



Bond Oversight Committee Meeting

June 27, 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 May 16, 2018 Meeting
 - C. BOND PROJECTS STATUS REPORT – Pat Eastman**
 - 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

July 12	Special Board Meeting, 5:30 p.m. District Office
July 16	Regular Board Meeting, 7:00 p.m. District Office
August 1	Principals and Office Managers Return
August 13	Regular Board Meeting, 7:00 p.m. District Office
August 27	Teachers Return
August 27	Regular Board Meeting, 7:00 p.m. District Office
September 4	First Day of School, Grades 1-6, 9
September 5	First Day of School, Grades 7, 8, 10, 11, 12
September 10	Regular Board Meeting, 7:00 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

Bond Oversight Committee Vice Chair Dale DeBolt called the May 16, 2018, Budget Committee Meeting to order at 6:03 p.m.

Present were:

Dale DeBolt	Bond Oversight Committee Vice-Chair	
Eric Aguinaga	Bond Oversight Committee Member	
Jerry Boehme	Bond Oversight Committee Member	
Rick Costain	Bond Oversight Committee Member	
Heath Kasper	Bond Oversight Committee Member	
Dawn Davis	Bond Oversight Committee Member	Arrived 6:05 p.m.
Russell Allen	Director of Business and Operations	
David McKay	Bond Program Director, HMK Company	

Committee Members Pat Eastman and Scott Pierson were absent from the meeting.

PLEDGE OF ALLEGIANCE

Committee Vice-Chair Dale DeBolt led the group in the Pledge of Allegiance.

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

Mr. DeBolt stated that the minutes had been sent out and asked if there were any questions. There were none. He asked for a motion to accept the minutes. Committee Member Heath Kasper made a motion to accept the minutes as presented. Mr. Aguinaga seconded the motion. **MOTION CARRIED UNANIMOUSLY.** Ms. Davis arrived after the minutes were approved.

BOND PROJECTS STATUS REPORT

Mr. McKay started by asking if there were any questions on the April Board Bond update report that was sent out. Mr. Kasper commented that Forslund Crane Services was still not on the vendor list. Mr. McKay made a note to correct. Mr. Kasper then asked what the status was for NAMS. Mr. McKay responded that there are four concepts with minor changes to the classrooms to accommodate the principal's desire to have classrooms that are not landlocked. He shared that those concepts were presented to the principal last week and will give him some time to review. Mr. McKay commented that DLR is close to finalizing the design and the project will go out to bid in October. Mr. Allen commented that the delay was also because of the necessity of using the classrooms this year for the Oak Grove overflow. Mr. Kasper asked some more questions to which Mr. McKay responded.

Mr. Costain asked if there were any wetland issues for the Transportation Facility. Mr. Allen responded that he believes that all the permits that were needed are in place. He shared that the last hurdle was working

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through the City which was resolved last week and that once the designs are caught up, it's ready to go. He stated that he believes it will go to the Board on July 9 to bringing an updated cost estimate. They did not run into the same wetlands issues as Meadow Ridge.

Mr. McKay reported that there is now understanding as to what the wetlands hold up was for Meadow Ridge. He stated that there were several agencies reviewing the wetlands issue: Corps of Engineers, NOAA, EPA, Department of State Lands, and DEQ. He shared that DEQ's issue was because the Corps of Engineers didn't send the entire delineation plan to them for review, just parts. He reported that the DEQ has now been provided the rest of the information. The concern now is that they want us to take measures to ensure that storm water runoff gets to the wetlands. The new sketch has been approved by GAPS and is going back to the Corps of Engineers. We are not expecting any more issues.

Mr. Boehme asked if the school was then projected for a Christmas opening. Mr. McKay reported that the project is delayed by approximately a month right now and they need to assess what needs to be done. He stated that there is "float" included in the contract and a consultant will determine the actual float to see if opening the Fall of 2019 is still possible. He stated that everything is being done to keep the original Fall of 2019 opening.

Mr. McKay reported that the South Albany bid opening last Thursday did not have the outcome that was anticipated. It came in at 25% over budget which was significant. He stated that they have been working on trying to understand what happened. He reported that it was also over the cost estimate. He shared that there were another 12 projects bidding that day and 30 that week which could have had an impact. He shared that there were some bond premium bidding alternates included in the package. He stated that they are interviewing the contractors and are looking at options either to go with the low bidder with a lot of value engineering or go back out to bid in October. Mr. Allen commented that they will not be taking the bid to the Board for award, the value engineering and contract negotiations would need to take place first.

Mr. Boehme asked if there was any advantage to just rejecting the bids. Mr. McKay responded no, it is the sub coverage that is the problem not the major trades. Discussion ensued. Mr. Boehme asked if it was just the gym. Mr. McKay responded that the bid included VTE, storage, gym and some CFU projects that would make sense. He commented that they would bring a recommendation to the June 4 Board Meeting on how to proceed.

Mr. McKay commented that the good news was the Oak Grove site package came in at 20% under budget. This is where the CMGC is responsible for bidding and recruiting subs. He shared that it will be taken to the Board to award on Monday to a company out of Silverton. Ms. Davis asked if the site package included demo. Mr. McKay responded affirmatively.

Mr. McKay then shared that there are currently 35 construction projects underway around the District and all are moving along well other than bids have not been consistent. He stated that there have been some timing issues and have learned what works and what doesn't and have been working with subs to make things better. Mr. Boehme asked how the Pool was going. Mr. McKay responded that it was going well and that there were some challenges with the contractors and specifications. He reported that for roofing, Hammerquist was a good contractor and is pleased so far with the work. Mr. Boehme asked when it would be done. Mr. McKay responded that the work would be done over the summer and they are finding measures to keep the building operational when the mechanical does down for replacement. He emphasized there was no additional down time expected other than the normal week or so at the end of the summer. Mr. Boehme commented that any extra down time would be a concern.

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Mr. Aguinaga commented that there was a discussion at the last Board Meeting regarding CFU funds versus the rest of the Bond projects. Mr. Allen commented that Board Member Kim Butzner was asking if it was wise to go ahead and approve these projects while there were still issues with South and unknown costs on two other large projects. He shared that the response given was that with the approval of the CFU projects, they are less than \$10 million that what was budgeted for CFU. He reported that holding off on any of these projects now will cost more in the long run. He commented that the Board will have plenty of opportunity to discuss the remaining CFU down the road. Ms. Davis stated that she assumed that the CFU projects were prioritized. Mr. Allen responded that some of it is logistics but generally the 18/19 summer projects are clearly the priority. Ms. Davis commented that the viewpoint of debate is more about which is more important, South and/or West versus CFUs. Discussion ensued. The Committee felt that it is important for the CFUs to be taken care of because the public won't be happy if those items were not completed.

