

GREATER ALBANY PUBLIC SCHOOLS CAPITAL BOND PROGRAM

END OF MONTH REPORT – MARCH 2019



Meadow Ridge Elementary School March 05, 2019





GENERAL PROGRAM UPDATE

A significant milestone occurred in the month of March with the West Albany High School ground breaking. In 22 months, all of the major projects have been designed, permitted, and bid. This is a major turning point for the Bond Program. Now the program primary effort is construction.

At the West Albany ground breaking, Lisa Harlan summed up well what these bond projects mean to students and the community.

"Thank you to the Albany Community for continuing its legacy of unwavering advocacy for children and their futures...They are worth investing in and their success will be our success. I believe that the strength and prosperity of our community, in the future, will be dictated with how we serve our children today."

"Legacy" epitomizes the overarching goal of the Project Teams – the District buildings are legacy buildings that will serve 5 – 6 generations. The decisions we make today will positively impact the generations to come. The District has assembled an amazing team of designers, contractors, and staff members who are wanting to construct quality facilities that will be long lasting, easy to maintain, and durable.

The Elementary School and High School projects continue to make steady progress. Preparation for the Middle School projects this summer is ahead of schedule with all of the early administrative tasks nearly complete. Additionally, Andy Medcalf Construction utilized the Spring Break to complete one Shear Wall at Memorial Middle School. Taking advantage of the spring break week has allowed them to work through the process needed to build the shear walls at the school which will enable them to construct the 55 additional this summer. Their sub-contractors also spent time in the buildings planning for the summer work. We anticipate the two middle school projects to be much smoother than the project last summer.

I would like to highlight the outstanding work of two Greater Albany employees, whose continued tireless dedication to these projects are contributing significantly to the project's success.

Karri O'Connell, assistant to Facilities Director. She carries much of the administrative coordination between the Facilities Department and the project teams.

Emily Valdez is the other person who is working tirelessly coordinating Furniture, Fixtures, and Equipment (FF&E) between the buildings and the FF&E coordinator. Both Karri and Emily attend the week Owner | Architect | Contractor (OAC) meetings for all of the major projects. Their participation is key and significant helping assure that the many decisions the District needs to make as the buildings are under construction are made and communicated back to the project stakeholders.

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 Department. In the month of March, we have processed 241 background checks, requested 13 purchase orders and processed 36 invoices.



Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	142	\$ 12,691,420
Construction Contracts	36	\$ 88,650,865

GREATER ALBANY CAPITAL PROGRAM SOCIAL MEDIA ANALYTICS

Social Media continues to see strong activity with the project posts. We reached 41,000 people this past month. Posts about Oak Grove Elementary School continue to receive the greatest number of people reached each month. HMK believes that the consistent Social Media posts are having positive impacts reaching the Albany community, communicating that the Bond is accomplishing the projects promised to the community.

PROJECT AWARDS OF CONTRACT

The Project Team will be presenting a recommendation to an award contract at the following school board meeting. We will be requesting that the Board award contracts based on our recommendation at the meeting. This will enable the District to immediately issue contracts allowing early project preparation and planning to commence, in support of project success.

April 22, 2019 School Board Meeting

- Liberty Elementary School Paving Project

LOCAL VENDORS AND CONTRACTORS

Currently, just under 57% of the contracts awarded have been awarded to local contractors, this amounts to \$75,016,277 of the \$131,363,079 awarded.

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

ALBANY AREA VENDORS

Albany Lock & Key	217 Main Street SE, Albany
Art Plus Signs & Designs	1701 Geary Street SE, Albany
Fastenal Manufacturing & Supply	2475 Ferry Street SW, Albany
Hart's Janitorial	PO Box 1263, Albany
Home Depot	3500 Spicer Dr. SE, Albany
Industrial Pipe & Supply	2990 Ferry Street SE, Albany
Larry O. Heer & Associates	404 SE 1st Avenue, Albany
MacDonald Industrial Supply	725 SE 1st Avenue, Albany
Midvalley Newspapers	600 Lyon St. SW, Albany



Paramount Supply	3200 Ferry Street SW, Albany
Platt Electric	191 34th Avenue SW, Albany
Ryan's Custom Signs	2249 Evergreen Ave. NE, Albany
Salem Printing & Blue	475 Ferry St., Salem 252 SW Jefferson Ave., Corvallis
Sherwin-Williams Paint Store	2945 Santiam Hwy SE, Albany
University Fencing	35154 Redwood St. SE, Albany

