



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

Bond Oversight Committee Meeting

January 24, 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 November 29, 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***

DATES OF INTEREST TO THE COMMITTEE

January 26	Grading day, students not in school
January 29	Teacher work day, students not in school
February 12	Board joint meeting with Albany City Council, 7:00 p.m. Council Chambers
February 26	Regular Board Meeting, 7:00 p.m. District Office
February 28	Regular 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, Kathie Vosper 541/967-4505.



MINUTES

CALL MEETING TO ORDER

The Bond Oversight Committee Chair Pat Eastman called the November 29, 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
Dawn Davis	Bond Oversight Committee Member
Rick Costain	Bond Oversight Committee Member
Micah Smith	School Board Chair (departed 7:13 p.m.)
Doug Pigman	Facilities
Russell Allen	Director of Business
David McKay	Bond Program Director, HMK Company

Committee Member Jerry Boehme made previous arrangements to be absent from the meeting. A list of others present at the meeting is attached to the original minutes.

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 October 11, 2017 Meeting

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

BOND PROJECTS STATUS REPORT

Mr. Eastman asked Mr. McKay for a status report on Bond projects. Mr. McKay responded that everything is proceeding on schedule except for design at South and will have an update in the next Board Packet.

Mr. McKay reported that everything is staying consistent but wanted to be sure that everyone knew that we are in an inflationary market. He shared that in his experience the project team is diligently working to align project budget with the scope of work, however he shared that they have not dealt with contractor

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saturation like it currently is. There is need for skilled labor and there seems to be fewer and fewer trades people available. Mr. Eastman asked the definition of “contractor saturated”. Mr. McKay replied that it means that the contractors are booked out with not enough staff to accept additional work. He stated that even with this challenge, they are bidding early and aggressively seeking contractors by actively calling, sending e-mails, and doing whatever it takes to generate interest. He asked the Committee to channel names of local tradesmen to him to add to his comprehensive list of contacts. Mr. Eastman asked Mr. McKay at what point does he get nervous regarding timelines and spending funds. Mr. McKay responded that what will concern him is contractors not showing up for the mandatory pre-bid meetings; the spend-down doesn't worry him.

Board Chair Micah Smith asked that if there is not a large number of contractors show up to the mandatory pre-bid meetings, is there a way to walk away and try again? Mr. McKay responded yes. Mr. Eastman asked what trying again does. Mr. McKay replied that there could be additional pre-bid meetings scheduled. Discussion ensued regarding mandatory pre-bid conferences and non-mandatory pre-bid conferences and the logic behind each one.

Mr. McKay went through the Board Report that was provided in the packet. He shared the list of Contractors currently under contract with GAPS, most of which were from Albany and others from Corvallis and Lebanon. Mr. Eastman commented that it would be good to share this information at a Chamber meeting. Mr. Costain commented that there was positive feedback after Mr. Golden spoke at the most recent Kiwanis meeting. Mr. DeBolt suggested looking at CCB's registered in the area for more possible contractor contacts.

New School

Mr. McKay reported that progress was being made on the new school as expected. He stated that the RFQ was advertised today, the mandatory pre-qualification meeting is scheduled for December 12th and qualification information is due on the 21st. The information will be scored and the project will go out to bid on February 1 with the due date in early March to be able to take a recommendation to the March 14th Board Meeting. Mr. McKay commented that he believes that the parking lot design is favorable and the only challenges are in wanting to connect the bus loop to Sommerset. He stated that the City of Albany has been great to work with, a good team partner. Another challenge is the wetlands applications. The District finally received a formal approval from DSL to pre-purchase 12 acres of wetland credits. Mr. McKay stated that final submissions to DSL and the Corps of Engineers will be made shortly.

Oak Grove

Mr. McKay reported that staff was finalizing fee negotiations with gLAs and the schedule has been worked out. He shared that Oak Grove will have two packages that will go out to bid. The first is a site package going out in April for mobilization before the end of school this year. The second package will go out in May for the building package and bidding will be complete by June so construction can begin. This keeps with the goal of the school opening for the 2019 school year. A rehousing plan is underway for students during the construction which could include moving a portable to NAE and 5th graders at NAMS. This would delay the NAMS CTE remodel project but would be more cost effective than delaying Oak Grove construction. Mr. Allen emphasized that **there have been no final decisions on rehousing**, these are just possibilities. Discussion ensued regarding OG packup and cleanout and the parking lot/bus loop entrance/exit limitations.