Discussion then moved to Bond premium funds. Mr. McKay reported that both South and West had chunks of those funds allocated to them along with Meadow Ridge and Oak Grove to date. He added that bond premiums were also included in the Timber Ridge and Calapooia bids. Mr. Boehme asked how much construction excise tax was coming in and could it be used as a supplement. Mr. Allen responded that there was approximately \$2 million in that fund and it was certainly an option for the Board to consider. He shared that there are several projects that have identified the construction excise tax fund as a funding source but there is not enough there for all of them.

Mr. Boehme asked what other sources of funding were available to the Board. Mr. Allen shared that the district did not receive the seismic grant and other than the Construction Excise Tax, one option would be that the Board underlevied the Bond by \$7.5 million and could go back and change it and at the end of the project, and another option is that there will probably be significant dollars in the form of interest that could be used if necessary. More discussion ensued on the South bid and bid alternates.

Ms. Davis asked if it was necessary to get all new fixtures for the new Oak Grove School. She stated that there were many items in the school that were functional, not enough to fill all the classrooms but some of them. Mr. Allen responded that the original plan was for Oak Grove to get all new fixtures but it has changed to that if anything in the building is relatively new and is not going to stand out, it will be saved and reused in the new building. He stated that they haven't gone so far as to move in all the old furniture and fill in the rest. Ms. Davis stated that being in the school all the time, there are some really solid old wood desks that are quite serviceable. Mr. Allen stated that Ms. Matuszak has been very reasonable throughout the project.

Ms. Davis asked about work being done at West with the bond premium covering a possible wing but heard it was moved to an auxiliary gym. The response was that the Board determined to use bond premium dollars at West for an auxiliary gym as well as additional classrooms. The classrooms are for Health Occupations classes. Even without the auxiliary gymnasium, there would not have been sufficient resources to bring over whole complementary departments from the existing building (e.g., math/science).

Mr. McKay asked if there were any other questions. There were none. Mr. McKay moved forward sharing that bidding will start in October for upcoming Summer 2019 projects. Mr. Boehme asked if any work would be going on during Christmas break. Mr. McKay responded that he did not know of any at the moment. Mr. Allen commented that self-performed work would be active at that time for sure. Mr. Aguinaga asked that if South was rebid in October and could be awarded quickly, could construction begin at Christmas. Mr. McKay stated they would have to see what could be done. Mr. Costain asked if South was rebid with a delayed start, what influence it would have on other projects coming after it. Mr. McKay replied that there were possibilities that the project could be broken down into smaller projects. Mr. Allen cautioned the group

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to keep South discussions quiet until after the Board has a chance to discuss their options. Mr. Allen stated that regardless, the schedule for South has slipped and will not make the fall 2019 timeline.

Mr. Boehme asked if CMGC managed projects were less expensive. Mr. McKay responded that in his experience it increases costs.

Mr. DeBolt commented that he had discussions with angry parents who had the impression that Bond dollars were going towards the change of mascot at South. Mr. McKay emphasized that no bond dollars were being used for this. Mr. DeBolt commented that he believes that it is the way individuals are reading the article. Mr. Allen emphasized that absolutely NO bond dollars are being used for the mascot change. Mr. DeBolt raised concern that the way the rename choice was handled, having the student choose without public input will hurt for the next bond; he emphasized that there should have been some community involvement. Discussion ensued.

Mr. Allen announced that the Oak Grove groundbreaking ceremony would be held on June 1 at 10:00 a.m. behind the quad. It was requested that staff send a reminder e-mail to the Committee.

Mr. DeBolt commented that he didn't see any meetings scheduled in June on the agenda. Mr. Allen responded that there is one scheduled for June 27, 2018 at 6:00 p.m. Ms. Davis asked how often the Committee was expected to meet as time moves forward and if there was a recommendation on frequency. Mr. Allen responded that the charter says once every other month. Mr. McKay responded that he felt that it would be well into Fall before he would suggest any changes in the meeting frequency. Mr. Boehme commented that generally it starts busy and lets off after some time.

ADJOURN

Mr. DeBolt adjourned the meeting at 7:13 p.m.

Dale DeBolt
Bond Oversight Committee Vice-Chair

Recorded by Kathie Vosper

GREATER ALBANY PUBLIC SCHOOLS CAPITAL BOND PROGRAM

END OF MONTH REPORT - MAY 2018





GENERAL PROGRAM UPDATE

The Oak Grove Elementary School Ground breaking was another important milestone for the program. The entire school celebrated the end of an era for one school building and the construction of the new.

May has been a transition month as we work with the various construction teams with pre-mobilization planning and preparation. Construction activity has commenced at the Albany Pool and the District Office. Mobilization activities are underway at Timber Ridge and Calapooia. Additionally, many of the sites are preparing for roofing and/or paving projects.

We would like to highlight the tremendous support the Facilities Department is providing to these projects. One person whose contributions are significant is Karri O'Connell. She is responsible for all moving coordination and ordering of equipment. This is no small task considering the significant effort of planning the complete move out at Oak Grove Elementary School.

FOUR MAJOR BUILDING PROJECTS

Oak Grove Elementary School site package was awarded with the GMP Amendment executed by Gerding Builders and the District. Gerding Builders issued the building completion package soliciting sub-contractor and material supplier bids. The bids will close on June 13th.

Meadow Ridge School project continues to experience wetland permitting delays. The project team is working with the various Authorities Having Jurisdiction (AHJ). We currently are waiting for their review of revisions.

South Albany High School bids were rejected. The project team is currently working on finalizing a list of Value Engineering ideas for incorporation into the documents for rebidding in October.

West Albany High School: DLR has continued working with the school staff through the Design Development phase. This phase will be complete in Mid-June with an updated cost estimate in early July.

PROJECT ADMINISTRATION

Project administration and accounting support are two key areas critical to Program success. This is a combined effort of HMK Company and GAPS Accounting. In the month of May, we have processed 174 background checks, requested 31 purchase orders and processed 22 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	104	\$ 10,975,092
Construction Contracts	23	\$ 40,127,796



GREATER ALBANY CAPITAL PROGRAM SOCIAL MEDIA ANALYTICS

We continue to actively post to Social Media. There were over 8,500 views last month from 3 postings, the Oak Grove Ground breaking live video, 17 Facebook posts, 14 LinkedIn posts, and 10 Instagram posts. As construction commences, we will increase the posts with pictures and projects updates.