ALBANY AREA CONTRACTORS

Buckmaster Plumbing/Heating/AC	3620 Santiam Hwy, Lebanon
Civil West Engineering	945 Geary Street SE, Albany
Forslund Crane Service	3001 SW Ferry Street, Albany
K & D Engineering, Inc.	276 N.W. Hickory Street, Albany
Pacific Environmental Group	2282 Three Lakes Road SE, Albany
Reece & Associates	321 1st Ave. East, Suite 3A, Albany
Udell Engineers	63 East Ash Street, Lebanon
WL Thomas	1170 Anderson Place SE, Albany

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

Axis Electric	1981 Fescue Street SE, Albany
Baldwin General Contracting Inc	1124 Santiam Road SE, Albany
Complete Plumbing	422 Cleveland St. SE, Albany
Home Insulation Contractors	34155 OR-99E, Tangent
May or May Not Construction	2920 20 th Avenue SE, Albany
Mid Valley Wood Floors	3647 NW Wishram Dr., Albany
Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Penetrations	7910 4 th St., SE, Turner
Reeds Painting	38940 W Scio Rd., Scio
Republic Services	1214 SE Montgomery Street, Albany
Ryland Thompson	34614 Riverside Dr., Albany
Weather Roofing & Construction	4093 Hayesville Dr. NE, Salem

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

Baker Surveying	3657 Kashmir Way SE, Salem
Dakota Construction Services	36845 Crackerneck Drive, Scio
Davidson's Masonry Inc.	PO Box 12394, Salem
DSL Builders, LLC	1380 Hines St. SE, Salem
EarthTech Landscape Solutions	5534 NE 36 th Ave. SE, Salem
Island Fence Inc	93114 Highway 99 S, Junction City
L.P. Company	1780 23 rd Street SE, Salem
Northside Electric	2920 22 nd Street SE, Salem
Oregon Art Tile	12592 Centerwood Road South, Jefferson



Quality Concrete
Republic Services
South Town Glass
Sunset Stucco & Exteriors, LLC
The Acker Group, LLC
Thomas Kay Textiles
Valley Floors

PO Box 20610, Keizer
1214 SE Montgomery Street, Albany
2324 12th Street South, Salem
PO Box 17915, Salem
38863 Scrael Hill Road NE, Albany
2744 Pence Loop SE, Salem
2794 Vitae Springs Road, Salem

Memorial Middle School – Andy Medcalf Construction Company Sub-Contractors and Material Suppliers

Andy Medcalf Construction Company	1485 20 th Street SE, Salem
Bell Hardware	3915 Fairview Industrial Drive SE, Salem
Benton Electric	34037 Excor Road SW, Albany
Caslin Inc.	2670 25 th Street SE, Salem
Judson's Inc.	1390 13 th Street SE, Salem
K & D Engineering	276 NW Hickory Street, Albany
Oregon Art Tile	12592 Centerwood Road South, Jefferson
Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Republic Services	1214 SE Montgomery Street, Albany
Stutzman and Kropf Contractors, Inc.	1954 Rye Street SE, Albany

North Albany Middle School – Gerding Builders Sub-Contractors and Material Suppliers

Andy Medcalf Construction Company	1485 20 th Street SE, Salem
Axis Electric	1981 Fescue Street SE, Albany
Bell Hardware	3915 Fairview Industrial Drive SE, Salem
Cascade Chimney Sweep & Mason	1615 Madrona Street E, Monmouth
Caslin Inc.	2670 25 th Street SE, Salem
Judson's Inc.	1390 13 th Street SE, Salem
K & D Engineering	276 NW Hickory Street, Albany
McGilchrist & Sons Roofing	1205 14 th Street SE, Salem
Republic Services	1214 SE Montgomery Street, Albany
Rubenstein's	350 Hanson Avenue S, Salem
Santiam Heating & Sheet Metal, Inc.	41713 Stayton Scio Road SE, Stayton
Stutzman and Kropf Contractors, Inc.	1954 Rye Street SE, Albany

Oak Grove Elementary School – Gerding Builders Sub-Contractors and Material Suppliers

