



MINUTES

CALL MEETING TO ORDER

Bond Oversight Committee Chair Pat Eastman called the April 25, 2018, Budget Committee Meeting to order at 6:03 p.m.

Present were:

Pat Eastman	Bond Oversight Committee Chair
Dale Debolt	Bond Oversight Committee Vice-Chair
Eric Aguinaga	Bond Oversight Committee Member
Jerry Boehme	Bond Oversight Committee Member
Heath Kasper	Bond Oversight Committee Member
Dawn Davis	Bond Oversight Committee Member
Russell Allen	Director of Business
David McKay	Bond Program Director, HMK Company
Skip Hamilton	HMK Company

Committee Members Rick Costain and Scott Pierson were absent from the meeting. Staff member Jon Dilbone was present for the meeting.

PLEDGE OF ALLEGIANCE

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

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

Mr. Eastman asked if everyone had the opportunity to review the minutes that were sent out in the packet and if there were any questions or changes. Ms. Davis made a motion to accept the minutes as presented. Mr. DeBolt seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

BOND PROJECTS STATUS REPORT

Mr. McKay introduced Mr. Skip Hamilton who is a new Senior Project Manager for HMKCO assigned to the South and Calapooia projects. Mr. McKay shared that Mr. Hamilton has worked at HP in facilities and construction management and is a Mechanical Engineer by training. He stated that he appreciates that Mr. Hamilton has jumped right in and that it is good to have Mr. Hamilton's perspective.

Mr. McKay stated that his "mood ring" feeling today is that he is in Good Spirits. He stated that there are always challenges but he feels good as to where we are at the moment. He reported that there was a groundbreaking ceremony earlier today at Meadow Ridge. He reported that there was a great turnout of about 50 to 60 people and that there were 8 first graders from Clover Ridge who participated in the ceremony. Mr. McKay shared that the Advanced Band from Timber Ridge played for the event and that it was recorded live. It was agreed among the group that the notifications that were sent out were very helpful with the success of the event and they want to keep educating people that Meadow Ridge will house 600 students. Ms. Davis

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asked what grades the new school would house. Mr. Allen responded that the plan is to open Meadow Ridge as a K-3 and have Timber Ridge go to a 4-8, however the district is reserving the right to watch the numbers this fall. Discussion ensued regarding possible boundary changes and what the plan was for Clover Ridge. Mr. Allen answered both questions that there are not boundary changes anticipated and Clover Ridge would be held in reserve in case there was a time when there could be some future capacity issues.

Mr. McKay reported that he was working on scheduling three more groundbreakings; one for Oak Grove, one for South and one for West. Ms. Davis asked about if the courtyard at OG was being considered being used for the ground-breaking there and if so there could be a concern. Mr. McKay stated that he would look into it more closely. Mr. Allen added that the groundbreakings would need to be scheduled soon. He asked if the Committee felt there was a need to have a groundbreaking for South for the multipurpose room. The members of the Committee were all in agreement that if there should be one. It was discussed that the Board desires the movement of the Bond to continue rolling forward and that it is important for the Bond Oversight Committee to continue to roll with it, not allowing the momentum to die at the end of the construction period. Mr. Allen commented that it is very difficult to work concurrently on two bonds while under construction, but if it means cutting a ribbon at West and then the next week startup again, then yes; that is possible. Mr. Eastman commented that way becomes more of a continual process and adds to looking ahead with a true long-term plan for the district. Mr. Debolt added that stays out in front of the public all the time this way.

Mr. McKay reported that they are bidding on the last of three projects over the next two weeks. One of those was Lafayette that bid yesterday. He explained that with the addition to Lafayette this year, it increased the load to the cafeteria. In an attempt to fix it they are removing the stage and wall to create a large open area to accommodate the increase in students. He stated that it was good news that the project came in at only \$68,000 over budget. He shared that originally it was forecasted to be \$1 million over budget and hopes to have the board award it on May 14. He stated that it is a summer project that includes restrooms, mechanical upgrades, and a new roof. Mr. Aguinaga commented that he would like to see a large billboard outside the school to share that information because of the previous water damage. Mr. Eastman commented that some of the Bond campaign pictures were of Lafayette with buckets in the hallways.

Mr. McKay reported that the bids for Asbestos Abatement for Sunrise are due on Thursday; bids for South are due on the 10th, and bids for OG site packet are due May 10. Discussion ensued regarding the Oak Grove Project.

Mr. McKay stated that the project team is in a season of transition; design and bidding are ongoing and construction is starting. It is a busy time. He reported that they will start to have weekly project meetings, continue with CFU planning updates, roofing and restroom plans. He shared that there will be roofing going on at 7 sites, restrooms at 3 sites, and that they are finalizing mechanical projects all of which will be going out for bid in October. He reported that they are also working with DLR now in the retooling of NAMS plan and hope to have it adjusted to accommodate the concerns for review in the next 2 weeks.