LOCAL VENDORS AND CONTRACTORS

We are pleased with the number of local contractors that have bid the projects and the report we are receiving from the prime contractors that many of the firms supplying materials and labor are from the local area. We will report the specifics once we receive sub-contractor and material supplier lists.

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

ALBANY AREA CONTRACTORS

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
Knife River	32260 Old Highway 34, Tangent
WL Thomas	1170 Anderson Place SE, Albany
Baldwin General Contracting Inc	1124 Santiam Road SE, Albany
Hammerquist Inc.	249 SW Avery Avenue, Corvallis
Forslund Crane Service	3001 SW Ferry Street, Albany

Calapooia Middle School - Baldwin General Contracting Sub-Contractors and Material Suppliers

May or May Not Construction	2920 20 th Avenue SE, Albany
Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Complete Plumbing	422 Cleveland St. SE, Albany
Axis Electric	1981 Fescue Street SE, Albany
Home Insulation Contractors	34155 OR-99E, Tangent

Meadow Ridge Elementary School - Todd Construction Sub-Contractors and Material Suppliers

Jackson Luck Enterprises	5700 Reservoir Road, Corvallis
Knife River	32260 Old Highway 34, Tangent
Island Fence Inc	93114 Highway 99 S, Junction City
Dakota Construction Services	36845 Crackerneck Drive, Scio



South Town Glass	2324 12 th Street South, Salem
L.P. Company	1780 23 rd Street SE, Salem
Oregon Art Tile	12592 Centerwood Road South, Jefferson
Thomas Kay Textiles	2744 Pence Loop SE, Salem
Valley Floors	2794 Vitae Springs Road, Salem
Northside Electric	2920 22 nd Street SE, Salem

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 1st Avenue, Albany
Platt Electric	191 34th 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 1st Avenue, Albany
Sherwin-Williams Paint Store	2945 Santiam Hwy SE, Albany
Albany Lock & Key	217 Main Street SE, Albany

LOCAL CONTRACTOR BIDDING OUTREACH

We continue to encourage the project teams to utilize whenever possible companies within the local area. To the greatest extent possible we believe this is occurring. As we plan bidding this fall we will utilize the same outreach methods as we did in spring.

BIDDING (OVER) UNDER SUMMARY

Middle School CTE Projects (CMS and TRS)	\$195,875
Meadow Ridge Elementary School	\$180,363
Oak Grove Elementary School	
South Albany High School	
West Albany High School	

Critical Facility Upgrades (\$8.5M of \$50M Awarded)	\$(389,165)
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<i>Bids Rejected (Fire Doors, MMS, SAHS)</i>	\$(10,698,312)
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MEADOW RIDGE ELEMENTARY SCHOOL

PROJECT NEW SCHOOL

PROJECT DESCRIPTION

New School ~90,000 Sq. Ft. Elementary School

SCHEDULE & KEY MILESTONES	SCHEDULE	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	100%	
Bid and Award	2/21/18	3/14/18	100%	
Construction	4/15/18	7/31/19	1%	
Building Commissioning	6/15/18	8/1/19	0%	
Owner Occupancy	8/1/19	8/21/19	0%	
Post Occupancy Evaluation	9/1/19	9/15/19	0%	
Warranty Period	8/1/19	8/1/20	0%	
Other			0%	

CURRENT ACTIVITIES

Construction is on hold until the Corp of Engineers issues the wetland permits. The project team (HMK, Soderstrom and Todd Construction), continue to review submittals, submit RFIs (Request for Information) in preparation for the work to begin. Tim Acker the Wetland Consultant and Brian Vandetta Udell Engineering continue to work with the Authorities Having Jurisdiction seeking a quick resolution and issuance of the permits.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Until the permit is issued, work cannot begin.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS



None

CHALLENGES

Because the Army Corps of Engineers and DEQ have not signed off on our permit, work at the site cannot commence. We continue to request updates from DEQ and Corp of Engineers. Unfortunately, most attempts at contact go unreturned.

Todd Construction notified the district that their site-work contractor cannot continue to wait for the permit. Todd Construction notified the District that they have received a bid from an alternate site-work contractor. If the permit is not issued soon, we anticipate other sub-contractors pulling out as well.

SOLUTIONS

The project team is doing everything in their power to receive the permit, including contacting the agencies and leveraging relationships.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
MRES	\$40,050,000	\$4,483,055	\$35,386,582	(\$180,363)

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

APRIL PROJECT PHOTO GALLERY



Aerial view of the new Meadow Ridge
Elementary School Site



OAC Meeting in HMK Office.



OAK GROVE ELEMENTARY SCHOOL

PROJECT NEW SCHOOL

PROJECT DESCRIPTION

Construct new elementary school ~60,405 Sq. Ft.

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	100%	
Construction Documents	02/26/18	05/18/18	35%	
Bid and Award Site Package	04/05/18	05/08/18	0%	
Construction Site Package	05/21/18	08/01/18	0%	
Bid and Award Building Package	05/08/18	06/09/18	0%	
Construction Building Package	08/12/19	09/02/19	0%	
Building Commissioning	07/08/19	08/09/19	0%	
Owner Occupancy	08/01/19	08/21/19	0%	
Post Occupancy Evaluation	09/01/19	09/30/19	0%	
Warranty Period	08/09/19	08/07/20	0%	

CURRENT ACTIVITIES

The site work documents were issued for bid. D & I Excavating was selected among five bidders for both site work and demolition. A GMP Amendment for the site work package was approved by the Board on May 21, 2018.

The building package was issued for bid on May 23, 2018 with anticipated sub-contractor selections to be made in June. In Addition, the modular was relocated to NAES.



ACTIVITIES SCHEDULED FOR NEXT PERIOD

Move out will begin on June 15, 2018 followed by asbestos abatement and demolition.

HIGHLIGHTS, CHALLENGES, SOLUTION

Demolition permit has been issued

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Steve Earle

steve@hmkco.org

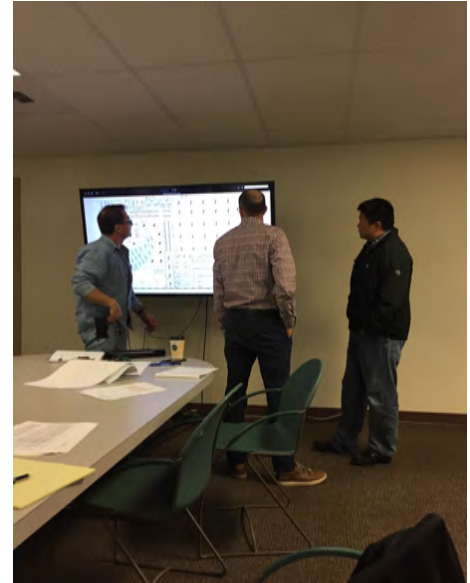
Phone: 971-304-0010

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
OGES	\$26,000,000	\$1,523,026		

MAY PROJECT PHOTO GALLERY



Modular Arrives at NAES



Final Electrical Review with Electrical Engineer, Ben Perry.