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Calapooia, Memorial, Timber, and NAMS CTE Upgrades and Renovations

Mr. McKay reported that Calapooia, Memorial, and Timber Ridge are all ready to go out to bid in January. He stated that at this point, NAMS will be planned out 100% and then put on hold to bid in January 2019 for a summer 2019 project.

South Albany High School

Mr. McKay stated that South Albany projects were currently in the Design Development phase and that the schedule needs to be somewhat revised. He shared that it has been bumped about 3 weeks but there will be a revision ready for the Board on December 11th. He commented that the time bump won't affect the project.

West Albany High School

Mr. McKay reported that the Work Session to discuss West Albany High School was postponed because they were so focused on meeting deadlines, that they were only presenting one plan for the bond premium build out. He felt there needed to be a Plan B to be developed and evaluated to determine a proper direction first. He stated that this discussion will take place at the December 11th Board Work Session and does not believe it will have any issues with the schedule of the project. Mr. McKay then stated that there was an issue that came up that we are being required to do a wetland's delineation of the fields. He shared that since the question has been raised, it is well worth going about doing it correctly rather than being served with stop work orders and fines. Discussion ensued.

Paving Projects

Mr. McKay shared that all the paving projects, except Liberty, are moving forward and are ready to go out for bid the first week of January. He stated that they have had some discussions with the new principal so they are pulling Liberty's paving project for this year so they have adequate time to consider the needs of the school.

Roofing

Mr. McKay stated that staff was working hard to align the budget with scope of work. He shared that they are beginning on the bid documents and will be ready to go out for mandatory pre-bid conference on January 9. . Mr. Eastman asked if all building roofs would be done at the same time. Mr. McKay responded that this type of work must be done during the summer break because of odors associated with roofing. He shared that the Albany Community Pool would also be one of the summer projects this year. They have a very short window in August in which work can be done on the building. Mr. Allen shared with the Committee that there is \$1.5 million of critical facility upgrades to take place at the Pool. He commented that the City of Albany runs the operations but the building (shell) is ours. Mr. Costain commented that was one reason for many yes votes on the Bond. Mr. Pigman stated that there are HVAC, door and roof issues that he is very concerned about and is happy to get them taken care of. Discussion ensued about energy conservation costs and opportunities.

Mr. McKay stated that in regards to ADA restrooms, there were plans for four new ADA restrooms to be installed; however, since early pricing models were significantly higher than originally budgeted, it was determined that they would do one as a test pilot determine a cost valuation and roll forward with planning

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on the others for next summer. Ms. Davis asked what the anticipated costs were, Mr. Pigman responded that it was approximately \$40,000 each \$80,000 total for a set.

Weld Shop

Mr. McKay reported that his team took the project through the conditional use permit process and schematic design before passing it over to Mr. Pigman and his team who are taking the lead role on this project. Mr. Allen asked Mr. Pigman to explain why the Weld Shop was a priority. Mr. Pigman replied that currently the weld shop is located under the stadium at West Albany High School which is causing equipment to rust and that they had also given up significant space for West Albany's needs. He shared that there is an OSHA concern because it is a remote site. He explained that the plan is to put the shop behind the facilities buildings on Grand Prairie off of Three Lakes Road. It is to be a to be submitted to the County for plan review.

Mr. Costain asked if the district could self-perform more projects if necessary because of the contractor saturation issue. Mr. Pigman responded that right now they are at capacity. His department is definitely stretched with reviewing bond development documents and submittals to make sure that lessons learned in the past are not repeated. He stated that he has a talented team. He shared that many of the individuals that he has recently hired are at a point in their lives that they are done with traveling and happy to be home and working. He stated that he is being conservative right now in committing their resources so projects can be done correctly and with quality. Mr. Allen added that as we get to year 4 and can save dollars by self-performing, then that will be a good time to do it.

Mr. Aguinaga asked if the shop was out of the base bond. Mr. McKay responded that it was one of the self-performed projects that is to be reimbursed from the OSSIM Grant. Mr. Allen commented that none of the Facilities Department Self Perform CFU projects are out of the bond dollars.

