



Bond Oversight Committee Meeting

February 28, 2018, 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 January 24, 2018 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

March 12	Regular Board Meeting, 7:00 p.m. District Office
March 14	Regular Bond Oversight Committee Meeting 6:00 p.m. District Office
March 26-30	Spring Break
April 6	Staff Development Day
April 9	Regular Board Meeting, 7:00 p.m. District Office
April 16	Budget Committee Meeting, 7:00 p.m. District Office (Proposed)
April 23	Regular Board Meeting, 7:00 p.m. District Office
April 25	Regular Bond Oversight Committee Meeting 6:00 p.m. District Office
April 30	Budget Committee Meeting, 7:00 p.m. District Office (Proposed)
May 9	Budget Committee Meeting, (if necessary) 7:00 p.m. District Office (Proposed)
May 14	Regular Board Meeting, 7:00 p.m. District Office
May 16	Regular Bond Oversight Committee Meeting 6:00 p.m. District Office
May 26	Memorial Day Holiday
June 4	Regular Board Meeting, 7:00 p.m. District Office
June 5	SAHS Graduation, 6:30 p.m. Linn County Fair and Expo Center
June 7	WAHS Graduation, 7:00 p.m. Memorial Stadium
June 11	AOS Graduation, 7:00 p.m. LBCC Russell Tripp Center
June 14	Last day of school (half day)

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, Kathie Vosper 541/967-4505.



MINUTES

CALL MEETING TO ORDER

The Bond Oversight Committee Chair Pat Eastman called the January 24, 2018, 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 | |
| Dawn Davis | Bond Oversight Committee Member | |
| Rick Costain | Bond Oversight Committee Member | |
| Heath Kasper | Bond Oversight Committee Member | Arrived 6:04 |
| Scott Pierson | Bond Oversight Committee Member | |
| Jerry Boehme | Bond Oversight Committee Member | |
| | | |
| Russell Allen | Director of Business | |
| David McKay | Bond Program Director, HMK Company | |

Mr. Jon Dilbone was present in the audience at the meeting.

PLEDGE OF ALLEGIANCE

Committee Chair Pat Eastman led the audience in the Pledge of Allegiance.

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

Approval of Minutes of the November 29, 2017 Meeting

Mr. Eastman stated if everyone had an opportunity to review the minutes that were sent out and asked if there were any corrections. There were none. Mr. Costain made a motion to accept the minutes. Ms. Davis seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

BOND PROJECTS STATUS REPORT

Mr. Eastman asked Mr. McKay to provide the Committee with a bond projects update. Mr. McKay reported that December was a transition month moving from a focus on design to a focus on bidding. Most of the projects worked on were CFU projects and the transition went well with a number of projects out to bid. He stated that he was working on a master board schedule for work session action items through December of 2018 and is hoping to have more information out soon. Mr. McKay reported that there has been a good contractor turn out so far. He distributed a list of contractors and stated that he was constantly working on updating the list. He asked the Committee to review the list and e-mail him if there were any contractors that they knew of that were not showing on the list. He stated that he uses the list to send advance courtesy notices to local contractors about projects. Mr. Eastman suggested that Mr. McKay drop off a list at the Chamber office for them to review. There were several contractors mentioned by the Committee that were missing. Mr. McKay noted those on his list and stated an important question to ask contractors when members were talking with them is “do they do prevailing wage work?” Mr. Eastman thanked Mr. McKay for helping to keep our local businesses busy.

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Mr. Boehme stated that he felt that the prevailing wage question should be wordsmithed and included for Q&As..It should also include, "are we able to spend the bond money local?" Yes. Also to note that we are sending information out to local companies regularly about work associated with the bond. Mr. McKay stated that he plans to ask subs as to the number of people that they have working for them that live in the local community and who have kids in Albany schools. He stated that he was actively working with Marsha Latta to put information out on social media, Facebook, and Instagram.

Mr. McKay reported that there were some good things happening. He stated that Mr. Allen had written a very well-crafted e-mail to the local legislature regarding our wetlands issues. Because of his work, the District was able to purchase wetland credits at \$48,000/acre compared to the going rate of \$75,000/acre; purchasing the remaining credits that were available from Eugene which saved the project \$300,000. Mr. Costain asked if it would be sufficient for all the projects. Mr. Allen responded that there were 12.8 credits purchased and that our need is 11.8; the majority being needed at Timber Ridge and the rest for the new transportation facility. Ms. Davis asked about the wetlands question at West. Mr. McKay stated that he had asked if there was an ability to do a drive by and that since this property has been used since the 1950s, could there be a determination that it isn't wetlands. It was decided that the property in question was not wetlands and a formal letter was sent to us with a copy to the Corps of Engineers to be sure it was documented. He stated that he believes that the district is covered for West Albany High School.

Mr. McKay stated that he was working on the land sale agreement with the City for the property for the New Elementary School. He stated that the District would be responsible for the Santa Maria Street extension but there has been no talk about Somerset Street. Mr. Allen stated that the extension of Santa Maria would be along the northern piece of the property and then meet up with Somerset. He stated that as the developer we are responsible for to and through which includes the street, water, and sewer. It is estimated that the Santa Maria extension will cost \$2.2 million. We have worked out with the City for \$950,000 of that. It is expected that the developer of Somerset Meadows has assumed the responsibility of Somerset. Mr. Debolt asked who was responsible for the intersection lights at the corner of Clover Ridge and Hwy 20. Mr. Allen responded that it was not the District. He shared that at the pre-application there were discussions as to it having to be done, but it was not given to us. He stated that it was possible that transportation grants might cover it. Mr. McKay shared that when the conditional use was approved by the City it contained verbiage of to and thru. He stated that there is a remote possibility for the District to have to pick up the development of Somerset if the developer of Somerset Meadows does not proceed with their construction however; the City feels that building there is imminent. Mr. Boehme commented that he thought that the \$950,000 was taking care of the liability for the roads. Mr. Allen responded that even though assumption and expectations, there has been no time that the City has told us that we would be off the hook if the construction didn't move forward. Discussion ensued. Mr. Costain asked where the \$2 million comes from if construction on the Somerset property doesn't start. Mr. Allen stated that he was not sure; the District would have to go to City Council to see if there was a work through. If not, it might require cutting other projects, using interest earned, etc. Mr. Kasper asked if we would get the funds back when the property was developed. Mr. Allen responded that it is much more expensive for the first one in. More discussion ensued.

Mr. McKay stated that there was a question asked of the Board in regards to naming the new elementary school. He shared that the Superintendent was tasked with setting up a Committee to come up with suggestions that Mr. Golden could provide to the Board. Mr. Boehme asked if there was any problem with using Clover Ridge again. Mr. Allen stated that the name could be moved to the new building, however then we would need to rename the old building. Mr. Richards stated that at some point there may be a need for a new high school in that area also. Ms. Davis asked what the timeline was. Mr. McKay responded 1-3 months more or less. Mr. Allen shared that the initial push for a name was coming from the designers to help with the design. He asked that if anyone on the Committee had any ideas to send them to Jim Golden.

Mr. McKay began reviewing the projects that was provided as a Board Report at the Board's last meeting.

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New Elementary School

Mr. McKay stated that the new elementary school is getting close to having construction documents ready and is scheduled to go out to bid at the beginning of February. He reported that the cost estimates were going well. He shared that there were four great pre-qualified contractors for the project. He shared that they were: Gerding, John Hyland out of Eugene, Triplette Wellman out of Woodburn, and Todd Construction out of Tualatin. Mr. Aguinaga asked when it would be known if the bond premium was approved for the new elementary school. Mr. Allen stated that it would be found out when the contract was approved and awarded by the Board on April 9 and the bond premium would show up as a bid alternate as part of the contract. Mr. McKay reiterated that most of the large projects have bid alternates associated with them.

Oak Grove

Mr. McKay reported that the schematic design was just completed for Oak Grove. He stated that there were some budget challenges that were being worked through. He shared that the project has moved on to design development and that he has met with the Envelope Commissioning Agent that is looking at how windows are installed, the weather and vapor barriers, and flashings. He shared that they were brought on board to be a second set of eyes and to do construction inspections and observations so we don't have some of the same challenges we had at Timber Ridge with the envelope.

Mr. McKay reported that Oak Grove would be having two bid packages. He stated that there would be site package in late April that will allow Gerding to get in to build the pad and do site work including entrances, parking lots, and utilities. He then stated that there will then be a building completion package that will go out in May and that will be basically the building from the foundation up. He shared that it will be the exact same process for West.

Middle School Projects

Mr. McKay reported that the middle school projects have been advertised, staff has notified contractors, and the documents were posted to HMK's website on Friday. He stated that there is a pre-bid scheduled on the 29th for Calapooia, Memorial, and Timber Ridge. He explained that NAMS has been taken off the list and put on hold until next year. Ms. Davis asked about the work for the Art Room at NAMS and the possible use of NAMS for the Oak Grove Transition. Mr. Allen responded that the District is dealing with that project.

South Albany High School

Mr. McKay stated that there was a progress update presented at the last Board Meeting. He stated that he sent the information provided by DLR to Kathie who would send it out to the Committee. He stated that the project looked really good with a good use of space with creative solutions. He stated that Mr. Belveal had a concern as to whether the storage on the East side of the building was going to be built. Mr. McKay commented that based upon the cost estimate does not believe there is any problem because the base bid and alternates are all within budget. Mr. Eastman asked if there was any way to stay flexible enough to make a heroic effort in making sure those alternates get done at South. Mr. McKay responded yes. Mr. Allen commented that the nice thing at South is that the ones on your list it is the last one and that there is an awful lot of funds accounted for before that. If for some reason all bids were coming in over budget and have had to jump to cover them, then it could be a problem. He stated that he understood the desire but South is last which is good and bad, probably good because if there are any savings generated on projects ahead of it, those savings can be applied to South if necessary.

Mr. McKay stated that he was hopeful that with all of the good contractors in the valley that these projects are attractive. He added that if we were in Portland, he may have a greater concern, there is a lot more work up there and hopes that local contractors may feel that this could be good to keep their staff local instead of driving distances to get to their jobs. Ms. Davis stated she had a question about South regarding the drawings looked at on Monday, there was some additional storage looked at and she wasn't sure if that was a base or alternative bid. Mr. Allen responded that the Alternative bumped it out 5 to 8 feet. Ms. Davis asked if it was within the original roof line. Mr.

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McKay stated that currently the storage wasn't covered storage but was under the mansard. He stated that the new storage has a metal awning which goes much farther out. Ms. Davis then asked if parking space would be lost. The answer was affirmative, 13 spaces. Discussion ensued.

