/26/18	4/26/19	0%	
Building Commissioning	4/29/19	5/13/19	0%	
Owner Occupancy	5/16/19	5/23/19	0%	
Post Occupancy Evaluation	5/1/19	5/7/19	0%	
Warranty Period	4/26/19	4/26/20	0%	
Other			0%	

Current Activities:

A concept site plan was presented at a neighborhood meeting presented by the Scott Lepman Company with Udell Engineering, HMK Company, Russ Allen, and Russ Buttram, Transportation Supervisor, present. Approximately seven interested neighbors attended and the project was well received.





Activities Scheduled for Next Period:

Documents and exhibits will be submitted to the City of Albany by September 15, 2017 and the City has 30 days to deem the application complete. The City should schedule a November hearing before the Planning Commission and a December hearing before the City Council for approval.

Highlights, Challenges, Solutions:

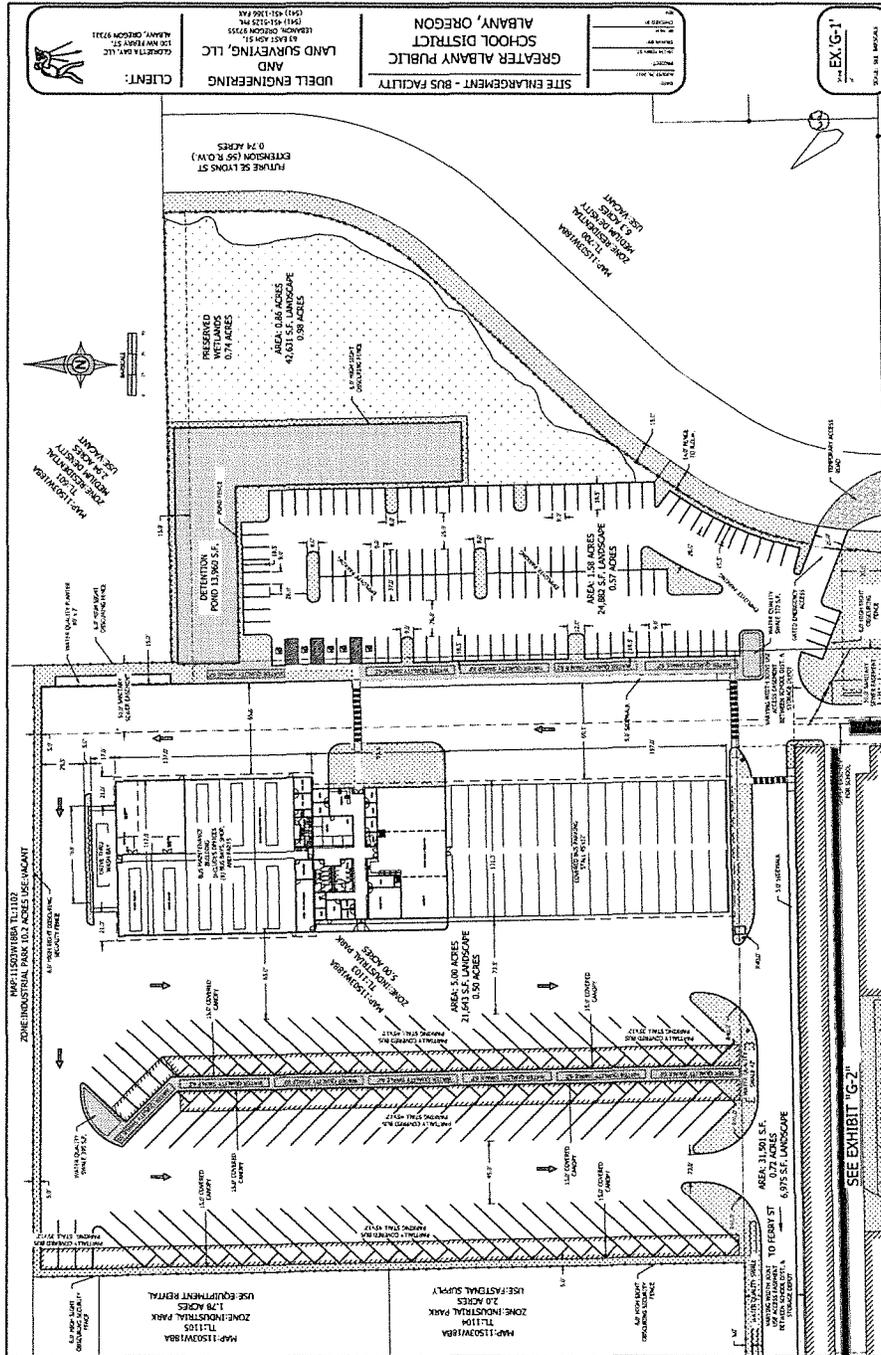
Submittals to Department of State Lands regarding wetland condition. There are no time restrictions on DSL or the Corp of Engineers on that approval process.

Additional Information:

For questions, comments or additional information, please contact:

Steve Earle
steve@hmko.org
Phone: 971-304-0010

NOTE: drawings are a work in progress



 <p>gLAS Architects, LLC</p>	<p>15 W. 4th, Suite 200 Albany, Oregon 97322 503-325-3333 www.glasarchitects.com</p>	<p>CONTRACTOR</p>	<p>TRANSPORTATION FACILITY GREATER ALBANY PUBLIC SCHOOLS FERRY STREET SW ALBANY, OR 97322</p>	<p>DATE: 07/27/2017</p>	<p>PROJECT NO: 17-001</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 07/27/2017</p>	<p>A-4.1</p>