Calapooia, Memorial, and West Albany Critical Facility Upgrades

Mr. Pigman reported that his team was 85 percent complete on West and 50 percent complete at Memorial. He shared that the work at Calapooia had slowed down a bit. He stated that a majority of West and a portion of Memorial was worked on through the summer since his team had free reign of those schools at that time. He stated that his team was continuing through the buildings by starting at 4:30 in the morning at the building and working until staff and students arrive. It has caused some inefficiencies but the large chunk of time in the morning allows a lot of work to get done. He stated that they are using the rest of their time to stage for the next morning so there is no loss of time. Mr. Eastman stated that the work the he had seen at Calapooia was professionally done with straight wire runs and materials kept neat and tidy. Mr. Pigman added that his team was taking a huge amount of ownership on their work and the projects.

Mr. Pigman also reported that they had developed a form and sent it out to all staff at West, Memorial, and Calapooia to get feedback from staff being affected by the work being done. He stated that they had changed the model for Calapooia and are trying to start and finish a classroom in the same day. Discussion ensued regarding temperature settings and heating methods in different classrooms and buildings. Mr. Smith asked how staff is being informed about the systems and how the systems are expected to work. Mr. Pigman responded that the team is communicating with the staff when they are in the classroom. Mr. Costain suggested producing something on YouTube to send to staff members to help them understand the process and what to expect. Mr. Smith stated that it would be an advantage to the process of the bond and being proactive to address these concerns so the wrong message isn't getting out to the community.

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Mr. Eastman commented that there was about 10 minutes or so left for discussion. Mr. Smith left the meeting at 7:13 p.m.

Mr. Pigman then reported that West and Memorial are on track, the main piece is the integration into building Automation Graphics Program. He stated that they are running on stand-alone schedules at present. They have programmed the holiday calendar for this year so that if at any time the temperature drops below 32 degrees, the heating systems will automatically start up and because of the digital control and schedule, the set point for nights are 50 degrees. This way the whole building is not being heated to keep the building safe. Mr. Costain asked if the new thermostats will be remotely monitored. Mr. Pigman responded yes.

Mr. McKay stated that in closing, Mr. Pigman had brought up a good point as he was hiring new people he found that individuals are tired of traveling for their work. He stated that his hope is that this will help push local contractors to go after our jobs aggressively.

Mr. Costain suggested keeping in mind that the Committee needs to keep communicating and be as transparent as possible about this Bond looking forward to the next one. Mr. Eastman stated that the process is already starting with the February Chamber meeting where Mr. Golden will be speaking and there are plans to do the breakfast and noon rubber chicken tour again to get back out in front of those folks to keep the ball rolling. Mr. Costain stated that communication has to include teachers, students, and staff in buildings who are expecting the Bond to fix something and it wasn't in the Bond to fix. He stated that we can't have that negative loop going home. Discussion ensued. Mr. Aguinaga asked Mr. McKay to send him digital copies of the pictures in the report to be put on their Bond face book page.

BOND PROJECTS COMMITTEE DISCUSSION

Mr. Eastman commented that he had been to almost every meeting that he has been asked to attend, and stated that the majority was well worth attending and they all seemed to be rolling along well. He asked if there were any questions or comments from the Committee. Ms. Davis asked that with the possibility of having 5th graders at NAMS, has there been any push back from school administration. Mr. Dilbone stated that he has not heard any push back from the principal. Ms. Davis commented that the next work session with the Board was set for Monday, December 11th, and asked about a meeting for South. Mr. McKay responded that there has not been one scheduled yet but one will be officially scheduled for January at the December 11 Board Meeting.

Mr. Eastman reminded the Committee that there is a work session with the Board scheduled for December 11 starting at 5:00 p.m. and the next Bond Oversight Committee meeting is scheduled for January 24. He then adjourned the meeting at 7:25 p.m.

Pat Eastman
Bond Oversight Committee Chair

Recorded by Kathie Vosper



DECEMBER 2017
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

FACILITIES DEPARTMENT SELF PERFORMED

CALAPOOIA MIDDLE SCHOOL – CONTROL UPGRADE PROJECT
MEMORIAL MIDDLE SCHOOL – CONTROL UPGRADE PROJECT
WEST ALBANY HIGH SCHOOL – CONTROL UPGRADE PROJECT

OTHER PROJECTS – Non-Bond Funded

TRANSPORTATION

General Program Update

December has been a pivotal month as the project team began the transition into the bidding phase. We utilized the Christmas break to prepare bidding documents for many of the 70 plus projects that are planned for the 2018 building season.