West Albany High School

Mr. McKay reported that they had just sent the schematic design to the cost estimators and are waiting for their response. He shared that he is expecting some challenges; he stated he looks at it as a reality check, and expects to have to make some changes. Mr. Eastman asked if there was any progress on the location of the physical plant. Mr. McKay stated that there is a meeting tomorrow to talk about it. He shared that there are some "competing program requirements." He stated that the school believes they have some program needs for the space that the physical plant wants for the boiler room. He reported that he has tasked DLR to see if there is another place for the boiler room to make it a win win. Mr. Allen responded that the superintendent has stated that we cannot have an inefficient physical plant location, we can't pipe heat 3 miles through a pipe, so we are trying to find a win win. Mr. Boehme asked how the insertion of the gym into the plan worked. Mr. Allen stated that the Board had a work session and debated about it in a Board meeting. He shared that they were given two alternatives of how the additional money could be spent. Ultimately, in a unanimous vote, they felt it made the most sense and logical progression of projects and program to do the one with the gymnasium. Mr. Boehme commented that this would be another good addition for the Q&A because the perception was an auditorium at west and gym at south, and the next bond gym at west and auditorium at south, the perception is "there goes the auditorium."

Mr. Boehme stated that another thing for the Q&A is to include what the projections are for the next bond. He stated that it is important to start having that conversation about finishing West, expanding Takena, replacing NAE and other things that are being discussed to keep the conversation going for the next 10 years. Mr. Allen responded that it would have to be pretty nebulous but he understood. Discussion ensued.

CFU Projects

Mr. McKay shared that he gave an update at the Board Work Session. Mr. Costain stated that on the paving list Liberty was on hold and asked if that was correct. Mr. McKay responded yes it was postponed a year because it was part of the project structure. Mr. DeBolt asked about the updates on Calapooia Middle School, he commented that the picture showed wires coming through the ceiling tiles and wondered why that particular picture was chosen to put in the report because it looked like it wasn't finished. Discussion ensued. Mr. Aguinaga stated that he and Mr. Eastman had visited Lafayette and there were all kinds of buckets throughout the school catching water. He stated that he understands that it will be fixed during the summer, but the parents at that school aren't going to know that. Mr. McKay stated that Mr. Aguinaga had a good idea and he would work on that to put on Facebook. Mr. Allen shared that he had been involved in a meeting to set up sheets to say "What is going on at your School" so that type of thing is currently being worked on.

Mr. Boehme stated that early on there had been discussions about bus loops at liberty and wanted to know what had been decided. Mr. Allen responded that the bus loop was dropped before the bond. He shared that it was determined that the parent drop was more important than the bus loop and that is what was put into the bond and that is where the issues are in coming up with a plan that everyone is happy with. Mr. McKay asked if there were any more questions on the CFU projects. Mr. Eastman asked if Mr. Pigman was staffed up for his projects. Mr. McKay responded that he was staffed up and they are currently working on the Mechanical Control projects at Calapooia, Memorial, and West; and beginning work on the weld shop.

Bond FAQ

Mr. McKay stated that he was working on putting together information for a FAQ for the Bond and stated there were some comments provided at the meeting but asked if there was anything else that should be put on the Web Site for the public to access and try to answer some of the questions that people would want to ask. Mr. Costain stated that there are some hot buttons with the increased population in North Albany area with drop-off and pickup times and it

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will get worse when adding more students next year. Mr. Allen stated that it has been talked about and from a transportation standpoint we can't change the times it. He stated that yes, we are taking a bad situation and making it worse. Ms. Davis asked if the start and stop times couldn't be offset. Mr. Allen responded that the problem is that the buses all have to come at the same time and that the arrival and departure times of the buses couldn't be changed. Discussion ensued.

Mr. Aguinaga stated that it would be helpful to have another explanation as to why we need another gym at South. Mr. Eastman suggested sending any comments or suggested changes to Mr. Allen. Mr. Costain stated that another thought to include would be how the two new elementary schools affect Clover Ridge and Fir Grove. Mr. Pierson stated that the FAQs are a great idea but is only one element as a public relations campaign. He suggested thinking about today's millennials who will be the parents in the schools in 10 years and to think in terms of who will be voting at that time. He stated that the marketing and the public relations campaign that you get out in front of now will set the foundation for the next bond proposal. Mr. Pierson stated that it is an incredible marketing opportunity now in how communication is shared with all the teachers, parents, chamber, rotary, downtown association, visitors association, and everyone needs to be on top of everything is what is going on, not just a FAQ. He suggested wordsmithing the comments in the FAQs putting a positive spin on the projects with a positive statement with follow up information, submitting press releases, editorials to the paper, and Facebook keeping it light and informative. He felt this would then seal the deal for the next bond. He stated that every project and every group has questions. He suggested that because the district already has the answers and decisions, justify the decisions by proposing a question.

Mr. Eastman asked if Marcia was still on the payroll. Mr. Allen confirmed that her contract runs through the end of June and that she was involved in the meeting that took place yesterday. Mr. Pierson stated that he sees people from the district, like Jim Golden, going out and presenting to teachers and parents and having groups of parents come in on parent night and share what great things that are going on at their schools and what they can expect in the next year. Mr. Eastman asked if Marcia could come to the next meeting to give an overview of how she envisions all of this and to give her some of our comments. Mr. Allen responded affirmatively. He added that the "Road Show #1" would be occurring at the end of February.

Mr. Eastman stated that he assumed that groundbreaking ceremonies are going to happen. Mr. Allen shared that groundbreaking ceremonies were also part of yesterday's conversations including the purchasing of shovels to be painted gold. Mr. Eastman stated that the School District is on the Chamber's program for their luncheon on February 28th at the fairgrounds and asked if there was anyone else interested in attending. Discussion ensued.

Mr. Eastman commented that he had attended many of the progress meetings and was very impressed and thankful for HMK Company. He stated that they are doing a great job. They run the meeting efficiently and allow people time to share and discuss their concerns. He then thanked Mr. McKay directly. Mr. Eastman then asked if there were any other questions or comments. There were none.

Mr. Eastman shared that the next meeting would take place on Wednesday, February 28 at 6:00 p.m. here at the district office. He then adjourned the meeting at 7:17 p.m.

Pat Eastman
Bond Oversight Committee Chair

Recorded by Kathie Vosper



JANUARY 2018
END OF MONTH REPORTS

BOND PROJECTS

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
ADA REMODEL – SUNRISE ES
ALBANY COMMUNITY POOL
OVERHEAD DOORS
GENERATORS
KITCHEN HOODS
CENTRAL ES ELEVATOR
HAZMAT
SAHS FIRE ALARM
LAFAYETTE ES

FACILITIES DEPARTMENT SELF PERFORMED

CALAPOOIA MIDDLE SCHOOL – CONTROL UPGRADE PROJECT
MEMORIAL MIDDLE SCHOOL – CONTROL UPGRADE PROJECT
WEST ALBANY HIGH SCHOOL – CONTROL UPGRADE PROJECT
FACILITIES DEPARTMENT – WELD SHOP
PERIWINKLE ROOFTOP HVAC UNIT REPLACEMENT PROJECT
CENTRAL ELEMENTARY SCHOOL – INTERCOM REPLACEMENT PROJECT
WEST ALBANY HIGH SCHOOL – HAZ MAT PROJECT

OTHER PROJECTS – NON-BOND FUNDED

TRANSPORTATION

General Program Update

The project activity has continued as the project teams transition into the bidding phase.

The project bid packages bidding over the next few months are:

- Roofing projects at 6 schools – bid closing January 30th
- Paving projects at 9 sites – bid closing February 1st
- Pool HVAC project – bid closing February 27th
- Storm water generators 2 schools – bid closing February 27th
- Sunrise Elementary School restroom upgrade and piping replacement project – bid closing February 28th
- Replacement of overhead fire doors 7 schools – bid closing February 28th
- Timber Ridge School – bid closing February 27th
- Calapooia Middle School – bid closing February 28th
- Memorial Middle School – bid closing March 1st
- New Elementary School – bid closing March 14th

We will bring recommendations to award to the board, in February and March. Our current plan is:

- February 26th award of contract for the Roofing and Paving projects.
- March 12th award of contracts for the Middle School projects, Community Pool HVAC project, Storm Water Generators, Sunrise Elementary School restroom project, and Fire Doors.

One activity the HMK team has begun is RFP's for Project Commissioning of the HVAC and Lighting control systems as well as the building envelope.

The HVAC & Lighting Commissioning begins with an independent review of the respective equipment, systems and building automation controls that regulates heating and cooling. During construction, the Cx makes periodic visits to the site to ensure that standards of quality are maintained with the installation. At the project completion the Cx oversees a series of diagnostic tests to determine that the system is performing as designed.

Building Envelope Commissioning provides review of the design documents for weather tightness. They review all the various exterior envelope details to assist the project team in designing a water/weather tight exterior envelope. Course of construction inspections will be conducted to review installation of exterior elements like vapor/moisture barriers, windows, doors, masonry wainscot, siding, and roofing. Once the envelope is complete, they will oversee specially designed water spray testing that will confirm the integrity of exterior skin.

Four Major Building Projects

January proved to be a month with tremendous activity. The design teams are continuing to make great progress with their respective designs. Currently the projects are hitting our scheduled goals.

CFU Projects

January and February are bidding months for the CFU projects with three projects bidding: Roofing, Paving, and Community Pool.

Albany Contractors Currently Under Contract with GAPS

The following list of local vendors who are currently working on the projects.

Reece & Associates	321 1st Ave. East, Suite 3A, Albany
K & D Engineering, Inc.	276 N.W. Hickory Street, Albany
Udell Engineers	63 East Ash Street, Lebanon
Buckmaster Plumbing/Heating/AC	3620 Santiam Hwy, Lebanon
The Acker Group, LLC	38863 Scrael Hill Road NE, Albany
Pacific Environmental Group	2282 Three Lakes Road SE, Albany
Gerding Builders	200 SW Airport Road, Corvallis
Civil West Engineering	945 Geary Street SE, Albany

Albany Area Vendors

SP&B Reprographics	252 SW Jefferson Ave, Corvallis
Art Plus Signs & Designs	1701 Geary Street SE, Albany
Hart's Janitorial	PO Box 1263, Albany
Larry O. Heer & Associates	404 SE 1 st Avenue, Albany
Platt Electric	191 34 th Avenue SW, Albany
Home Depot	3500 Spicer Dr. SE, Albany
Industrial Pipe & Supply	2990 Ferry Street SE, Albany
Paramount Supply	3200 Ferry Street SW, Albany
Fastenal Manufacturing & Supply	2475 Ferry Street SW, Albany
MacDonald Industrial Supply	725 SE 1 st Avenue, Albany
Sherwin-Williams Paint Store	2945 Santiam Hwy SE, Albany
Albany Lock & Key	217 Main Street SE, Albany



Local Contractor Bidding Outreach

We are continuing to promote the projects to local contractors as well contractors throughout the Willamette Valley. The outreach is working, generating tremendous contractor activity. We are seeing above normal numbers of contractors attending the pre-bid meetings.



School: New Elementary School

Project: New Elementary School

Project No.: 102-120

Project Description: New ~90,000 Sq. Ft. Elementary School.

Type of Project: New Construction

Gross. S.F.: ~90,000

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	100%	
Construction Documents	10/10/17	2/1/18	95%	
Bid and Award	2/21/18	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: HMK and design team met with district to provide final review of construction documents. Additionally, the district’s HVAC & Lighting Commissioning Agent (Cx)) and Building Envelope Commissioning Agent (BECx) met with project team to provide comments, input and design comments to the design team. These 2 consultants provide specific focused review of construction documents and conduct course of construction inspections.