CALAPOOIA MIDDLE SCHOOL

PROJECT CTE UPGRADES AND RENOVATIONS

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 a Bond Premium Additive 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.

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	100%	
Construction	06/18/18	08/17/18	0%	
Building Commissioning	08/17/18	09/17/18	0%	
Owner Occupancy	08/20/18	8/31/18	0%	
Post Occupancy Evaluation	09/01/18	09/30/18	0%	
Warranty Period	08/17/18	08/17/19	0%	
Other			0%	

CURRENT ACTIVITIES

Preparing for construction by processing RFIs and Submittals, as well as background checks for subs. Finalizing schedule plans with Baldwin, PBS for abatement as well as District moves, salvage and self-performed work.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Abatement in the locker rooms and new rest room by PBS will start Monday, June 11, 2018 along with some staging and indoor floor preparation in the small Gym by Baldwin. Most other construction and abatement activities will substantially start June 18, 2018.



Roof work for the Small Gym will likely start week of June 11, 2018 once submittals and a roofing plan from Baldwin are reviewed and approved.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Baldwin has submitted a claim stating that contract documents exclude roof asbestos abatement from their contract. Additionally, their roofing sub is not certified for asbestos abatement. We believe our bidding documents are clear, as they have been used numerous times in the past, with the winning roofing contractors understanding that identified asbestos abatement was included in their scope. They have advised us they will have their current roofing sub certified for asbestos abatement. Additionally we have met with the District's construction attorney, who has advised us that our documents clearly place the scope in dispute on the General Contractor.

Baldwin initially submitted roofing products and adhesion methods that did not meet specifications. Additionally, their selected roofing sub was not qualified for the District's specified product. Baldwin is seeking other roofing sub-contractor options, but none have been forwarded to date.

Other areas we are concerned about is that they are unable to provide a final schedule for the work, and some critical submittals are lagging.

Early Work and Non-GC Work Scheduling. Baldwin insisted on their ability to start work first day after school ends (June 18), and also wanted to start early if possible. Most interior asbestos abatement (district responsibility) and district moves could not start until that date also. We were able to take their draft schedule and offer early construction for the Small Gym (June 11) as well as early asbestos abatement for Lockers and New Restroom (June 11), and Wood Shop (June 12). Baldwin was unable to take advantage of our flexibility due to the multiple roofing issues they haven't solved.

We are making efforts to accommodate substitution requests that don't compromise the quality of the roofing, but to date, all of their submittals have not met that standard, and have been incomplete.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Skip Hamilton
skip@hmkco.org
Phone: 971-238-1366

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
CMS	\$4,426,733	\$244,958	\$4,181,775	(\$21,800)

Bond premium and a number of CFU projects have been added to this project and are included in the revised budget value.



MAY PROJECT PHOTO GALLERY



Subcontractor walk throughs to prepare for construction. Food Science plumbing.



Subcontractor walk throughs to prepare for construction. Food Science plumbing.



Final measurements for the lockers order going into Boys and Girls locker rooms.



Wood Shop sheet metal for new dust collection system.



MEMORIAL MIDDLE SCHOOL

PROJECT CTE UPGRADES AND RENOVATIONS

PROJECT DESCRIPTION

Modification of the 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, roof replacement and replacing plumbing fixtures and piping.

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%	
Re-Bid and Award	10/01/18	10/30/18	90%	
Construction	06/17/19	08/17/19	0%	
Building Commissioning	TBD	TBD	0%	
Owner Occupancy	08/20/19	8/31/19	0%	
Post Occupancy Evaluation	08/20/19	09/30/19	0%	
Warranty Period	08/17/19	08/17/20	0%	
Other			0%	

CURRENT ACTIVITIES

Project will be rebid in the fall.

It was decided to start design refresh, with learnings from CMS. There will be a constructability review, but without cost estimating. The project MAC will be updated to include CFU Roofing so that expected bids are closer to available budget.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Project documents are being prepared to be re-bid in the Fall of 2019. Design is scheduled to start June 18.



HIGHLIGHTS, CHALLENGES, SOLUTIONS

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Skip Hamilton

skip@hmkco.org

Phone: 971-238-1366

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
MMS	\$2,779,776	\$236,771		

Bond premium and a number of CFU projects have been added to this project and are included in the revised budget value.



NORTH ALBANY MIDDLE SCHOOL

PROJECT CTE UPGRADES AND RENOVATIONS

PROJECT DESCRIPTION

Modify existing Art Classroom, Four Classrooms into CTE Labs and Classroom; Critical Facility Upgrades.

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	09/15/18	50%	
Bid and Award	10/01/18	10/30/18	0%	
Construction	06/17/19	08/17/19	0%	
Building Commissioning	TBD	TBD	0%	
Owner Occupancy	08/20/19	08/31/19	0%	
Post Occupancy Evaluation	08/20/19	08/31/19	0%	
Warranty Period	08/17/19	08/17/20	0%	
Other			0%	

CURRENT ACTIVITIES

The project released from hold this month. We are starting a scope alignment refresh with the District which will then feed into a design refresh, with learnings from CMS. There will be a constructability review along with full cost estimating.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Project documents are being prepared to be re-bid in the Fall of 2019. Design is scheduled to start June 18.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

The project released from hold this month.



ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Skip Hamilton

skip@hmkco.org

Phone: 971-238-1366

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
NAMS	\$3,780,538	\$245,718		

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



TIMBER RIDGE SCHOOL

PROJECT CTE UPGRADES AND RENOVATIONS, NEW OUTDOOR CLASSROOM

PROJECT DESCRIPTION

The project includes the modification of two Computer Labs on the first floor into Maker Space and Classroom. A concrete slab outside of the Maker Lab will also be added. Two bond premium alternates are included in the project, renovation of the existing Computer Lab on the second floor into a Classroom and an adjacent Classroom will be renovated to a Science Lab.