The project bid packages we have been working on are:

- Roofing projects at 6 schools.
- Paving projects at 9 sites.
- Pool HVAC project.
- Sunrise Elementary School restroom upgrade and piping replacement project.
- Replacement of overhead fire doors 7 schools.
- Storm water generators 2 schools.
- Large projects at Calapooia Middle School, Memorial Middle School and Timber Ridge School.

These projects are scheduled for bid closings through late February. We will bring recommendations to award, to the board, in February and March. Our current plan is:

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

We were able to finalize the advance purchase of wetland credits from the Eugene Parks and Recreation district which are to be allocated to the various major building projects needing wetland credits. This was a prudent financial decision saving the projects money from having to purchase more expensive credits from the Portland area, approximately \$300,000.

The New Elementary School land use hearing occurred on December 18th. The City of Albany's Planning Commission approved plan for the project. The City of Albany imposed a condition for the project: if the developer who is responsible for constructing the Somerset extension is unable to complete the project prior to the New School being complete, the district will be responsible.

From our direct discussions with the developer and the City of Albany public works department, we believe the likelihood of this occurring is insignificant; nevertheless, there is a minimal risk that the district would need to fund the Somerset Extension.

The building principals and project team needs direction from the school board on naming the New Elementary School. Development of the school name may influence final design and color selections. It also will allow the construction documents to accurately reflect required exterior signage.

Four Major Building Projects

The project teams utilized the month of December to progress the design. New Elementary School working on Construction Documents progressed to 50%. Oak Grove Elementary School completed schematic design; the cost estimator and Gerding Builders are working on the cost estimate. South Albany High School progressed through the Design Development phase, with the cost estimate being completed the second week of January. Master planning was complete for West Albany High School with schematic design being complete on January 15th.

CFU Projects

Design phase has been completed on many of the 60 CFU projects with bid packages being prepared. The focus for CFU projects in January and February is bidding.

We are currently working with the facilities department to finalize the list of CFU projects for the 2019 summer building season. Our goal is to finalize the project list by the end of January with the design and construction plan developed. We intend for design of these projects to commence in the spring, allowing the projects to bid in December 2018 and January 2019.

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

HMKCO has assembled a list of over 300 local contractors that we are utilizing sending email notifications of projects bidding. Emails, social media venues, and personal phone calls to contractors informing them about the projects are the various methods we are using to encourage local contractors interest in the projects. In reviewing the contractors that attended the two pre-bid conferences, 9 of them are local contractors. We currently believe our contractor outreach is producing positive results.



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	75%	
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 design team is continuing to detail the final phase of design, construction documents.

HMK and Udell (Civil Engineering firm) met with the city, developer of the Somerset Extension and their civil engineer to discuss timing and coordinate work. The developer is confident that he will complete the Somerset Extension prior to completion of our new school. Additionally, he will allow us to connect our storm water to his new utility connection. This saves the project approx. \$400,000.

Udell and the Wetlands consultant continue to work on the wetlands application. With the information from the developer, they will have the application complete the first week of January.



Activities Scheduled for Next Period: HMK and design team will meet with district to provide final review of construction documents. Additionally, the district’s Cx Agent (HVAC Commissioning) and BCx (Building Envelope Commissioning Agent) will meet with project team to provide comments input and design comments to the design team.

HMK issued an RFQ (Request for Qualifications) to pre-qualify prime contractors to bid the project. Five contractors attended the mandatory pre-qualifications meeting and four contractors submitted qualifications. HMK and the district are extremely pleased with the quality and experience of the four contractors who submitted qualifications. The contractors range from Eugene to Portland area firms, we are optimistic that this will be a tremendous benefit with sub-contractors following the four primes from a large region. The pre-qualified contractors are John Hyland Construction Eugene, Gerding Builders Corvallis, Todd Construction Tualatin, and Triplet Wellman Woodburn.

Highlights, Challenges, Solutions:

Highlights: Meeting with the developer of the Somerset Extension provide clarity and answered numerous questions which will save the district considerable money.