The HVAC & Lighting Commissioning begins with an independent review of the respective equipment, systems and building automation controls that regulates heating and cooling. During construction, the Cx makes periodic visits to the site to ensure that standards of quality are maintained with the installation. At the project completion the Cx oversees a series of diagnostic tests to determine that the system is performing as designed.



Building Envelope Commissioning provides review of the design documents for weather tightness. They review all the various exterior envelope details to assist the project team in designing a water/weather tight exterior envelope. Course of construction inspections will be conducted to review installation of exterior elements like vapor/moisture barriers, windows, doors, masonry wainscot, siding, and roofing. Once the envelope is complete they will oversee specially designed water spray testing that will confirm the integrity of exterior skin.

On January 12, 2018, the Wetland Consultant submitted the wetland application to the Department of State Lands. Additionally, on January 31, 2018, Soderstrom submitted the plans to the City of Albany for permitting.

The permit set was also sent to both estimating firms for the final estimate.

Activities Scheduled for Next Period: HMK Company and the District will provide a final review of the construction documents prior to bidding. The documents will be issued to the four pre-qualified prime contractors on February 21, 2018, with bids due on March 14, 2018.

Additionally, the project team will receive the estimates back in mid-February for reconciliation.

Highlights, Challenges, Solutions:

Highlights: Both the wetlands and building permit were submitted to the jurisdictions for review.

Additional Information:

For questions, comments or additional information, please contact:

Chris McKay

chris@hmkco.org

Phone: 971-304-0668

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
NES	\$36,000,000	\$36,550,000	\$1,735,166	3,946,808	\$34,814,834		

Bond premium added to the project is included in the revised budget value.



School: Oak Grove Elementary School

Project: New Elementary School

Project No.: 225-101

Project Description: Construct new elementary school

Type of Project: New ~60,405 Sq. Ft. Elementary School.

Gross. S.F: New Building: 60,405

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Initial Schematic Design	05/18/17	09/18/2017	100%	
Schematic Design Current Plan	11/6/17	1/18/18	100%	
Design Development	12/26/17	03/08/18	50%	
Construction Documents	02/26/18	05/18/18	0%	
Bid and Award	04/05/18	05/08/18	0%	
Construction	05/21/18	08/09/19	0%	
Building Commissioning	07/08/19	08/09/19	0%	
Owner Occupancy	08/12/19	09/02/19	0%	
Post Occupancy Evaluation	06/30/20	06/30/20	0%	
Warranty Period	08/09/19	08/07/20	0%	
Other			0%	

Current Activities:

With the Schematic Design phase complete, cost estimating by Gerding Builders and Rider Levett Bucknall (RLB) is underway. Reconciliation of cost and value engineering are utilized to confirm accuracy in quantity, validate current market costs, and analyze cost saving design ideas.

Activities Scheduled for Next Period:

Complete cost reconciliation and complete Design Development phase.

Highlights, Challenges, Solutions:

Highlights: Cost reconciliation process.

Challenges: Bring design and building elements in line with budget.

Solution: Combined efforts of HMK Company, gLAs Architects and Gerding Builders in partnership with the District to develop value engineering ideas to reduce cost.

Additional Information:

For questions, comments or additional information, please contact:

Steve Earle

steve@hmko.org

Phone: 971-304-0010

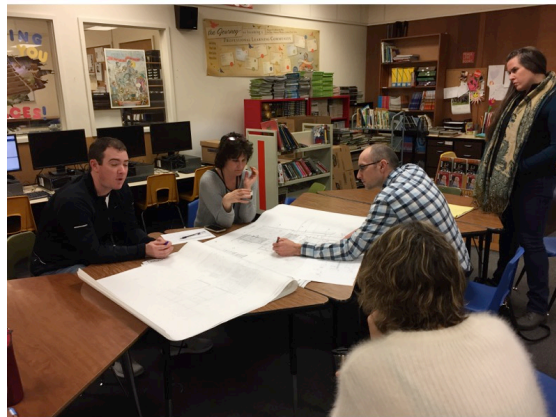
Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
OGES	\$18,400,000	\$26,400,000	\$595,762	\$2,744,466	\$25,804,238		

Bond premium added to the project is included in the revised budget value.