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	100%	
Construction	06/18/18	08/17/18	0%	
Building Commissioning	08/17/18	09/17/18	0%	
Owner Occupancy	08/20/18	8/31/18	0%	
Post Occupancy Evaluation	09/01/18	09/30/18	0%	
Warranty Period	08/17/18	08/17/19	0%	
Other			0%	

CURRENT ACTIVITIES

Preparing the site for construction and coordinating with GAPS staff to ensure we are able to move district equipment and furniture before construction begins.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

With construction commencing on the 15th of June. Within the first 3 weeks we plan to have completed:

- Site Mobilization & Demolition.
- Electrical and plumbing fit out.
- HVAC Additions.
- Framing, Insulation & Drywall.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Finding a way to allow GAPS staff early access to the rooms being renovated so the move process can be started early to ensure the project is not delayed.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Paul Chamberlin
Paul@hmkco.org
 Phone: 971-304-0671

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
TRS	\$1,050,000	\$102,402	\$947,598	(\$170,075)

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

MAY PROJECT PHOTO GALLERY



Contractors reviewing preexisting conditions



Contractors reviewing preexisting conditions



SOUTH ALBANY HIGH SCHOOL

PROJECT New Multi-Purpose/Auxiliary Gym, Theatre Upgrades, And Renovation for New CTE Space

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.

SCHEDULE & KEY MILESTONES	SCHEDULE	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	4/16/18	100%	
Bid and Award	4/16/18	5/21/18	0%	Delayed.
Construction	06/15/18	07/31/19	0%	New Plan Coming.
Building Commissioning	06/31/19	07/31/19	0%	
Owner Occupancy	08/01/19	8/30/19	0%	
Post Occupancy Evaluation	06/24/20	06/31/20	0%	
Warranty Period	07/31/19	07/31/20	0%	
Other			0%	

CURRENT ACTIVITIES

HMK will recommend to the GAPS School Board on June 4, 2018 to reject all bids and re-bid again in the Fall. HMK is re-engaging DLR for a design and CD refresh, focusing on making the bid documents more attractive for a competitive subcontractor construction market; bringing clarity by simplifying and making more complete where possible. This would include reviewing DLR proposed value engineering options.



HMK is also looking at breaking out some smaller construction activities for over the summer where feasible, such as security fencing, Building 8, Theater AV and Lighting.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Scope alignment and document feedback with the District is occurring through June 22nd. DLR engages their design team at that time.

Pricing and schedule confirmation for the smaller construction work.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS

Bids came in high, and HMK is proposing to re-bid in the Fall of 2018.

CHALLENGES

Subcontractor market saturation due to design package delays, combined with a package that was incomplete, complicated were primary factors in high bids.

There also remains a projected project cost of \$1.5M over budget that re-bidding is not expected to address.

SOLUTIONS

Simplifying and back-checking construction documents with DLR over the summer, after the summer construction rush settles down for better pricing.

The School Board has been asked to cut scope or re-allocate funds for the additional project costs that are not projected to be addressed by re-bidding.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Skip Hamilton
skip@hmkco.org
Phone: 971-238-1366

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
SAHS	\$11,479,002	\$920,504		

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



WEST ALBANY HIGH SCHOOL

PROJECT NEW CONSTRUCTION

PROJECT DESCRIPTION

Additions to the school ~91,000 Sq. Ft.

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

In preparation for the 50% Design Development Review, focus group meetings were held on May 8th. The focus group agenda included art, band, theater, administration, health, food service, and athletics. The department heads for each department reviewed current drawings and provided feedback to the design team. A 50% Design Development meeting was held at Facilities to review Mechanical, Electrical and Plumbing Systems. Concurrently, the Civil package was submitted to the City of Albany for the Conditional Use Permit.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Cost estimating and reconciliation for site work and continuation of building design work with a 90% Design Development Review scheduled for June 8th.



HIGHLIGHTS, CHALLENGES, SOLUTIONS

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

David McKay

david@hmkco.org

Phone: 971-304-0677

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
WAHS	\$53,069,000	\$1,281,129		

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

MAY PROJECT PHOTO GALLERY



50% MEP Design Development Review with Doug Pigman



Babette Grunwald Provides Input to Design Team



Focus Group Meeting



CRITICAL FACILITY UPGRADE PROJECT – 2018 PAVING PROJECT

PROJECT SITE

Calapooia Middle School
Central Elementary School
District Office
Oak Elementary

PROJECT SITE

South Albany High School
Sunrise Elementary School
Takena Elementary School
Waverly Elementary School

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	100%	
Construction Documents	12/18/17	12/18/17	100%	
Bid and Award	12/27/17	2/12/18	100%	
Construction	6/18/18	8/24/18	10%	
Closeout	9/15/18	10/15/18	0%	

CURRENT ACTIVITIES

Both contracted paving companies are preparing to begin construction. Schedules are set. Submittals are reviewed and approved.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Construction begins June 18, 2018. Knife River will start at South Albany High with the student parking and fire lane West of the pool. Wildish will begin South Shore Elementary June 24, 2018.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
2018 Paving Projects	\$2,338,002	\$232,060	\$1,604,148	(\$501,794)



CRITICAL FACILITY UPGRADE PROJECT – 2018 ROOFING PROJECT

PROJECT SITE

Albany Community Pool
Calapooia Middle School
Facilities Building

PROJECT SITE

Lafayette Elementary School
North Albany Elementary School

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	100%	
Construction	5/13/18	8/24/18	25%	
Closeout	9/15/18	10/15/18	0%	

CURRENT ACTIVITIES

The facilities building is complete other than punch list and close out. The Community Pool is approximately 75% complete. Roofing material has been installed. Extra amounts of plywood and lumber for the parapet walls have been needed to replace rotted wood. Sheet metal trim is being installed. Roofing and Mechanical contractors are coordinated to remove unnecessary roof curbs and penetrations to facilitate a better final product for both projects.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Roof trim metal completion, punch list, and closeout.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
2018 Roofing Projects	\$4,883,006	\$168,195	\$4,714,811	\$229,488

MAY PROJECT PHOTO GALLERY



Pool Building. Main roof nearing completion. Upper roof in background having metal trim installed



Pool Building. East side front parapet wall. Underlayment for wall rotted. Metal to be removed/reinstalled and plywood replaced.



Pool Building. Signs of water from upper roof leak in girls locker room.



Pool Building. North East front corner drain. Plywood and new drain to be installed.