Cascade Casework	33431 Brewster Road, Lebanon
DSL Builders	195 Pine Street NE, Salem
F & W Fence Company	2220 16 th Street NE, Salem
Gerding Builders	200 SW Airport Road, Corvallis
II-S Mechanical Plumbing & Heating	520 Willamette Ave., Stayton
Kraft Masonry	3661 Kashmir Way SE, Salem
McGovern Maintenance	PO Box 1025, Lebanon



Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Republic Services	1214 SE Montgomery Street, Albany
Santiam Steel	1872 Bunker Hill Road. S., Salem
Smith Glass	133 Lyon Street N, Albany
Stom Painting	1208 SE 29 th Ave., Albany
T. Gerding Construction Company	200 SW Airport Road, Corvallis

South Albany High School – Gerding Builders Sub-Contractors and Material Suppliers

Benton Electric	34037 Excor Road SW, Albany
Columbia Concrete	5462 Philomath Blvd., Corvallis
Gerding Builders	200 SW Airport Road, Corvallis
Grover Cleaning	2300 SW Ferry Street, #2, Albany
HR Mechanical Services	42556 Island Inn Drive, Lebanon
K & D Engineering	276 NW Hickory Street, Albany
Mid Valley Commercial Construction	340 Vista Avenue SE, Salem
Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Oregon Art Tile	12592 Centerwood Road South, Jefferson
Santiam Steel	1872 Bunker Hill Road. S., Salem
T-Plus Steel Fabricators	3725 Western Way NE, Albany
T. Gerding Construction Company	200 SW Airport Road, Corvallis
Tim Dixon Construction	2404 82 nd Avenue, SE, Salem
Valley Flooring	15205 Libby Lane, Jefferson
WL Thomas	1170 Anderson Place SE, Albany

Timber Ridge School – Columbia Construction Sub-Contractors and Material Suppliers

Amerigas	33180 Hwy 34, Albany
Cascade Casework	33431 Brewster Road, Lebanon
Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Northside Electric	PO Box 12323, Salem
Republic Services	1214 SE Montgomery Street, Albany
Salem Heating & Sheet Metal	1225 22 nd Street SE, Salem

West Albany High School – Gerding Builders Sub-Contractors and Material Suppliers

B & T Striping and Curbing	4478 Medina Ave. SE, Salem
Bell Hardware	3915 Fairview Industrial Drive SE, Salem
Benton Electric	34037 Excor Road SW, Albany
Brad Johnson Sign's	1045 SW 13 th St., Corvallis
Cascade Casework	33431 Brewster Road, Lebanon
Columbia Concrete	5462 Philomath Blvd., Corvallis
DSL Builders	195 Pine Street NE, Salem
Encore Glass	2800 Pringle Road SE, Salem
FEI Testing & Inspection	750 NW Cornell Ave, Corvallis
Gerding Builders	200 SW Airport Road, Corvallis



H & H Paving Co., Inc.	3140 22 nd St. SE, Salem
Home Insulation Contractors	34155 OR-99E, Tangent
Kraft Masonry	3661 Kashmir Way SE, Salem
Mid Valley Commercial Construction	340 Vista Avenue SE, Salem
Northside Electric	PO Box 12323, Salem
Rubenstein's	350 Hanson Avenue S, Salem
Stutzman and Kropf Contractors, Inc.	1954 Rye Street SE, Albany
T. Gerding Construction Company	200 SW Airport Road, Corvallis
T-Plus Steel Fabricators	3725 Western Way NE, Albany
Republic Services	1214 SE Montgomery Street, Albany

CFU PROJECTS

2018 Paving Project – Knife River Sub-Contractors and Material Suppliers

Hicks Striping & Curbing	3720 Brooklake Rd. NE, Salem
Knife River	32260 Old Highway 34, Tangent
Republic Services	1214 SE Montgomery Street, Albany

2018 Roofing Project – Anderson Roofing & Sheet Metal

Lindstrom Construction	895 S 6th Street, Harrisburg
Republic Services	1214 SE Montgomery Street, Albany

ADA Restroom Sunrise Elementary Project – Baldwin General Contracting Sub-Contractors and Material Suppliers