Photos January 2018

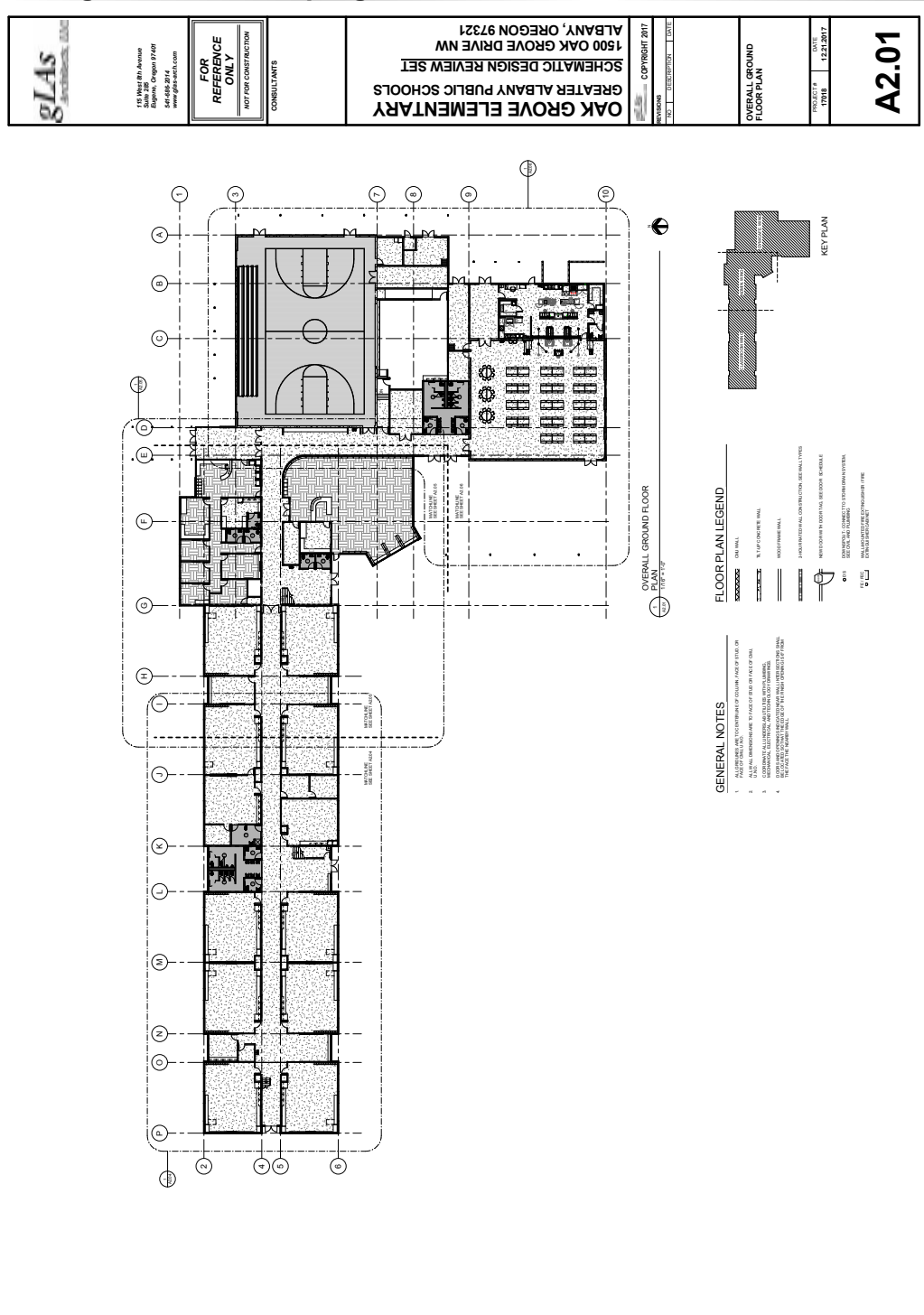


Oak Grove Design Team Works
Details of Design Development




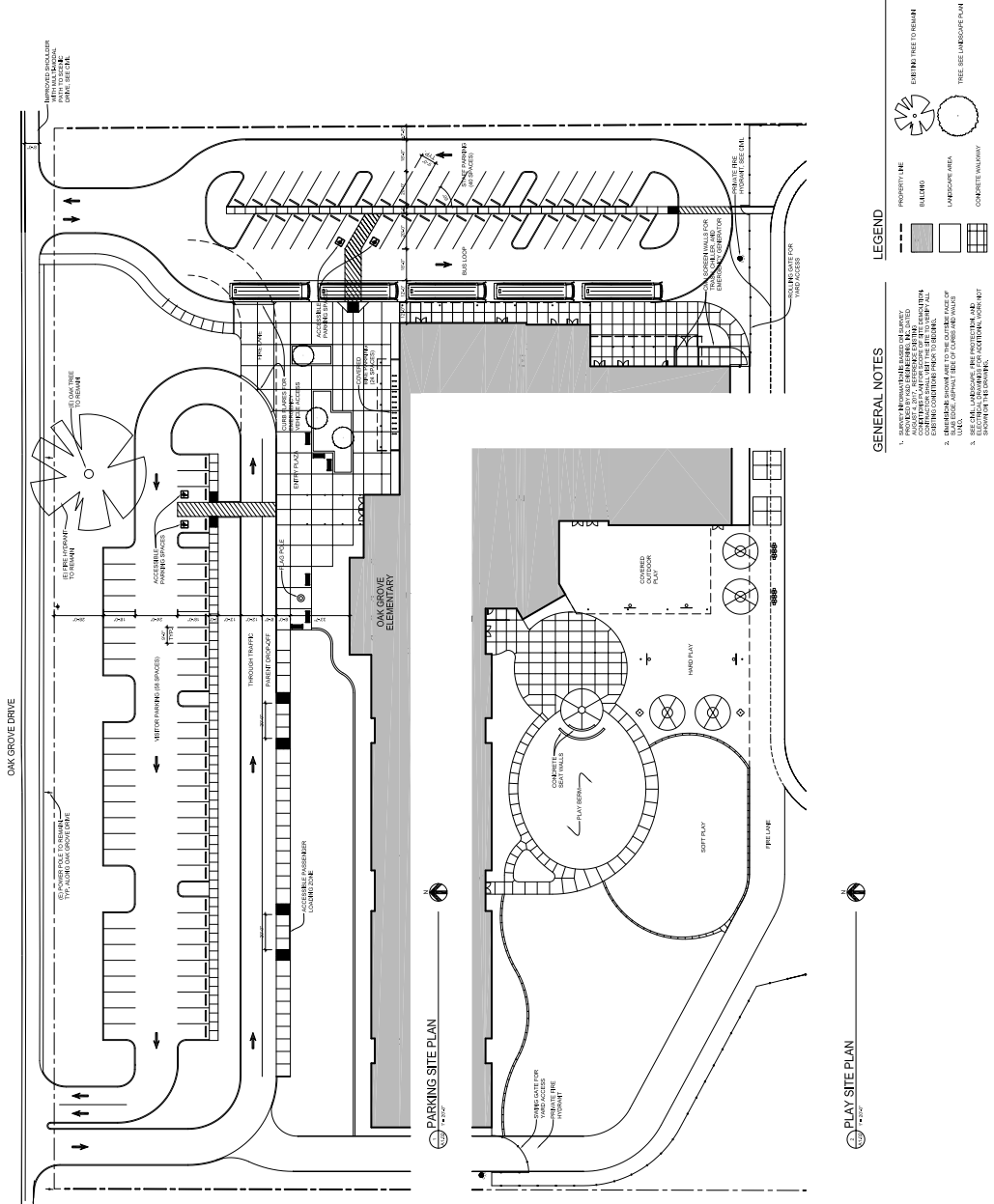
Approved First Floor Plan

Note: Drawings are a work in progress



Approved Parking Site Plan

 <p>GLAS Architects, LLC</p>	115 West 5th Avenue Suite 202 Albany, Oregon 97321 541-486-2974 www.glasarch.com	FOR REFERENCE ONLY NOT FOR CONSTRUCTION CONSULTANTS	OAK GROVE ELEMENTARY GREATER ALBANY PUBLIC SCHOOLS SCHEMATIC DESIGN REVIEW SET 1500 OAK GROVE DRIVE NW ALBANY, OREGON 97321 2/24 COPYRIGHT 2017	PROJECT # 17018 DATE 12/22/2017	A1.02
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Front Elevation

 **OAK GROVE ELEMENTARY SCHOOL**
1500 NW OAK GROVE DRIVE, ALBANY OR 97321



ENTRANCE

Architect Rendering



School: Calapooia Middle School

Project: CTE Upgrades and Renovations

Project No.: 310-108

Project Description: Renovation of five (5) spaces to include Woodshop, Maker Lab, Digital Lab, Classroom 15 and Food Science. Renovation of library to connect with an Applied Learning space is shown as an ADD Alternate as well as renovation work to the Clothing Lab. Misc. CFU projects include seismic upgrades, Locker Room and Restroom Updates, Food Science upgrades, and replacing plumbing fixtures and piping.

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	100%	
Construction Documents	10/16/17	1/2/18	100%	
Bid and Award	01/26/18	03/12/18	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%	

*Please note there have been updates to the Schedule & Key Milestone matrix.

Current Activities:

Design team finalized the Construction Documents submitting to the City of Albany for the building permit plan review and released the documents for bidding. A mandatory Pre-Bid meeting was held on Monday, January 29, 2018. Over 20 contractors attended the meeting 10 of which were General Contractors of which 6 are considered local.



PBS Environmental was on site to complete hazardous material testing for Asbestos and Lead Base Paint. Results of the tests will be complete in February.

Activities Scheduled for Next Period:

HMKCO will continue contractor outreach through emails to over 100 local contractors informing them about the projects. We have planned 2 contractor open houses the first on Wednesday, February 14, 2018 and the last on Wednesday, February 21, 2018. The open houses allow contractors to visit the site to observe existing conditions.

Construction Document cost reconciliation of the 2 independent cost estimates will occur on Monday, February 5, 2018.

Bids are due on Wednesday, February 28, 2018 at 4:00 pm with the bid opening at HMK Company’s Albany offices.

Highlights, Challenges, Solutions:

We have a budget concern with the roofing for Calapooia Middle School. The reasons for this is three-fold. Seismic upgrade of the 2 gymnasiums, cafeteria, and a few key areas within the building require roof replacement. The forensic roof study found that the roof needed to be torn off and replaced, as opposed to the partial replace and recover indicated in the Tremco Report that was relied on for budgeting. Last the roofing industry is seeing significantly higher escalation than other construction areas. Due to these factors we are forecasting a cost overrun of as much as \$1,500,000. We have planned contingency dollars to cover the overrun should it occur.

To make up for any bid shortfall from the roof we will need to assess allocating lower priority CFU projects to fund the project if needed.

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
CMS	\$2,328,968	\$2,328,968	\$121,340	\$80,508	\$2,207,628		



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 into a new Science Lab, Fabrication Lab, Maker Space, and Digital Lab; CFU projects include seismic upgrades, Locker Room and Restroom Updates, Food Science upgrades, and replacing plumbing fixtures and piping.

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	100%	
Construction Documents	10/16/17	1/2/18	100%	
Bid and Award	01/26/18	03/12/18	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%	

*Please note there have been updates to the Schedule & Key Milestone matrix.

Current Activities:

Design team finalized the Construction Documents submitting to the City of Albany for the building permit plan review and released the documents for bidding. A mandatory Pre-Bid meeting was held on Monday, January 29, 2018. Over 20 contractors attended the meeting 10 of which were General Contractors of which 6 are considered local.

PBS Environmental was on site to complete hazardous material testing for Asbestos and Lead Base Paint. Results of the tests will be complete in February.



Activities Scheduled for Next Period:

HMKCO will continue contractor outreach through emails to over 100 local contractors informing them about the projects. We have planned 2 contractor open houses the first on Wednesday, February 14, 2018 and the last on Wednesday, February 21, 2018. The open houses allow contractors to visit the site to observe existing conditions.

Construction Document cost reconciliation of the 2 independent cost estimates will occur on Monday, February 5, 2018.

Bids are due on Thursday March 1, 2018 at 4:00 pm with the bid opening at HMK Company's Albany offices.

Highlights, Challenges, Solutions:

We have a budget concern with the roofing for Memorial Middle School. The reasons for this is three-fold. Seismic upgrade of the 2 gymnasiums, cafeteria, and a few key areas within the building require roof replacement. The forensic roof study found that the roof needed to be completely torn off and replaced, as opposed to the partial replace and recover indicated in the Tremco Report that was relied on for budgeting. Last the roofing industry is seeing significantly higher escalation than other construction areas. Due to these factors we are forecasting a cost overrun of as much as \$2,900,000. We have planned contingency dollars to cover the overrun should it occur.

To make up for any bid shortfall from the roof we will need to assess allocating lower priority CFU projects to fund the project if needed.

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
MMS	\$2,779,776	\$2,779,776	\$137,618	\$89,357	\$2,642,158		



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	100%	
Construction Documents	10/16/17	TBD	50%	
Bid and Award	TBD	TBD	0%	
Construction	TBD	TBD	0%	
Building Commissioning	TBD	TBD	0%	
Owner Occupancy	TBD	TBD	0%	
Post Occupancy Evaluation	TBD	TBD	0%	
Warranty Period	TBD	TBD	0%	
Other			0%	

***NOTE: Project has been put on hold by GAPS District**

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
NAMS	\$3,780,538	\$3,780,538	\$159,212	\$108,945	\$3,621,326		



School: Timber Ridge School

Project: CTE Upgrades and Renovations, New Outdoor Classroom

Project No.: 160-105

Project Description: Modify two Computer Labs on the first floor into Maker Space and Classroom. A concrete slab outside of the Maker Lab will also be added. Includes Alternate to renovate existing Computer Lab on the second floor into a Classroom and an adjacent Classroom will be renovated to a Science Lab.

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	100%	
Construction Documents	10/16/17	1/2/18	100%	
Bid and Award	01/26/18	03/12/18	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%	

*Please note there have been updates to the Schedule & Key Milestone matrix.

Current Activities:

Design team finalized the Construction Documents submitting to the City of Albany for the building permit plan review and released the documents for bidding. A mandatory Pre-Bid meeting was held on Monday, January 29, 2018. Over 20 contractors attended the meeting 10 were General Contractors of which 6 are considered local.



Activities Scheduled for Next Period:

HMKCO will continue contractor outreach through emails to over 100 local contractors informing them about the projects. We have planned 2 contractor open houses the first on Wednesday, February 14, 2018 and the last on Wednesday, February 21, 2018. The open houses allow contractors to visit the site to observe existing conditions.

Construction Document cost reconciliation of the 2 independent cost estimates will occur on Monday, February 5, 2018.

Bids are due on Tuesday, February 27, 2018 at 4:00 pm with the bid opening at HMK Company's Albany offices.

Additional Information:

For questions, comments or additional information, please contact:

David McKay

david@hmko.org

Phone: 971-304-0677

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
TRS	\$500,000	\$500,000	\$91,312	\$1,321	\$408,688		



School: South Albany High School

Project: New Multi-Purpose/Auxiliary Gym, Theatre Upgrades, and Renovation for new CTE spaces

Project No.: 410-104

Project Description: New Multi-Purpose/Auxiliary Gym with 1 CTE classroom, Lobby, Concessions, Elevator addition, and Restroom expansion, also includes a 2nd floor All Gender Bathroom and renovation of existing space into a 2nd CTE Classroom. 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 Upgrades – Improved safety through fencing and Key Scan System and Restroom Upgrades at Buildings 1 and 2. Bond premium alternates include two new CTE classrooms connected to existing CTE building, covered outdoor storage area for industry donated materials, Woods classroom expansion/remodel, and Building 3 Drafting Lab renovations.

Type of Project: Additions and Modernizations

Modernizations S.F.: *18,920

Additions S.F.: *13,550

Schedule & Key Milestones	Start	Completion	% Cpl	Comment
Pre-Design & Schematics	05/22/17	10/12/17	100%	
Design Development	10/12/17	1/10/18	100%	
Construction Documents	1/10/18	4/6/18	15%	
Bid and Award	4/9/18	5/14/18	0%	
Construction	05/28/18	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%	

*Square footage to be adjusted based on added Bond Premium alternates



Current Activities:

Design progressed through the Design Development phase. The documents were sent to the cost estimators to complete the Design Development cost estimate. Estimate is due at the end of the month. DLR transitioned design into the Construction Document phase.

Issued RFQ for General Contractors on January 31, 2018 qualifications are due March 1, 2018.

PBS Environmental was on site to complete hazardous material testing for Asbestos and Lead Base Paint. Results of the tests will be complete in February.

Activities Scheduled for Next Period:

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
SAHS	\$10,279,002	\$11,479,002	\$2,017,878	\$4,437,074	\$9,461,124		

Bond premium added to the project is included in the revised budget value.



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	100%	
Master Planning	08/22/17	11/20/17	100%	
Design Development	1/15/17	4/30/18	10%	
Construction Documents	4/30/18	8/20/18	0%	
Bid and Award	9/28/18	10/31/18	0%	
Construction	11/13/18	6/15/20	0%	
Building Commissioning	5/05/20	5/19/20	0%	
Owner Occupancy	06/01/20	06/30/20	0%	
Post Occupancy Evaluation	06/01/20	07/30/20	0%	
Warranty Period	06/01/21	07/01/22	0%	
Interior Renovations	6/01/20	8/31/20	0%	

Current Activities:

After design approval from the Board, the design process was focused on the Schematic Design. A successful Schematic Design review was completed with building layout, mechanical, electrical, and plumbing design scrutinized at the building and facilities level. Recommendations were made, and details were modified.