Solar panels being reinstalled



Parapet wall and outer edge of decking lumber replacement



CRITICAL FACILITY UPGRADE PROJECT – ADA RESTROOM REMODEL PROJECT

PROJECT SITE SUNRISE ELEMENTARY SCHOOL

PROJECT DESCRIPTION

Remodel Restrooms for ADA and Replace Old Drinking Water Pipes

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	3/12/18	100%	
Construction	6/18/18	8/24/18	0%	
Closeout	9/15/18	9/15/18	0%	

CURRENT ACTIVITIES

Weekly meetings for project coordination. Submittals being reviewed. General site visits for coordination of the general contractor and their subcontractors.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Hazardous material removal begins June 18th. General contractor staging begins June 18th. Construction to begin as hazmat removal is completed by sections of the school.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
Sunrise ADA Modernization	\$183,000	\$53,157	\$721,843	(\$592,000)



CRITICAL FACILITY UPGRADE PROJECT – ALBANY COMMUNITY POOL PROJECT

PROJECT SITE ALBANY COMMUNITY POOL

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	100%	
Construction	5/3/18	8/31/18	20%	
Closeout	9/15/18	10/15/18	0%	

CURRENT ACTIVITIES

Our contractor is onsite working. Both boys and girls locker room ducting is being removed and replaced. All the rooftop mechanical ducting and equipment has been removed. Structural bracing and new roof curb for new mechanical equipment is installed. Preparations are being made for temporary heat and ventilation as the old mechanical equipment is removed. Rob Romancier the City of Albany pool manager is very pleased with the coordination Hammerquist Inc. has provided keeping the pool programs running during construction.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Temporary pool water heat and ventilation to be installed. Continuing equipment demolition. New equipment installation as it arrives.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
Albany Community Pool	\$1,061,000	\$48,026	\$1,391,974	(\$379,000)

MAY PROJECT PHOTO GALLERY



Portions being lifted off.



Roofing and mechanical projects working together both with cranes onsite.



Old equipment awaiting disposal.



More equipment removal.



New mechanical equipment curbs being installed.



New steel structural beam installed to support new mechanical equipment



CRITICAL FACILITY UPGRADE PROJECT – OVERHEAD FIRE DOORS PROJECT

PROJECT SITE

Liberty Elementary School
Oak Elementary School
South Shore Elementary School

PROJECT SITE

Sunrise Elementary School
Takena Elementary School
Waverly Elementary School

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

Project bid was rejected. Facilities Department is working on researching a more cost-effective way to complete the project.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
Fire Doors	\$37,000	\$29,079		



CRITICAL FACILITY UPGRADE PROJECT – 2018 GENERATOR PROJECT

PROJECT SITE

Calapooia Middle School
Memorial Middle School

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	100%	
Construction	6/18/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

CURRENT ACTIVITIES

All contractor submittals approved. Awaiting June 18th start date.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Construction beginning June 18th. Completion scheduled for August 1, 2018.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
Generators	\$53,622	\$36,547	\$253,840	(\$236,765)



CRITICAL FACILITY UPGRADE PROJECT – KITCHEN HOODS PROJECT

PROJECT SITE

Calapooia Elementary School
Takena Elementary School
Tangent Elementary School

PROJECT DESCRIPTION

Replace or install exhaust hoods over kitchen equipment as needed.

PROJECT STATUS

This project has been moved to a Facilities Department as a self-perform project.



CRITICAL FACILITY UPGRADE PROJECT – CENTRAL ELEMENTARY ELEVATOR

PROJECT SITE CENTRAL ELEMENTARY SCHOOL

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	100%	
Construction Documents	3/5/18	3/18/18	100%	
Bid and Award	12/1/18	1/4/19	0%	
Construction	6/15/19	8/24/19	0%	
Closeout	10/1/19	11/1/19	0%	

CURRENT ACTIVITIES

Bid documents ready. Project to be bid in November 2018.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Awaiting rebidding later in the year.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
Central Elementary School Elevator	\$364,000	\$14,112		



CRITICAL FACILITY UPGRADE PROJECT – HAZMAT

PROJECT SITE

Calapooia Middle School
 Memorial Middle School
 North Albany Middle School

PROJECT SITE

Oak Grove Elementary School
 South Albany High School

PROJECT DESCRIPTION

Hazardous material removal before actual construction or demolition

SCHEDULE & KEY MILESTONES	SCHEDULE	COMPLETION	% CPL	COMMENT
Design	11/28/17	Ongoing	100%	
Construction Documents	As Needed	As Needed	100%	
Bid and Award	TBD	TBD	100%	
Construction	6/18/18	6/29/18	0%	
Closeout	TBD	TBD	0%	

CURRENT ACTIVITIES

Sunrise, Calapooia and Oak Grove hazmat contractor/general contractor on site coordination. North Albany and Memorial Middle Schools to resume late in 2018

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Hazmat removal at Sunrise, Calapooia, and Oak Grove starting June 18th. Completion June 29th. Project regular construction start to follow hazmat removal closely.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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



CRITICAL FACILITY UPGRADE PROJECT – SOUTH ALBANY HIGH SCHOOL FIRE ALARM

PROJECT SITE SOUTH ALBANY HIGH SCHOOL

PROJECT DESCRIPTION

Full replacement of fire alarm system

PROJECT STATUS

This project has been moved to a Facilities Department as an in-house project.



CRITICAL FACILITY UPGRADE PROJECT – LAFAYETTE ELEMENTARY 2018 PROJECT

PROJECT SITE LAFAYETTE ELEMENTARY SCHOOL

PROJECT DESCRIPTION

Remodel Restrooms for ADA, Remodel Cafeteria, Mechanical Replacement and Domestic Water Lines

SCHEDULE & KEY MILESTONES	SCHEDULE	COMPLETION	% CPL	COMMENT
Design	10/1/17	4/1/18	100%	
Construction Documents	2/1/18	4/1/19	100%	
Bid and Award	4/1/18	4/24/18	100%	
Construction	6/14/18	9/1/18	5%	
Closeout	9/1/18	10/1/18	0%	

CURRENT ACTIVITIES

The project received bids from four contractors, three bids were considered responsive. All the bids were very close. The project was awarded to Dorman Construction. The award was for base bid and an alternate. The remaining alternate will be self-performed by the facilities staff this summer.