Mr. Aguinaga asked what the decision was for the temporary housing for NAMS. Mr. McKay responded that they are not doing the quad and not doing the restrooms. Mr. Allen reported that the Board took action on this. He stated that the 5th graders would be going to NAMS and that that the District has received approval from the City to move the modular from OG to NAE. Mr. McKay commented that he hoped that the modular would be moved before school was out in June so it would be ready for occupancy for the start of school in September. Ms. Davis asked if it was known what classrooms the teachers will be assigned to at NAE. Mr. Allen responded that the last he heard, the principal was maintaining the music room at NAE and that there had not been other discussions that he knew of. Mr. Dilbone shared that the four 5th grade classrooms would be in the quad, the health classroom was moved further down the hall, and

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that the art room would be used as a music room during the musical. It could be used for other things like art for the 5th graders. Ms. Davis stated that she still had questions for NAE but it was much clearer for NAMS.

Mr. McKay referred to the Local Contractor Outreach list and stated that there were some new additions. He shared that he was now waiting for sub lists to be able to add some more. Mr. Kasper commented that Albany Rental was not on the list and that Forslund had a picture of a crane on the website but they were not on the list. Mr. Boehme commented that once construction really gets started it would be nice to contact Jennifer Moody to do an article on how we have made attempts to hire locally. Ms. Davis agreed but felt it would be more powerful if the information came out in the fall after school starts back up. Mr. Eastman shared that he was told that the ADH is down to 2.5 reporters and that if there was any way that the District could put together press releases themselves, there would be a better chance on getting it into the paper. Ms. Davis shared that the newspaper at West was active again and that it could be a great opportunity for students to write stories for journalism class and to push the available CTE classes. Mr. Eastman suggested asking about a partial FTE to help with publication purposes.

Mr. McKay reported that he believes that the outreach to contractors is helping draw in bids. He stated that there were three prime contractors who submitted bids for LAF and one of those stated that had we not contacted him that he wouldn't have learned about the bids because he didn't use DJC any longer for information. He reiterated that the effort has paid off. Mr. Aguinaga stated that his business encountered a trickledown effect when Building 9 was under construction; many of the contractors used them for their tire needs. Mr. DeBolt asked if there was any structural steel being placed because there was a concern at one point regarding the United Steel Workers Union. Mr. McKay responded that because it was a hard bid but he can't tell who is winning the steel fabrication work. He shared that they did have a good working relationship with the carpenters union. They have stated that they want to help with the CTE efforts.

Mr. McKay commented that one area where his mood ring is orange instead of blue is in regards to the Meadow Ridge wetlands. He stated that the wetland permits have not gone through yet and that Todd is ready to have to pull off their trailers. He reported that we have DSL approval, DEQ erosion control is in place, and have the permitting from the city; what we don't have yet is the approval from the Corps of Engineers. He shared that there was a comment from DEQ that they were relooking at stormwater discharge but we are unsure as to why. Mr. McKay emphasized that this is the one thing giving him concern. Mr. Boehme asked what the timeline was that will cause a critical construction delay. Mr. McKay responded that we would need to have something in place within the next 30 days or it will affect the District's ability to open Meadow Ridge in September of 2019. He shared that the City was also having problems with the Corps in regards to the Santa Maria extension and the builder to the north is also having problems with the Corps.

BOND PROJECTS COMMITTEE DISCUSSION

Mr. McKay asked if there were any more Committee questions. Mr. Kasper asked if there was a report on the bid estimates. Mr. McKay stated that he will include those for the next meeting. Discussion ensued regarding the fine tuning of those reports. Mr. Eric Aguinaga asked when the construction at the pool would be taking place. Mr. McKay responded that there is a preconstruction meeting this week and will share when he knows something. Mr. Eric Aguinaga stated that parents are asking. Ms. Davis suggested sharing that information for the public early. Discussion ensued regarding the South Albany logo/mascot change.

Ms. Davis asked about the West update meeting that took place yesterday. Mr. McKay stated that Wests meetings were at 50% design but there are still budget challenges just like Meadow Ridge and Oak Grove. He is hoping that with the upcoming cost estimate it will be close to be aligned. He shared that Susie has been

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helping with prioritizing and working through the process. Discussion ensued. Mr. McKay stated that the West Albany design meetings are bi-weekly for the next few weeks and because of limited space there are not enough large rooms available to open it up to many people. He suggested contacting Mr. Eastman to coordinate a rotation for those wanting to attend.

NEXT MEETING

Mr. Eastman shared that the next meeting would take place on May 16 meeting and that he would be absent from that meeting. Mr. DeBolt will be present to run the meeting. There was discussion on possible groundbreaking dates. Ms. Davis asked if graduation would affect or have an impact on any of the groundbreaking ceremonies. Mr. McKay agreed that he would make no decisions without first talking to the principals.

ADJOURN

Mr. Eastman adjourned the meeting at 7:16 p.m.

Pat Eastman
Bond Oversight Committee Chair

Recorded by Kathie Vosper