Activities Scheduled for Next Period:

Schematic Design cost estimating and reconciliation.



Highlights, Challenges, Solutions:

Highlights: Processed Schematic Design review with building and facilities. Design recommendations were executed.

Challenges: Maintain design schedule to meet completion of cost estimate reconciliation.

Solution: Monitor progress.

Additional Information:

For questions, comments or additional information, please contact:

David McKay

david@hmko.org

Phone: 971-304-0677

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Note
WAHS	\$43,069,000	\$53,069,000	\$500,345	\$1,901,195	\$52,568,655		

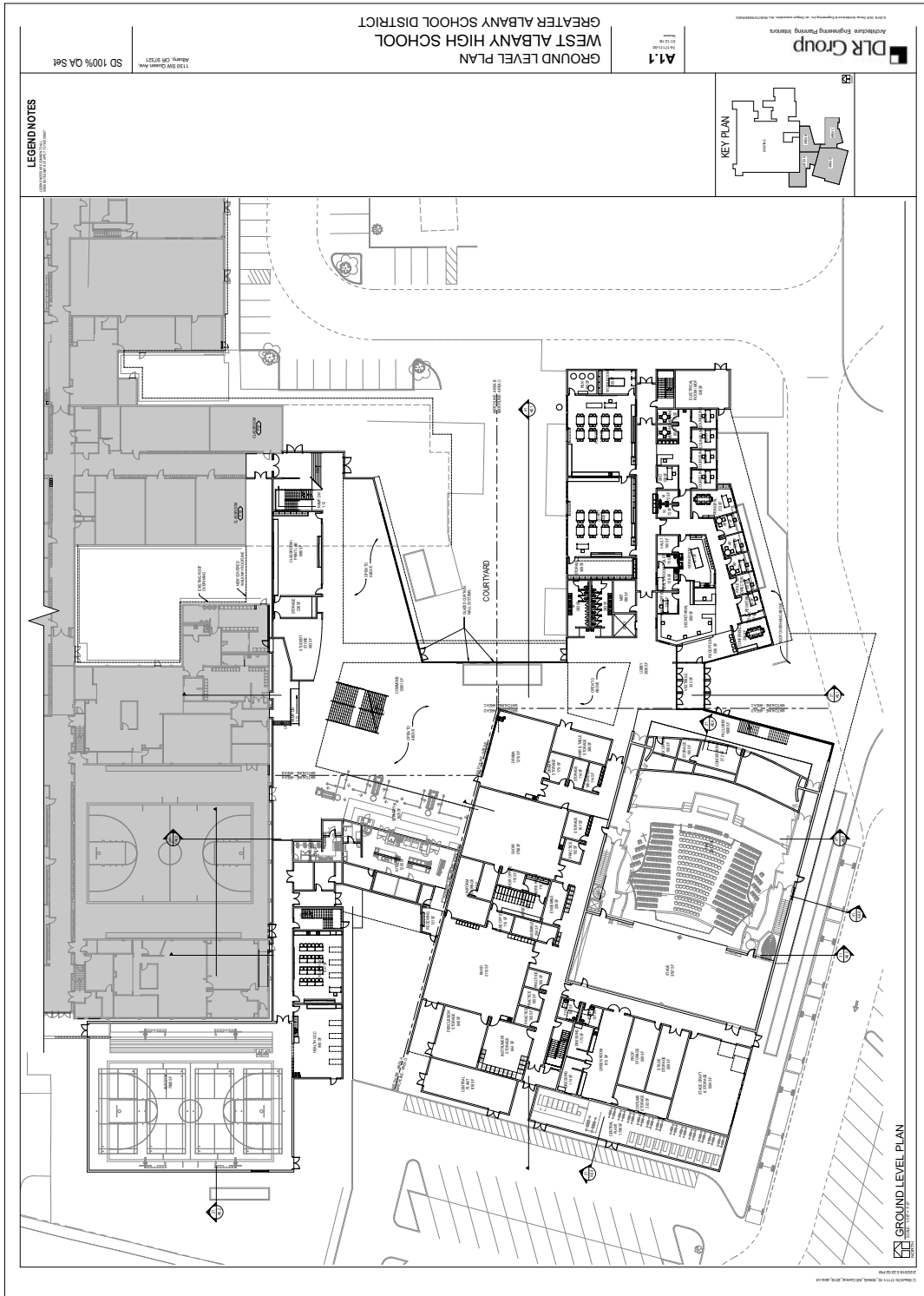
Bond premium added to the project is included in the revised budget value.

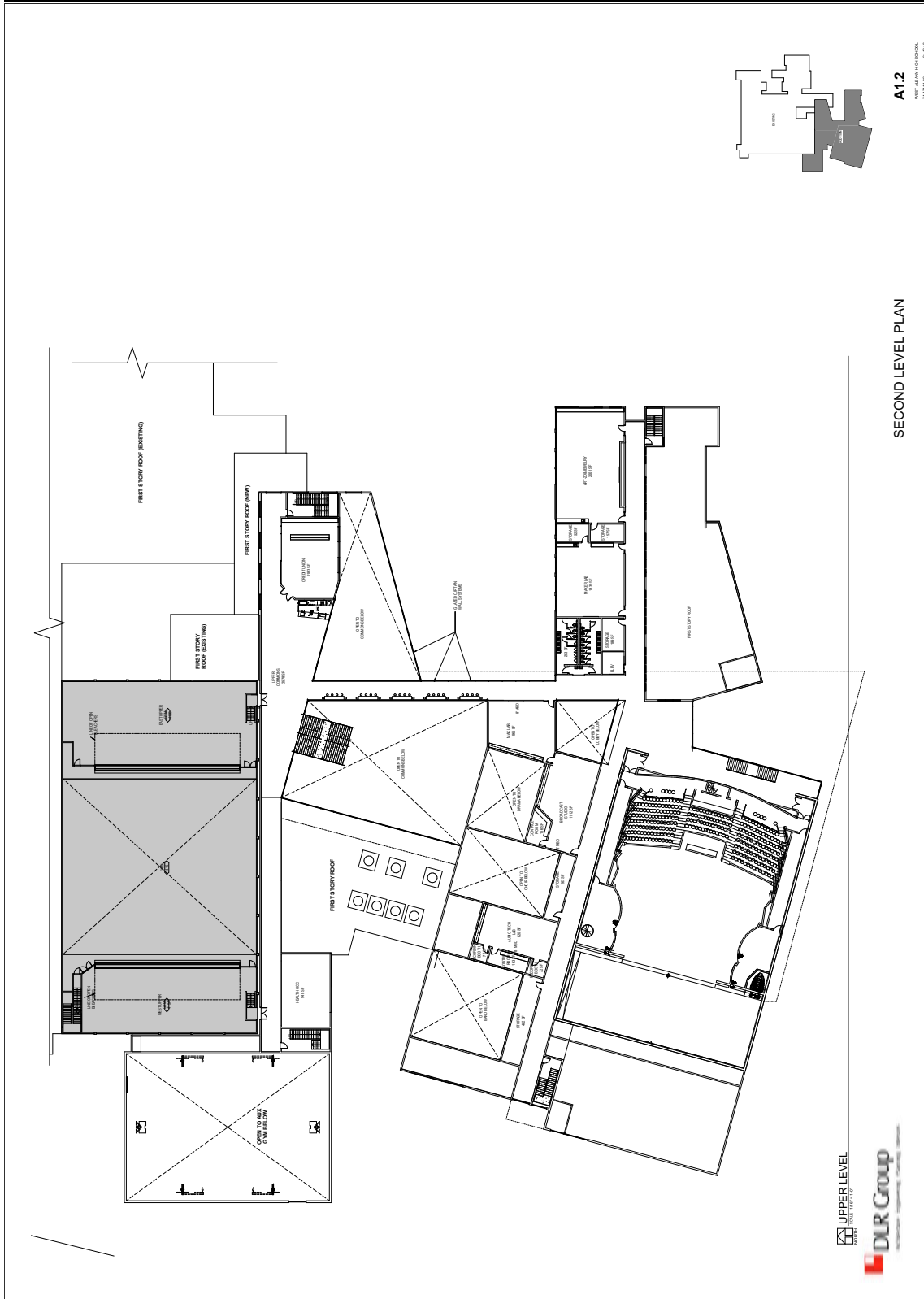
Photos January 2018



Working out the Schematic Design
Details with Principal Susie Orsborn

Note: Drawings are a work in progress







CRITICAL FACILITY UPGRADE PROJECT – 2018 PAVING PROJECT

Schools:

- Takena Elementary
- District Office
- Central Elementary
- Waverly Elementary
- Sunrise Elementary
- Calapooia Middle
- Oak Elementary
- South Albany High
- Tangent Elementary

Project No.: 206

Project Description:

Paving and concrete upgrades throughout the District. Replacement, Coatings, New areas, Striping.

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	8/15/17	12/18/17	90%	
Construction Documents	12/18/17	12/18/17	90%	
Bid and Award	12/27/17	2/12/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/15/18	10/15/18	0%	

Current Activities:

The second bid advertisement was January 3, 2018. The mandatory pre-bid walk was held on January 16, 2018, in which seven contractors were in attendance. Bids are due on February 1, 2018.

Activities Scheduled for Next Period:

Bid Opening, bid review, reference checks, award recommendation, contract completion.
 Various submittals to prepare for construction



Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
2018 Paving Projects	\$2,338,002	\$2,338,002	\$87,318	\$361,596	\$2,250,684		



CRITICAL FACILITY UPGRADE PROJECT – 2018 ROOFING PROJECTS

School:

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

Project No.: 201

Project Description: Roofing restoration or replacement

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	8/29/17	12/15/17	100%	
Construction Documents	12/15/17	12/15/17	100%	
Bid and Award	12/27/17	1/30/18	90%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/15/18	10/15/18	0%	

Current Activities:

The second bid advertisement was on January 3, 2018. The mandatory pre-bid meeting was held on January 9, 2018 with 9 roofing contractors in attendance. Bid opening was on January 30, 2018. We received 2 bids. Estimates from our consultants and actual bid amounts are varying both up and down causing concern about future estimates and bids.

Activities Scheduled for Next Period:

Bid review. Reference checks. Award recommendation. Contract completion. Various submittals to prepare for construction

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
2018 Roofing Projects	\$4,883,006	\$4,883,006	\$42,369	\$69,964	\$4,840,637		

Photos January 2018



Contractors Pre-Bid Meeting Site Walk



Contractors Pre-Bid Meeting Site Walk



Contractors Pre-Bid Meeting Site Walk



CRITICAL FACILITY UPGRADE PROJECT – ADA RESTROOM REMODELS

School: Sunrise Elementary School

Project No.: 202

Project Description: Remodel Restrooms for ADA and Replace Old Drinking Water Pipes

Sunrise Elementary School:

ADA upgrade for cafeteria restrooms (off main entry lobby). ADA upgrade for boy’s and girl’s restrooms next to rooms 14 & 17. Piping replacement as needed, school wide.