HMK is very pleased with the bid values, low-bid and Dorman Construction. HMK and gLAs held a pre-construction meeting with Dorman Construction and Performance Abatement Services to coordinate the timing of various project tasks and discuss expectations. Work will begin Friday, June 15, 2018.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Dorman Construction and Performance Abatement will begin demolition and abatement work.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Budget	Paid to Date	Balance to Complete	Anticipated Over/(Under)
Lafayette Elementary School	\$1,913,887	\$147,098	\$1,766,789	



Facilities In-House Projects

Bond Funded



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:	5/31/18
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> <p>4/16/18 No major updates.</p> <p>5/14/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.</p> <p>6/18/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.</p>		

Percentage Complete	75.00%
Original Budget	\$319,442
Paid to Date	\$78,745
Estimated Remaining	\$79,861
Projected Under/(Over) Budget	\$160,836



PROJECT UPDATE

School:	Memorial Middle School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	85 Percent
Type of Work:	Mechanical	Report Date:	5/31/18
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 4/16/18 No major update 5/14/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions. 6/18/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.</p>		

Percentage Complete	85.00%
Original Budget	\$326,211
Paid to Date	\$75,398
Estimated Remaining	\$48,932
Projected Under/(Over) Budget	\$201,881



PROJECT UPDATE

School:	West Albany High School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	95 Percent
Type of Work:	Mechanical	Report Date:	5/31/18
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. 3/6/18 Finishing up the insulation and building automation system 4/16/18 New Jace installed. Graphics converted to N-4 platform. 5/14/18 Functional performance testing of the Graphics is schedule for 5/8/18-5/11/18 6/18/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.</p>		

Percentage Complete	95.00%
Original Budget	\$368,510
Paid to Date	\$100,191
Estimated Remaining	\$18,426
Projected Under/(Over) Budget	\$249,893

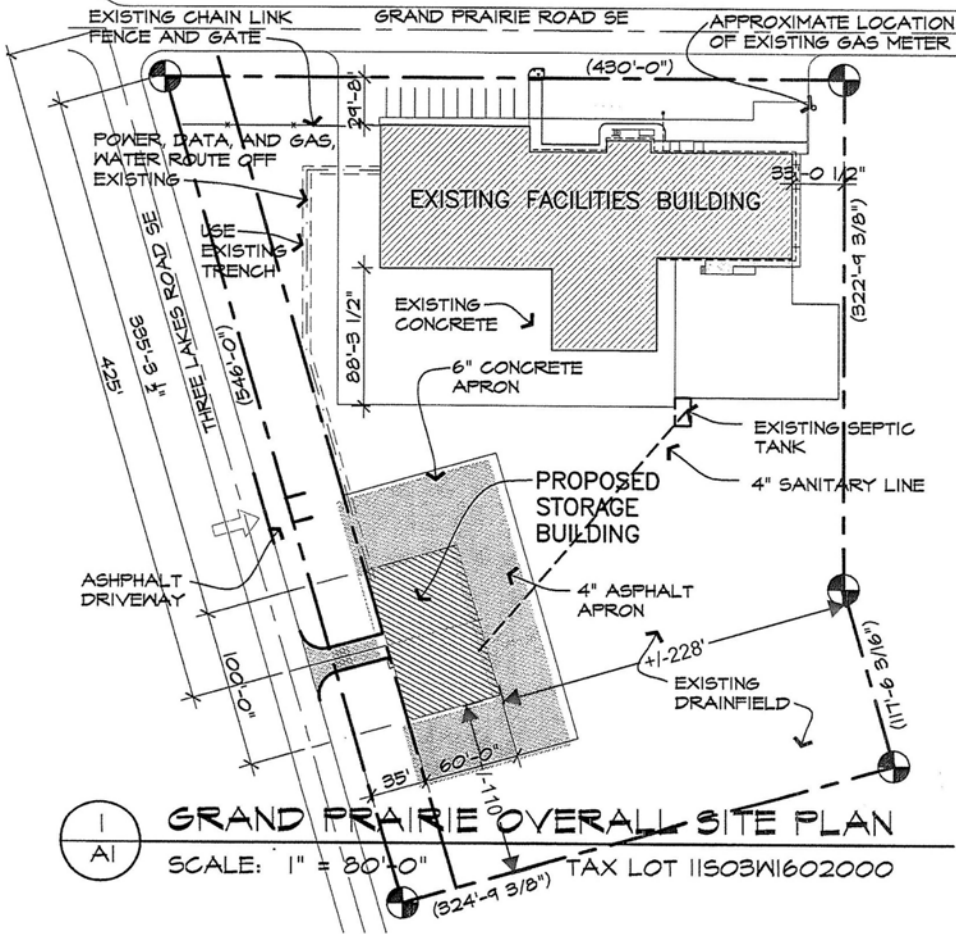


PROJECT UPDATE

School:	Facilities	Category	AI
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	10 Percent
Type of Work:	Addition	Report Date:	5/31/18
Project No:	806	Google Map Link:	Google Map Link
Project Description:	Replacement Weld shop and storage (meet OSHA Requirement)		
Project Progress Description:	<p>2/16/18: Conditional Use, Building and Mechanical Permits have been approved by the county. Waiting for Electrical and Plumbing Permits.</p> <p>4/16/18 Bids in on materials. In the process of evaluating bids.</p> <p>5/14/18 Site survey work is complete</p> <p>6/18/18 Site work has begun</p>		

Percentage Complete	10.00%
Original Budget	\$632,086
Paid to Date	\$26,613
Estimated Remaining	\$568,877
Projected Under/(Over) Budget	\$36,595

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
541 686-2014
541 686-2017 fax







PROJECT UPDATE

School:	Periwinkle Elementary School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	40 Percent
Type of Work:	Mechanical	Report Date:	5/31/18
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:	<p>2/16/18 Equipment ordered, Structural engineering in progress.</p> <p>4/16/18 Waiting for permits to be approved</p> <p>5/14/18 Permits approved, equipment has arrived, and preparation for installation has begun</p> <p>6/18/18 Replacement of the rooftop units is in process</p>		

Percentage Complete	40.00%
Original Budget	\$870,000
Paid to Date	\$131,330
Estimated Remaining	\$522,000
Projected Under/(Over) Budget	\$216,670