Axis Electric	1981 Fescue Street SE, Albany
Baldwin General Contracting Inc	1124 Santiam Road SE, Albany
May or May Not Construction	2920 20 th Avenue SE, Albany
Penetrations	7910 4 th St., SE, Turner
Reeds Painting	38940 W Scio Rd., Scio
Republic Services	1214 SE Montgomery Street, Albany
Ryland Thompson	34614 Riverside Dr., Albany

Albany Community Pool Project – Hammerquist Sub-Contractors and Material Suppliers

Hammerquist, Inc.	PO Box 2040, Corvallis
Northside Electric	PO Box 12323, Salem
Republic Services	1214 SE Montgomery Street, Albany

Generators Project – Northside Electric Sub-Contractors and Material Suppliers

Amerigas	33180 Hwy 34, Albany
Baldwin General Contracting Inc	1124 Santiam Road SE, Albany
Landis Consulting	6446 Fairway Ave., Salem
Northside Electric	PO Box 12323, Salem
Republic Services	1214 SE Montgomery Street, Albany

Salem Heating & Sheet Metal 1225 22nd Street SE, Salem

Lafayette Elementary School – Dorman Construction Sub-Contractors and Material Suppliers

AC & E Electric Company	3535 Del Webb Ave. NE, #100, Salem
Complete Plumbing	422 Cleveland St. SE, Albany
HR Mechanical	42556 Island Inn Dr. Lebanon
Mikes Heating and Air Conditioning	113 41 st Avenue SE, Albany
Oregon Art Tile	12592 Centerwood Road South, Jefferson
Republic Services	1214 SE Montgomery Street, Albany

Central Elementary School Elevator Project – Andy Medcalf Construction Company Sub-Contractors and Material Suppliers

Andy Medcalf Construction Company 1485 20th Street SE, Salem

2019 Restroom Modernization Project – First Cascade Corporation Sub-Contractors and Material Suppliers

Republic Services 1214 SE Montgomery Street, Albany

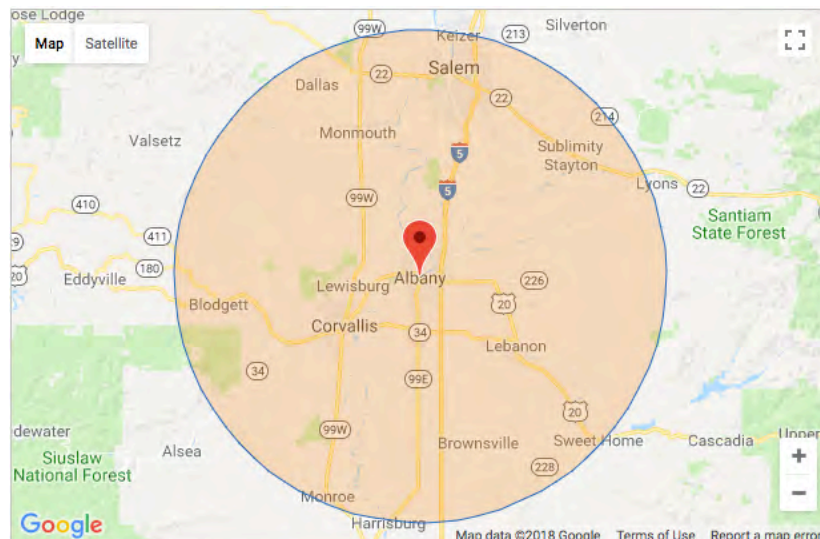
2019 District Office Roofing Project – Arrow Roofing Sub-Contractors and Material Suppliers

Republic Services 1214 SE Montgomery Street, Albany

2019 Roofing Projects – Umpqua Roofing Company Sub-Contractors and Material Suppliers

Republic Services 1214 SE Montgomery Street, Albany

25 Mile Radius around Albany, Oregon





BIDDING (OVER) UNDER SUMMARY

Middle School CTE Projects (TR, CMS, MMS, NAMS)	\$ 174,075
Meadow Ridge Elementary School (incl. bond prem. Alternates)	\$ -
Oak Grove Elementary School	\$ 250,000
South Albany High School	\$(2,393,152)
West Albany High School	\$(6,972,530)
<i>Subtotal Building Projects (non-CFU)</i>	<u>\$(8,941,607)</u>
Critical Facility Upgrades (\$37.5M of \$50M Committed)	\$(5,099,460)
<i>Total To-Date Bond Project Financial Status</i>	<i>\$(14,041,067)</i>