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	10/6/17	1/17/18	100%	
Construction Documents	1/17/18	1/17/18	100%	
Bid and Award	1/31/18	2/22/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/15/18	9/15/18	0%	

Current Activities:

Bid advertised on January 31, 2018. Estimates from our consultants and actual bid amounts are varying both up and down on all projects causing concern about future estimates and bids.

Activities Scheduled for Next Period:

Mandatory pre-bid meeting February 7, 2018. Bid opening is scheduled for February 28, 2018.

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Sunrise ADA Modification	\$183,000	\$183,000	\$0	\$45,440	\$183,000		



CRITICAL FACILITY UPGRADE PROJECT – 2018 ALBANY COMMUNITY POOL PROJECT

School: Albany Community Pool

Project No.: 207

Project Description: Demolition of existing mechanical system, installation of new mechanical system with digital controls, demolition of existing fire alarm system, installation of new fire alarm system, electrical demolition and upgrades as needed

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	8/15/17	12/19/17	100%	
Construction Documents	12/19/17	12/19/17	100%	
Bid and Award	1/19/18	3/12/18	0%	
Construction	6/25/18	8/31/18	0%	
Closeout	9/15/18	10/15/18	0%	

Current Activities:

Bid advertisement on January 19, 2018. Mandatory pre-bid meeting on January 31, 2018. Estimates from our consultants and actual bid amounts on other projects are varying both up and down causing concern about future estimates and bids.

Activities Scheduled for Next Period:

Addenda being issued as needed. Bid opening on February 27, 2018.

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Community Pool	\$1,061,000	\$1,061,000	\$9,900	\$95,598	\$1,051,100		



CRITICAL FACILITY UPGRADE PROJECT – FIRE DOORS PROJECTS

School:

Liberty Elementary
 Oak Elementary
 South Shore Elementary
 Waverly Elementary
 Takena Elementary
 Sunrise Elementary

Project No.: 203

Project Description:

Removal of existing rolling fire separation doors. Installation of new fire rated corridor double doors or more if needed.

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	10/19/17	1/25/18	100%	
Construction Documents	1/25/18	1/25/18	100%	
Bid and Award	1/24/18	2/28/18	50%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

Current Activities:

Bid advertisement was on January 24, 2018. Estimates from our consultants and actual bid amounts are varying both up and down on all the projects causing concern about future estimates and bids.

Activities Scheduled for Next Period:

Mandatory pre-bid meeting February 6, 2018. Bid opening scheduled on February 28, 2018

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Fire Doors	\$37,000	\$	\$6,691	\$14,192	\$22,808		



CRITICAL FACILITY UPGRADE PROJECT – GENERATOR PROJECTS

School:

Calapooia Middle School
 Memorial Middle School

Project No.: 204

Project Description:

Installation of 1 generator at each school to run storm water pumps and provide emergency lighting during a power-outage.

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	9/19/17	1/2/18	100%	
Construction Documents	1/2/18	1/2/18	100%	
Bid and Award	2/5/18	3/12/18	50%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

Current Activities:

Design completed. Bid documents completed. Estimates from our consultants and actual bid amounts are varying both up and down on all the projects causing concern about future estimates and bids.

Activities Scheduled for Next Period:

Bid advertisement February 5, 2018. Mandatory pre-bid meeting February 16, 2018. Bid opening February 27, 2018.

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Generators	\$53,622	\$	\$2,659	\$47,333	\$50,963		



CRITICAL FACILITY UPGRADE PROJECT – KITCHEN HOODS PROJECTS

School:

Central Elementary
 Tadena Elementary
 Tangent Elementary

Project No.: 209, 210, 211

Project Description:

Replace or install exhaust hoods over kitchen equipment as needed.

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	9/19/17	3/5/18	30%	
Construction Documents	3/5/18	3/5/18	0%	
Bid and Award	3/7/18	4/12/18	0%	
Construction	6/15/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

Current Activities:

Design for the hoods provided by Captive Air. We are reaching out to contract an Architect to design the projects.

Activities Scheduled for Next Period:

Architect contract negotiations and design

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Kitchen Hoods	\$	\$	\$	\$	\$		



**CRITICAL FACILITY UPGRADE PROJECT – CENTRAL ELEMENTARY SCHOOL
 ELEVATOR PROJECT**

School: Central Elementary

Project No.: 214

Project Description: Installation of an elevator for ADA access to all 3 floors

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	11/28/17	3/5/18	25%	
Construction Documents	3/5/18	3/5/18	0%	
Bid and Award	3/30/18	5/10/18	0%	
Construction	6/15/18	8/24/18	0%	
Closeout	10/1/18	11/1/18	0%	

Current Activities:

Design work progressing. 50% meeting mid-February. Estimates from our consultants and actual bid amounts are varying both up and down on all the projects causing concern about future estimates and bids.

Activities Scheduled for Next Period:

Continuing design and document review

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
CES Elevator	\$17,640	\$	\$0	\$41,177	\$(23,537)	\$(23,537)	



CRITICAL FACILITY UPGRADE PROJECT – HAZMAT PROJECTS

Schools:

Memorial Middle
 North Albany Middle
 South Albany High
 Oak Grove Elementary
 Calapooia Middle.

Project No.: 219

Project Description: Hazmat support for large projects.

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	11/28/17	Ongoing	%	
Construction Documents	As Needed	As Needed	0%	
Bid and Award	TBD	TBD	0%	
Construction	As Needed	As Needed	0%	
Closeout	TBD	TBD	0%	

Current Activities:

Asbestos and lead surveys being done on Calapooia and Memorial by PBS. G2 Environmental is providing quotes for Hazmat on CFU projects. Estimates from our consultants and actual bid amounts are varying both up and down on all the projects causing concern about future estimates and bids.

Activities Scheduled for Next Period:

PBS finalizing bid documents for Calapooia and Memorial.

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Hazmat Projects	\$41,165	\$	\$0	\$0	\$41,165		



CRITICAL FACILITY UPGRADE PROJECT – SOUTH ALBANY HIGH SCHOOL FIRE ALARM

School: South Albany High

Project No.: 224

Project Description: Full replacement of the fire alarm system

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	TBD	TBD	%	
Construction Documents	TBD	TBD	0%	
Bid and Award	TBD	TBD	0%	
Construction	6/15/18	8/24/18	0%	
Closeout	10/1/18	11/2/18	0%	

Current Activities:

Negotiating contract with Interface Engineering

Activities Scheduled for Next Period:

Scheduling GAPS/HMK Company/Benton Electric walk-thru for Benton Electric estimate

Additional Information:

For questions, comments or additional information, please contact:

Ken Gruenwald

ken@hmkco.org

Phone: 971-304-0014

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Project	\$	\$	\$	\$	\$		



PROJECT UPDATE

School:	Calapooia Middle School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	75 Percent
Type of Work:	Mechanical	Report Date:	2/16/17
Project No:	801	Google Map Link:	Google Map Link
Project Description:	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.		
Project Progress Description:	<p>Replacement of classroom pneumatic steam valves with new electronic valves has begun. New digital thermostats are being installed in classrooms and hallways. Occupant feedback form has been deployed to provide a way for staff to inform us of issues that may have resulted from the work being performed in their building. https://app.smartsheet.com/b/form/4bcf1de540854858967c6eb9eae54ebe</p> <p>12/17 Installation of Valves and Thermostats is still in process.</p> <p>1/18 All coils cleaned over winter break. Commissioning has begun. Minor alterations to existing systems</p> <p>2/16/17 Waiting for Graphical user interface migration</p>		

Original Budget	\$188,918
Paid to Date	\$130,600
Anticipated Remaining	\$ 58,318
Over/(Under) Budget	0

Wires Routed Thru the Ceiling To Minimize The Amount Of Surface Mounted Wire Moulding



Router And Power Supplies Installed



Example of Surface Mounted Raceway

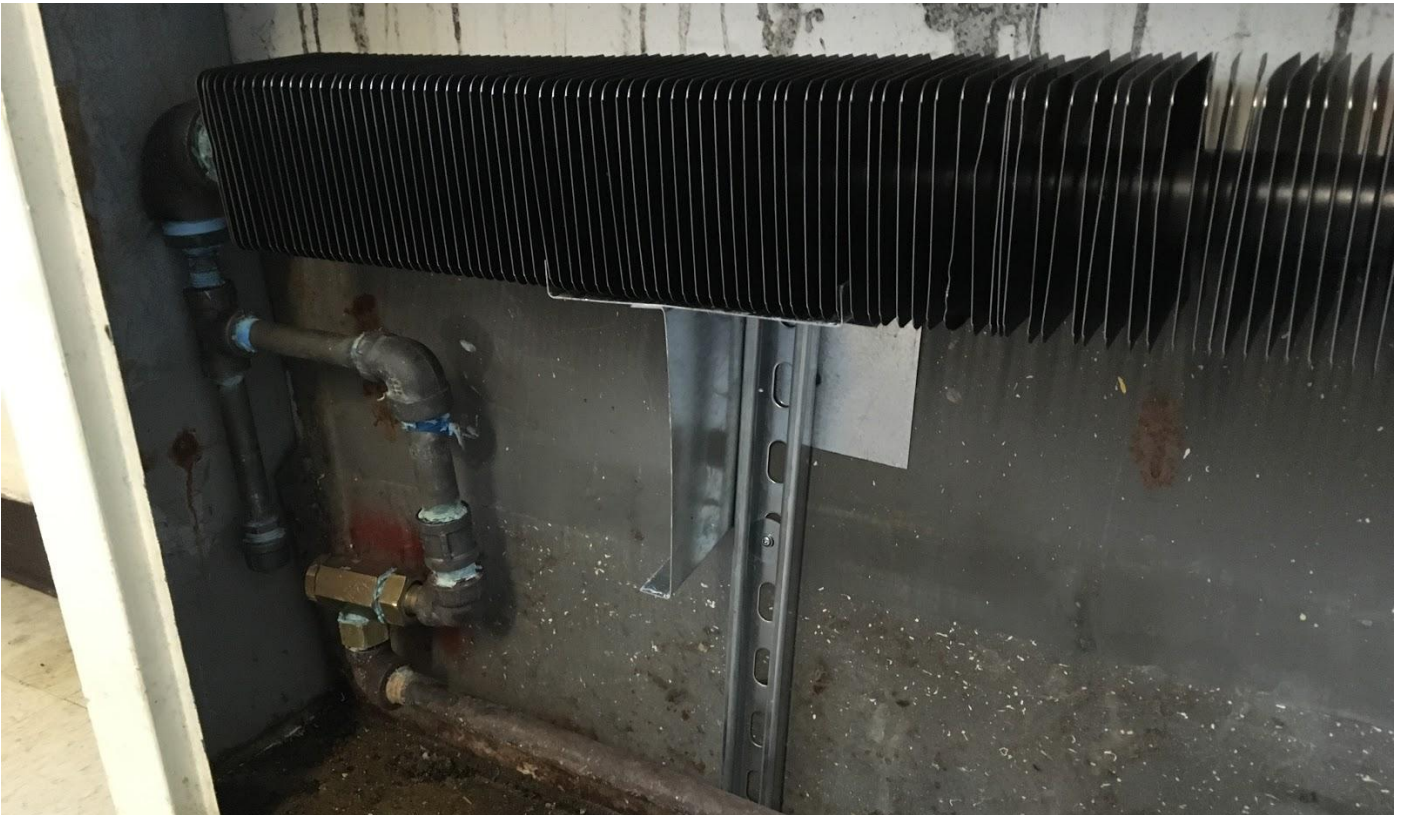


Communication Cable Routed Down Thru The Tunnel



New Valve Installed





All Coils Cleaned During Winter Break





PROJECT UPDATE

School:	Memorial Middle School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	80 Percent
Type of Work:	Mechanical	Report Date:	2/16/18
Project No.:	802	Google Map Link:	Google Map Link
Project Description:	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.		
Project Progress Description:	<p>All Classroom Pneumatic steam valves removed and replaced with new electronic valves. New digital thermostats installed in all classrooms and hallways. Point to point verification is planned to start as soon as WAHS point to point is complete. Occupant feedback form has been deployed to provide a way for staff to inform us of issues that may have resulted from the work being performed in their building.</p> <p>https://app.smartsheet.com/b/form/4bcf1de540854858967c6eb9eae54ebe</p> <p>12/17 Currently in graphic design, programing and commissioning stages. 1/18 Still in graphic design, programing and commissioning stages. All coils cleaned over winter break. Minor alterations to existing systems 2/16/18 Waiting for Graphical user interface migration</p>		