These are the Rooftop units that will be replaced



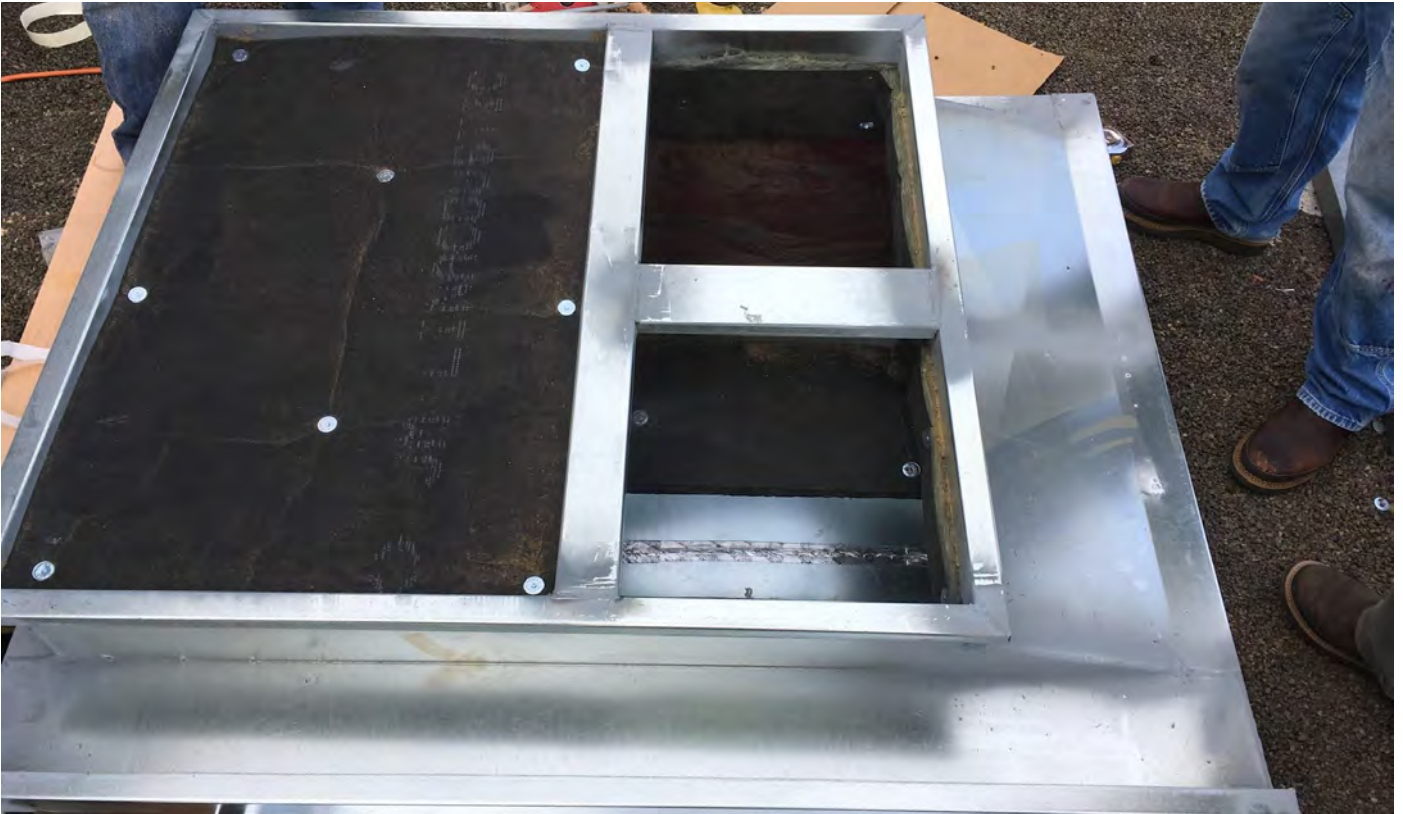
Units lifted onto the roof ready to install



New vs. existing



Electrical connection



Roof curb adapter in place



New unit installed



PROJECT UPDATE

School:	Fairmount	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	90 Percent
Type of Work:	Mechanical	Report Date:	5/31/18
Project No:	800	Google Map Link:	Google Map Link
Project Description:	Replace older classroom unit ventilators with new roof top gas furnaces.		
Project Progress Description:	<p>4/16/18 New units have been installed. Ductwork, controls, and removal of the old existing units is in process.</p> <p>5/14/18 Duct work has been installed and insulated units have been fired off and are currently heating and cooling the space.</p> <p>6/18/18 Point to point verification and system check out is in process.</p>		

Percentage Complete	90.00%
Original Budget	\$62,730
Paid to Date	\$61,848
Estimated Remaining	\$6,273
Projected Under/(Over) Budget	-\$5,391



This is the crane that lifted the units to the roof



New roof penetrations to install new roof top units



New units placed on roof curbs



These four units replace the old 100% electric classroom ventilators with gas Rooftop Units



These are the drops from the units for the new ductwork to attach to



Old classroom ventilators to be removed after the new units are up and running



New supply grills being installed in the ceiling



New ductwork to new rooftop unit



New Duct Work



New electrical disconnect for each unit



PROJECT UPDATE

School:	South Albany High School	Category	MEP
Bond Project Type:	Critical Facilities Upgrade	Percentage of Completion	Percent 5%
Type of Work:	Mechanical	Report Date:	5/31/18
Project No:	809	Google Map Link:	Google Map Link
Project Description:	Replace units that are 20 years and older and seismically brace.		
Project Progress Description:	<p>4/16/18: First unit has been finished. Next step is commissioning</p> <p>5/14/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.</p> <p>6/18/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.</p>		

Percentage Complete	5.00%
Original Budget	\$2,430,966
Paid to Date	\$26,960
Estimated Remaining	\$2,309,418
Projected Under/(Over) Budget	\$94,588



Transportation Project

Non-Bond Funded



TRANSPORTATION FACILITY PROJECT – NON-BOND

PROJECT SITE TRANSPORTATION FACILITY

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.

SCHEDULE & KEY MILESTONES	SCHEDULE	COMPLETION	% CPL	COMMENT
Pre-Design & Schematics	4/2/18	6/1/18	10%	
Design Development	6/4/18	8/31/18	0%	
Construction Documents	9/3/18	4/4/19	0%	
Bid and Award	11/8/18	12/4/19	0%	
Construction	6/10/19	1/17/20	0%	
Building Commissioning	12/17/19	1/17/20	0%	
Owner Occupancy	1/23/20	1/23/20	0%	
Post Occupancy Evaluation	1/23/20	1/23/20	0%	
Warranty Period	1/23/20	1/23/21	0%	
Other			0%	

CURRENT ACTIVITIES

Currently, Udel Engineering is preparing Engineers Probable Cost estimate which will be forwarded to RLB cost estimators for Design Concept estimate. Wetland permits have not been issued from The Corps of Engineers pending additional information request. Permits have been issued by the Department of State Lands and the DEQ.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Concept estimate and budget revision.

HIGHLIGHTS, CHALLENGES, SOLUTION

Current challenge is the prolonged permitting process by the Corps of Engineers. Candice Bergman with Lepman Properties is currently responding to request for additional information.



ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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