Challenges: The project team is reviewing the schedule and adjusting accordingly. The design team has met the schedule set in May of 2017, despite numerous changes, including incorporating bond premium adds, without adjusting the schedule. However, recent changes to the site and wetland application have caused approx. 3 weeks delay.

Solution: HMK and Soderstrom will contact the contractors to discuss the bid window from four weeks to two weeks. Since this is a new school on a greenfield site, there is less ‘unknown’ factors that would require a longer bid window.

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	\$1,729,574	\$1,324,148	\$34,820,426		

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



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: 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	10%	
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:

The Board moved to approve Gerding Builders LLC as Construction Manager/General Contractor (CM/GC) for project. Schematic Design has been completed (see below) and reviewed by The District and Facilities, and the design process has moved to the Design Development level.



Activities Scheduled for Next Period:

Schematic Design cost estimate and reconciliation.

Highlights, Challenges, Solutions:

Highlights: Completion and approval of Schematic Design.

Challenges: Design according to budget.

Solution: Architect awareness of and designing to budget along with CM/GC value engineering process.

Additional Information:

For questions, comments or additional information, please contact:

Steve Earle


steve@hmko.org

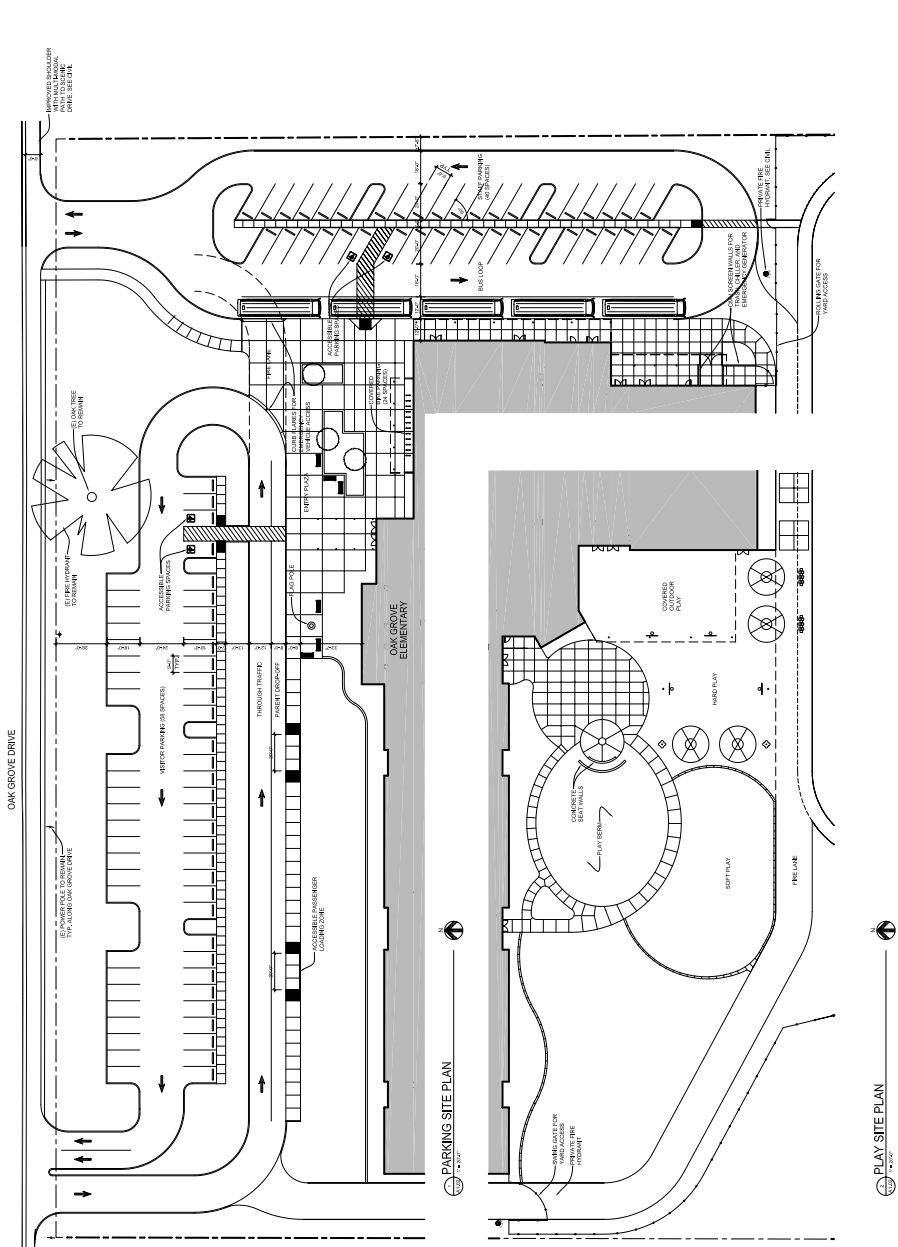
Phone: 971-304-0010

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
OGES	\$18,400,000	\$26,400,000	\$391,262	\$822,330	\$26,008,738		

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

Approved Parking Site Plan

 <p>gLAS Architects, LLC 115 West 8th Avenue Suite 202 Salem, Oregon 97301 503-586-2974 www.glasarch.com</p>	<p>FOR REFERENCE ONLY NOT FOR CONSTRUCTION</p> <p>CONSULTANTS</p>	<p>OAK GROVE ELEMENTARY GREATER ALBANY PUBLIC SCHOOLS SCHEMATIC DESIGN REVIEW SET</p> <p>1500 OAK GROVE DRIVE NW ALBANY, OREGON 97321</p>	<p>PROJECT #</p>	<p>DATE</p>
			<p>17028</p>	<p>12.21.2017</p>
<p>ENLARGED SITE PLANS</p>		<p>A1.02</p>		



Front Elevation

 **OAK GROVE ELEMENTARY SCHOOL**
1300 NW OAK GROVE DRIVE, ALBANY OR 97321



ENTRANCE



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:

HMK/DLR cost reconciliation and scope revision meeting was held on December 6, 2017
 GAPS Facilities meeting – CFU’s, finishes, and lighting was held on December 14, 2017