Original Budget	\$204,627
Paid to Date	\$189,096
Anticipated Remaining	\$ 15,531
Over/(Under) Budget	0

New Program Code That Sends A Call For The Boiler To Run

KMC Connect v1.0.7.11 - Site: admin - Registered to Albany Public Schools

File View Site Alarms Trends Applications

Network Manager

- Network (1703)
 - [1717] WAH_SHCL_HVU-2
 - [1718] WAH_G1_HVU-3
 - [1719] WAH_G2_FC-1
 - [1720] WAH_G3_FC-2
 - [1721] WAH_G4_FC-3
 - [1722] WAH_SPED_HVU-4
 - [1724] WAH_WSHHP_HVU-1
 - [1725] WAH_LIB_AHU-2 & WAH_LIB_...
 - [1726] WAH_LIB_AHU-1
 - [1727] WAH_WGT_SF1 & WAH_FTNS
 - [1728] WAH_PNT_MAU-1
 - [1729] WAH_ART_HV-5
 - [1796] WAH_RM_C15_LOFT
 - [170006] WAH_G5_SPED
- Network (1705)
 - [1739] WAH_RM_F2
 - Analog Value Objects
 - Binary Value Objects
 - Calendar Objects
 - Event Enrollment Objects
 - File Objects
 - Input Objects
 - Loop Objects
 - Multistate Value Objects
 - Notification Objects
 - Output Objects
 - Program Objects (Control BASIC)
 - [PRG1] PROGRAM_1
 - [PRG2] PROGRAM_2
 - [PRG3] PROGRAM_3
 - [PRG4] PROGRAM_4
 - [PRG5] PROGRAM_5
 - [PRG6] PROGRAM_6
 - [PRG7] PROGRAM_7
 - [PRG8] PROGRAM_8_BV3 EN/...
 - [PRG9] PROGRAM_9_BOILER C
 - [PRG10] PROGRAM #10-OSA
 - Schedule Objects
 - Table Objects
 - Trend Log Objects
 - [1740] WAH_RM_F3
 - [1741] WAH_RM_F4
 - [1742] WAH_RM_F6
 - [1743] WAH_THEATRE
 - [1744] WAH_RM_F7
 - [1745] WAH_RM_F9

NM: BACnet (1)
[1739] WAH_RM_F2 [PRG9] PROGRAM_9_BOILER CALL FETCH

Save Changes Refresh Expand All

General Properties

Control BASIC Editor

File Edit View Compile Run Halt Unload Clear Comment Uncomment Block Editor Enable Line Editor Advanced Options Live Values

```
1  REM **** ASSIGN VARIABLES FOR BOILER CALL ****
2  1739.BV3 = A
3  1740.BV3 = B
4  1741.BV3 = C
5  1742.BV3 = D
6  1743.BV3 = E
7  1744.BV3 = F
8  1745.BV3 = G
9  1746.BV3 = H
10 1747.BV3 = I
11 1748.BV3 = J
12 1749.BV3 = K
13 1750.BV3 = L
14 1751.BV3 = M
15 1752.BV3 = N
16 1753.BV3 = O
17 1754.BV3 = P
18 1785.BV3 = Q
19 1786.BV3 = R
20 1787.BV3 = S
21
22 IF A OR B OR C OR D OR E OR F OR G OR H OR I OR J OR K OR L OR M OR N OR O OR P OR Q OR R OR S THEN START BV40
23
24 IF NOT A AND NOT B AND NOT C AND NOT D AND NOT E AND NOT F AND NOT G AND NOT H AND NOT I AND NOT J AND NOT K AND NOT L AND NOT M AND NOT N AND NOT O AND NOT P AND NOT Q AND NOT R AND NOT S THEN STOP BV40
25
26
27
28 REM **** SEND BV40 TO 1701.BV40 ****
29 IF BV40 THEN START 1701.BV40
30 IF NOT BV40 THEN STOP 1701.BV40 IF NOT BV40 THEN STOP 1701.BV40
31 END
```

Alarm Monitor Bar

No active alarms for this user.

Mute Ack Alarm

Active Alarms: 0

Archive Alarm Alarm Viewer

Ready

New Program For Outside Air Temperature To Be Copied To Each Controller For Optimal Start Program. This Makes It Possible To Get The Room Close To Setpoint By The Scheduled Time.

(M: BACnet (1)
1739) WAH_RM_F2 [PRG10] PROGRAM #10-OSA COPY
e Changes Refresh Expand All

Control BASIC Editor

Edit View Compile Run Halt Unload Clear Comment Uncomment Block Editor Enable Line Editor Advanced Options Live Values

```

1  REM **** OSA COPY ACROSS NETWORK ****
2  IF INTERVAL (00:10:00) THEN AI4 = 1701.AI1
3
4  REM **** OSA COPY TO AV23
5  AV23 = AI4
6
7  REM **** PASS OSA TO ALL STATS ON THIS ROUTER ****
8  IF INTERVAL (00:10:00) THEN 1740.AV2307 = AV23
9  IF INTERVAL (00:10:00) THEN 1741.AV2307 = AV23
10 IF INTERVAL (00:10:00) THEN 1742.AV2307 = AV23
11 IF INTERVAL (00:10:00) THEN 1743.AV2307 = AV23
12 IF INTERVAL (00:10:00) THEN 1744.AV2307 = AV23
13 IF INTERVAL (00:10:00) THEN 1745.AV2307 = AV23
14 IF INTERVAL (00:10:00) THEN 1746.AV2307 = AV23
15 IF INTERVAL (00:10:00) THEN 1747.AV2307 = AV23
16 IF INTERVAL (00:10:00) THEN 1748.AV2307 = AV23
17 IF INTERVAL (00:10:00) THEN 1749.AV2307 = AV23
18 IF INTERVAL (00:10:00) THEN 1750.AV2307 = AV23
19 IF INTERVAL (00:10:00) THEN 1751.AV2307 = AV23
20 IF INTERVAL (00:10:00) THEN 1752.AV2307 = AV23
21 IF INTERVAL (00:10:00) THEN 1753.AV2307 = AV23
22 IF INTERVAL (00:10:00) THEN 1754.AV2307 = AV23
23 IF INTERVAL (00:10:00) THEN 1785.AV2307 = AV23
24 IF INTERVAL (00:10:00) THEN 1786.AV2307 = AV23
25 IF INTERVAL (00:10:00) THEN 1787.AV2307 = AV23
26 END
    
```

	Refresh time (seconds)
<input checked="" type="checkbox"/> AI4.PRESENT_VALUE	Retrieving...
<input checked="" type="checkbox"/> 1701.AI1.PRESENT_VALUE	Retrieving...
<input checked="" type="checkbox"/> AV23.PRESENT_VALUE	Retrieving...
<input checked="" type="checkbox"/> 1740.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1741.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1742.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1743.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1744.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1745.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1746.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1747.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1748.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1749.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1750.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1751.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1752.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1753.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1754.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1785.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1786.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1787.AV23.PRESENT_VA...	Retrieving...



PROJECT UPDATE

School:	West Albany High School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	89 Percent
Type of Work:	Mechanical	Report Date:	2/16/18
Project No.:	803	Google Map Link:	Google Map Link
Project Description:	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.		
Project Progress Description:	<p>All Classroom Pneumatic steam valves removed and replaced with new electronic valves. New digital thermostats installed in all classrooms and hallways. Point to point verification is still in process, and we have begun the programing and integration phase of the project. Occupant feedback form has been deployed to provide a way for staff to inform us of issues that may have resulted from the work being performed in their building.</p> <p>https://app.smartsheet.com/b/form/4bcf1de540854858967c6eb9eae54ebe</p> <p>12/17 Currently in graphic design, programing and commissioning stages. 1/18 Still in graphic design, programing and commissioning stages. All coils cleaned over winter break. Minor alterations to existing systems 2/16/18 Graphical user interface migration has begun.</p>		

Original Budget	\$275,471
Paid to Date	\$140,571
Anticipated Remaining	\$134,900
Over/(Under) Budget	0

New Program Code That Sends A Call For The Boiler To Run

KMC Connect v1.0.7.11 - Site admin - Registered to Albany Public Schools

File View Site Alarms Trends Applications

Network Manager

- Network (1703)
 - [1717] WAH_SHCL_HVU-2
 - [1718] WAH_G1_HVU-3
 - [1719] WAH_G2_FC-1
 - [1720] WAH_G3_FC-2
 - [1721] WAH_G4_FC-3
 - [1722] WAH_SPFD_HVU-4
 - [1724] WAH_WSHHP_HVU-1
 - [1725] WAH_LIB_AHU-2 & WAH_LIB_
 - [1726] WAH_LIB_AHU-1
 - [1727] WAH_WGT_SF1 & WAH_FTNS
 - [1728] WAH_PNT_MAU-1
 - [1729] WAH_ART_HV-5
 - [1796] WAH_RM_CL5_LOFT
 - [170006] WAH_G5_SPED
- Network (1705)
 - [1739] WAH_RM_F2
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 - Binary Value Objects
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 - Event Enrollment Objects
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 - Input Objects
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 - Notification Objects
 - Output Objects
 - Program Objects (Control BASIC)
 - [PRG1] PROGRAM_1
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 - [PRG3] PROGRAM_3
 - [PRG4] PROGRAM_4
 - [PRG5] PROGRAM_5
 - [PRG6] PROGRAM_6
 - [PRG7] PROGRAM_7
 - [PRG8] PROGRAM_8_BV3 EN/
 - [PRG9] PROGRAM_9_BOILER C**
 - [PRG10] PROGRAM #10-OSA
 - Schedule Objects
 - Table Objects
 - Trend Log Objects
 - [1740] WAH_RM_F3
 - [1741] WAH_RM_F4
 - [1742] WAH_RM_F6
 - [1743] WAH_THEATRE
 - [1744] WAH_RM_F7
 - [1745] WAH_RM_F9

NM: BACnet (1)
[1739] WAH_RM_F2 [PRG9] PROGRAM_9_BOILER CALL FETCH

Save Changes Refresh Expand All

General Properties

Control BASIC Editor

File Edit View Compile Run Halt Unload Clear Comment Uncomment Block Editor Enable Line Editor Advanced Options Live Values

```
1 REM **** ASSIGN VARIABLES FOR BOILER CALL ****
2 1739.BV3 = A
3 1740.BV3 = B
4 1741.BV3 = C
5 1742.BV3 = D
6 1743.BV3 = E
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13 1750.BV3 = L
14 1751.BV3 = M
15 1752.BV3 = N
16 1753.BV3 = O
17 1754.BV3 = P
18 1785.BV3 = Q
19 1786.BV3 = R
20 1787.BV3 = S
21
22 IF A OR B OR C OR D OR E OR F OR G OR H OR I OR J OR K OR L OR M OR N OR O OR P OR Q OR R OR S THEN START BV40
23
24 IF NOT A AND NOT B AND NOT C AND NOT D AND NOT E AND NOT F AND NOT G AND NOT H AND NOT I AND NOT J AND NOT K AND NOT L AND NOT M A
25
26
27
28 REM **** SEND BV40 TO 1701.BV40 ****
29 IF BV40 THEN START 1701.BV40
30 IF NOT BV40 THEN STOP 1701.BV40 IF NOT BV40 THEN STOP 1701.BV40
31 END
```

Alarm Monitor Bar

No active alarms for this user. Mute Ack Alarm

Active Alarms: 0 Archive Alarm Alarm Viewer

Ready

New Program For Outside Air Temperature To Be Copied To Each Controller For Optimal Start Program. This Makes It Possible To Get The Room Close To Setpoint By The Scheduled Time.

The screenshot displays the KMC Connect v1.0.7.11 interface. On the left, the Network Manager shows a tree view of devices, with 'Network (1705)' expanded to show 'Program Objects (Control BASIC)'. The selected program is '[PRG9] PROGRAM_9_BOILER C'. The main window is the 'Control BASIC Editor', which contains the following code:

```
1  REM **** ASSIGN VARIABLES FOR BOILER CALL ****
2  1739.BV3 = A
3  1740.BV3 = B
4  1741.BV3 = C
5  1742.BV3 = D
6  1743.BV3 = E
7  1744.BV3 = F
8  1745.BV3 = G
9  1746.BV3 = H
10 1747.BV3 = I
11 1748.BV3 = J
12 1749.BV3 = K
13 1750.BV3 = L
14 1751.BV3 = M
15 1752.BV3 = N
16 1753.BV3 = O
17 1754.BV3 = P
18 1785.BV3 = Q
19 1786.BV3 = R
20 1787.BV3 = S
21
22 IF A OR B OR C OR D OR E OR F OR G OR H OR I OR J OR K OR L OR M OR N OR O OR P OR Q OR R OR S THEN START BV40
23
24 IF NOT A AND NOT B AND NOT C AND NOT D AND NOT E AND NOT F AND NOT G AND NOT H AND NOT I AND NOT J AND NOT K AND NOT L AND NOT M AND NOT N AND NOT O AND NOT P AND NOT Q AND NOT R AND NOT S THEN STOP 1701.BV40
25
26
27
28 REM **** SEND BV40 TO 1701.BV40 ****
29 IF BV40 THEN START 1701.BV40
30 IF NOT BV40 THEN STOP 1701.BV40 IF NOT BV40 THEN STOP 1701.BV40
31 END
```

At the bottom of the window, the Alarm Monitor Bar shows 'No active alarms for this user.' and 'Active Alarms: 0'. The status bar at the very bottom indicates 'Ready'.

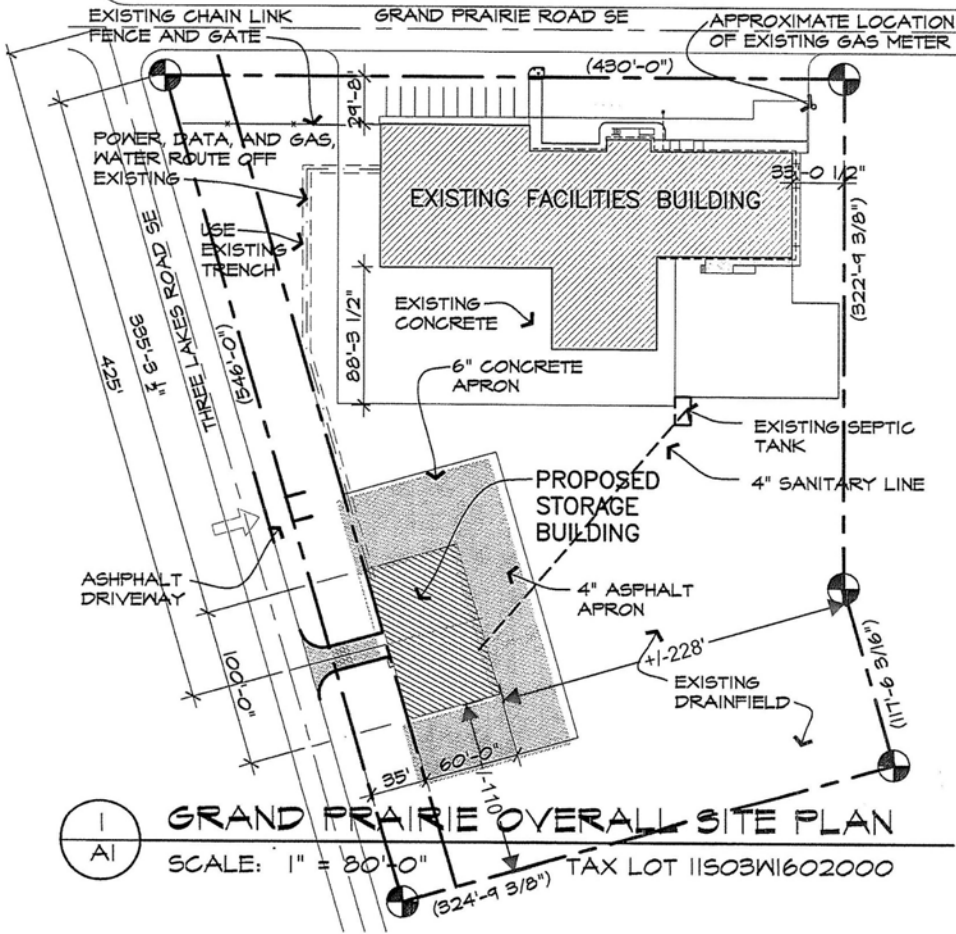


PROJECT UPDATE

School:	Facilities	Category	AI
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	10 Percent
Type of Work:	Addition	Report Date:	2/16/18
Project No:	806	Google Map Link:	Google Map Link
Project Description:	Replacement Weld shop and storage (meet OSHA Requirement)		
Project Progress Description:	2/16/18: Conditional Use, Building and Mechanical Permits have been approved by the county. Waiting for Electrical and Plumbing Permits.		

Original Budget	\$632,086
Paid to Date	\$ 55,585
Anticipated Remaining	\$576,501
Over/(Under) Budget	\$0

GRAND PRAIRIE - CONDITIONAL USE SUBMITTAL



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



gLas
Architects,
LLC

1415 Pearl Street
Eugene, Oregon 97401
641 686-2014
641 686-2017 fax



PROJECT UPDATE

School:	Periwinkle Elementary School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	Percent 15
Type of Work:	Mechanical	Report Date:	2/16/18
Project No:	807	Google Map Link:	Google Map Link
Project Description:	<i>Replace (19) Trane units (2) 1-1/2 Ton, (7) 3 Ton, (3) 4 Ton, (3) 5 Ton, (4) 7-1/2 Ton) and (1) makeup air unit with new package rooftop units. Mixing boxes and ductwork for heating two classrooms without RTU</i>		
Project Progress Description:	2/16/18 Equipment ordered, Structural engineering in progress.		

Original Budget	\$870,000
Paid to Date	\$ 97,935
Anticipated Remaining	\$772,065
Over/(Under) Budget	\$0

These are the Rooftop units that will be replaced





PROJECT UPDATE

School:	Central Elementary School	Category	FLS
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	100 percent
Type of Work:	Safety	Report Date:	2/16/18
Project No:	810	Google Map Link:	Google Map Link
Project Description:	Intercom System: Remove existing system and replace with new.		
Project Progress Description:	2/16/18: Intercom system has been replaced		

Original Budget	\$39,323
Paid to Date	\$13,875
Anticipated Remaining	\$25,448
Over/(Under) Budget	\$0

Intercom System update complete





PROJECT UPDATE

School:	West Albany High School	Category	HAZ
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	10 Percent
Type of Work:	HazMat	Report Date:	2/16/18
Project No:	821	Google Map Link:	Google Map Link
Project Description:	VAT removal+ new VCT Flooring.		
Project Progress Description:	2/16/18: Asbestos flooring has been removed in selected areas and new flooring has been installed		

Original Budget	\$84,446
Paid to Date	\$ 9,950
Anticipated Remaining	\$74,496
Over/(Under) Budget	\$0



Classroom Asbestos Flooring removal and replace





Classroom Asbestos Flooring removal and replace





School: Transportation Facility

Project: New Transportation Facility

Project No.: 480

Project Description: A new transportation center, located at 2201 SW Ferry Street. The proposed 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

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Pre-Design & Schematics	2/15/18	3/26/18	10%	
Design Development	3/27/18	6/26/18	0%	
Construction Documents	6/28/18	12/14/18	0%	
Bid and Award	9/2/18	9/28/18	0%	
Construction	2/21/19	9/9/19	0%	
Building Commissioning	8/10/19	9/9/19	0%	
Owner Occupancy	9/12/19	9/12/19	0%	
Post Occupancy Evaluation	9/12/20	9/12/20	0%	
Warranty Period	9/12/19	9/12/20	0%	
Other			0%	

Current Activities:

The Land Use Application was submitted to the City of Albany and was deemed incomplete. The City Traffic Engineer has requested additional information which was provided, and the application was deemed complete and the hearing before the Planning Commission is scheduled for March 5, 2018.

Activities Scheduled for Next Period:

Hearing before the City Council, March 5, 2018.



Highlights, Challenges, Solutions:

Successful meeting with the Planning Commission and scheduled meeting before City Council.

Additional Information:

For questions, comments or additional information, please contact:

Steve Earle

steve@hmko.org

Phone: 971-304-0010

Project Description	Original Budget	Revised Budget	Paid To Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
Transportation							