 CD documents were completed for review, comment, and estimating



Activities Scheduled for Next Period:

GAPS Facilities/HMK 100% CD document review and revisions
 100% CD's to cost estimating teams
 CD cost reconciliation, review and revisions
 Bid document issuance
 Advertisement for bid and scheduling of pre-bid walkthroughs

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
CMS	\$2,328,968	\$2,328,968	\$153,124	\$103,347	\$2,175,844		



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	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:

HMK/DLR cost reconciliation and scope revision meeting was held on December 6, 2017
 GAPS Facilities meeting – CFU’s, finishes, and lighting was held on December 14, 2017
 Completion of CD documents were completed for review and revision



Activities Scheduled for Next Period:

GAPS Facilities/HMK 100% CD document review and revisions
 100% CD's to cost estimating teams
 CD cost reconciliation, review and revisions
 Bid document issuance
 Advertisement for bid and scheduling of pre-bid walkthroughs

Additional Information:

For questions, comments or additional information, please contact:

Jeff Perrin

jeff@hmko.org

Phone: 971-304-0671

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
MMS	\$2,779,776	\$2,779,776	\$58,456	\$191,120	\$2,588,656		



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 & KeyMilestones	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**

Current Activities:

Design Review meeting on December 1, 2017 with GAPS Team. GAPS is reviewing alternative design vs. future needs.

Activities Scheduled for Next Period:



Additional Information:

For questions, comments or additional information, please contact:

Jeff Perrin

jeff@hmko.org

Phone: 971-304-0671

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
NAMS	\$3,780,538	\$3,780,538	\$64,686	\$267,475	\$3,715,852		



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. An additional Computer Lab on the second floor will be renovated 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:

HMK/DLR cost reconciliation and scope revision meeting was held on December 6, 2017
 GAPS Facilities meeting – CFU’s, finishes, and lighting was held on December 14, 2017
 Completion of CD documents were completed for review and revision



Activities Scheduled for Next Period:

- GAPS Facilities/HMK 100% CD document review and revisions
- 100% CD's to cost estimating teams
- CD cost reconciliation, review and revisions
- Bid document issuance
- Advertisement for bid and scheduling of pre-bid walkthroughs

Additional Information:

For questions, comments or additional information, please contact:

Jeff Perrin

jeff@hmko.org

Phone: 971-304-0671

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
TRS	\$500,000	\$500,000	\$12,992	\$34,841	\$487,008		



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

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

*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%	

*Please note there have been updates to the Schedule & Milestone Matrix



Current Activities:

Completion of DD Documents
 City Pre-Application was held on Meeting December 6, 2017
 100% DD HMK Review Meeting was held on December 11, 2017
 GAPS Facilities Meeting – CFU’s, floorcoverings, and lighting was held on December 14, 2017
 DD Package to Estimating Teams was sent on December 15, 2017
 DLR transition into CD phase

Activities Scheduled for Next Period:

DD cost estimates are due January 10, 2018
 MEP review with GAPS Facilities Team – TBD
 Cost Reconciliation Meeting is scheduled for January 22, 2018
 B.O.C. Workshop and Board Meeting January 22, 2018

Additional Information:

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget	Notes
SAHS	\$10,279,002	\$11,479,002	\$99,700	\$733,013	\$11,379,302		

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	01/15/18	95%	
Master Planning	08/22/17	12/11/17	100%	
Design Development	1/15/17	4/30/18	0%	
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:

The Board moved to select one of two layout options which will include the new construction of multi-purpose CTE space/gymnasium, kitchen and servery, band/choir, drama, theater/stage craft, administration, art, audio, video, and Mac lab, student store, commons area, and print lab. The design process is at the schematic design level with completion due on January 12, 2018.



Activities Scheduled for Next Period:

Complete schematic design and launch the Design Development process.

Highlights, Challenges, Solutions:

Highlights: Achieved solid design direction

Challenges: Finalize site plan, parking, landscape concept.

Solution: Expedite design team communication and decision process first week of January.

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	\$415,304	\$2,314,787	\$52,653,696		

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



CRITICAL FACILITY UPGRADE PROJECT – 2018 PAVING PROJECT

Schools:

Liberty Elementary
 Tadena 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:

Design continuing. 100% review meeting December 18, 2017. Working with Civil West to finish documents for bidding. Bidding begins December 27, 2017. As we are getting estimates from our consultants and talking to contractor’s price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Activities Scheduled for Next Period:

Pre-bid walk scheduled for January 16, 2018. Bid closing is January 30, 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
2018 Paving Projects	\$2,338,002	\$2,338,002	\$113,346	\$394,018	\$2,224,656		



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	90%	
Construction Documents	12/15/17	12/15/17	90%	
Bid and Award	12/27/17	1/30/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/15/18	10/15/18	0%	

Current Activities:

Design work by A-Tech/Northwest to incorporate the decisions into specifications and bid documents. A-Tech/Northwest documents coming in for review. HMK and A-Tech combination documents finalized. Bid period begins December 27, 2017. As we are getting estimates from our consultants and talking to contractor’s price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Roofing projects for Calapooia and Memorial Middle Schools are being included in the design documents DLR is assembling.

Activities Scheduled for Next Period:

Bid documents and specification final design and review. 100% meeting December 15, 2017 with the Bid advertisement on December 27, 2017. Pre-bid meeting will be held on January 9, 2018. Bid opening will be on January 30, 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
2018 Roofing Projects	\$4,883,006	\$4,883,006	\$9,445	\$108,363	\$4,873,561		



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	80%	
Construction Documents	1/17/18	1/17/18	80%	
Bid and Award	1/22/18	2/22/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/15/18	9/15/18	0%	

Current Activities:

Design continuing. As we are getting estimates from our consultants and talking to contractor’s price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Activities Scheduled for Next Period:

100% check set documents due January 17, 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	\$25,560	\$45,440	\$157,440		



CRITICAL FACILITY UPGRADE PROJECT – 2018 ALBANY COMMUNITY POOL PROJECT

School: Albany Community Pool

Project No.: 207

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

Schedule & Key Milestones	Schedule	Completion	% Cpl	Comment
Design	8/15/17	12/19/17	90%	
Construction Documents	12/19/17	12/19/17	90%	
Bid and Award	12/27/17	1/30/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/15/18	10/15/18	0%	

Current Activities:

Design continuing. Bid documents being put together. Bid advertisement December 27, 2017. As we are getting estimates from our consultants and talking to contractor's price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Activities Scheduled for Next Period:

Pre-bid walk January 11, 2018. Bid closing February 8, 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	\$16,517.50	\$105,497.50	\$1,044,482		





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	75%	
Construction Documents	1/25/18	1/25/18	75%	
Bid and Award	1/31/18	2/28/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

Current Activities:

Next review meeting January 25, 2018. As we are getting estimates from our consultants and talking to contractor’s price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Activities Scheduled for Next Period:

100% review meeting January 25, 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	\$	\$11,417	\$20,883	\$25,583		





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	80%	
Construction Documents	1/2/18	1/2/18	75%	
Bid and Award	1/17/18	2/15/18	0%	
Construction	6/13/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

Current Activities:

Design work. Sizing of generators and back up propane tank for installation. As we are getting estimates from our consultants and talking to contractor’s price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Activities Scheduled for Next Period:

Design document work and review. 100% documents due January 2, 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	\$	\$3,630	\$49,992	\$49,992		



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 work between Halliday and Captive Air (Hood Manufacturer) continuing.

Activities Scheduled for Next Period:

Review meeting with GAPS facilities and Halliday.

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	TBD	TBD	0%	
Construction	6/15/18	8/24/18	0%	
Closeout	10/1/18	11/1/18	0%	

Current Activities: Contract approved and signed. Design work progressing. As we are getting estimates from our consultants and talking to contractor’s price escalation has become a concern along with schedules being too full to accommodate more work load in the coming months.

Activities Scheduled for Next Period:

Refine schedule

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	\$	\$1,411	\$41,177	\$16,229		



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:

Finalizing contract negotiations with PBS to provide hazardous material survey for SAHS and OGES.

Activities Scheduled for Next Period:

Define needs for PBS within the projects. Determine a tentative schedule.

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	\$					



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/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:	12/31/17
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>		

Original Budget	\$188,918	Forecast to Complete	\$76,504
Authorized Changes	None	Forecast Total Cost	\$188,918
Paid to Date	\$112,141	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:	12/31/17
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</p>		

Original Budget	\$204,627	Forecast to Complete	\$77,098
Authorized Changes	None	Forecast Total Cost	\$204,627
Paid to Date	\$127,529	Over/Under Budget	0

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

The screenshot displays the KMC Connect v1.0.7.11 interface. The main window is titled "Control BASIC Editor" and 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 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
```

The left sidebar shows a tree view of the network structure, including "Network (1703)" and "Network (1705)". Under "Network (1705)", the "Program Objects (Control BASIC)" folder is expanded, showing programs 1 through 10. "[PRG9] PROGRAM_9_BOILER C" is selected and highlighted in blue.

At the bottom of the window, the "Alarm Monitor Bar" shows "No active alarms for this user." and "Active Alarms: 0".

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.

IM: BACnet (1)
1738) WAH_RM_F2 [PRG10] PROGRAM #10-OSA COPY

Changes Refresh Expand All

General Properties

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 1755.AV2307 = AV23
24 IF INTERVAL (00:10:00) THEN 1756.AV2307 = AV23
25 IF INTERVAL (00:10:00) THEN 1757.AV2307 = AV23
26 END
    
```

Refresh time (seconds)

Variable	Status
<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"/> 1755.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1756.AV23.PRESENT_VA...	Retrieving...
<input checked="" type="checkbox"/> 1757.AV23.PRESENT_VA...	Retrieving...



PROJECT UPDATE

School:	West Albany High School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	85 Percent
Type of Work:	Mechanical	Report Date:	12/31/17
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</p>		

Original Budget	\$275,471	Forecast to Complete	\$138,647
Authorized Changes	None	Forecast Total Cost	\$275,471
Paid to Date	\$136,824	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 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 EM/
 - [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

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 AN
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. The main window is titled "Control BASIC Editor" and 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 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
```

The interface also shows a "Network Manager" on the left with a tree view of devices and programs. The "Alarm Monitor Bar" at the bottom indicates "No active alarms for this user." and "Active Alarms: 0".



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 and was deemed incomplete. The City Traffic Engineer has requested additional information. It is anticipated that the City will schedule a January hearing before the Planning Commission and a February hearing before the City Council for approval.

Activities Scheduled for Next Period:

Hearing before the Planning Commission.

Highlights, Challenges, Solutions:

Complete application with additional submittal to City Traffic Engineer.



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							