GREATER ALBANY
PUBLIC SCHOOLS

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

Bond Oversight Committee Meeting

May 16, 2018, 6:00 – 7:30 p.m.

Agenda

A. CALL MEETING TO ORDER – Dale DeBolt

B. COMMITTEE OPERATIONAL TASKS – Dale DeBolt

1. Approve Minutes of the April 25, 2018 Meeting

C. BOND PROJECTS STATUS REPORT – David McKay

D. BOND PROJECTS COMMITTEE DISCUSSION – Dale DeBolt

E. QUESTIONS AND COMMENTS – Dale DeBolt

F NEXT MEETING – Dale DeBolt

G. ADJOURN – Dale DeBolt

DATES OF INTEREST TO THE COMMITTEE

May 16	Regular Bond Oversight Committee Meeting 6:00 p.m. District Office
May 21	Budget Committee Meeting, 5:30 p.m. (if needed) District Office (tentative)
May 21	Regular Board Meeting, 7:00 p.m. District Office (tentative)
May 26	Memorial Day Holiday
June 4	Regular Board Meeting, 7:00 p.m. District Office (Budget Hearing)
June 5	SAHS Graduation, 6:30 p.m. Linn County Fair and Expo Center
June 7	WAHS Graduation, 7:00 p.m. Memorial Stadium
June 11	AOS Graduation, 7:00 p.m. LBCC Russell Tripp Center
June 14	Last day of school (half day)
June 25	Regular Board Meeting, 7:00 p.m. (Adopt and Appropriate Budget)

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.

GREATER ALBANY
PUBLIC SCHOOLS

Bond Oversight Committee Meeting
April 25, 2018 6:00 p.m.

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

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

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

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.

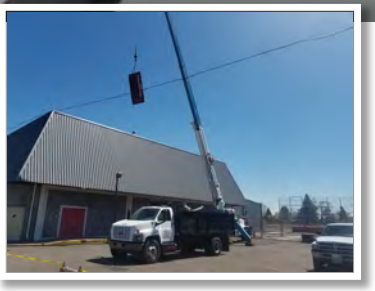
Dale DeBolt
Bond Oversight Committee Vice Chair

Recorded by Kathie Vosper

GREATER ALBANY PUBLIC SCHOOLS
CAPITAL BOND PROGRAM

END OF MONTH REPORT - APRIL 2018

GREATER ALBANY
PUBLIC SCHOOLS



HMK
COMPANY

HMKCO.ORG

GENERAL PROGRAM UPDATE

HMK and the GAPS Facility team continue the process of ramping up for the summer construction season taking full advantage of projects being in contract. We are excited about the many projects moving into construction shortly. It was less than a year ago that we recommended the Awarding of Design Contracts. In reflection, an enormous volume of work has been completed allowing us to be currently at this stage with so many projects. Many GAPS employees have invested time and skill to the success of the projects. The Elementary Schools have benefited from Emily Valdez providing oversight and consistency between the two projects, as the 2 design teams worked with Elisa Stephens and Jerri Matuszak. Dani Blackwell and Jon Dilbone have also advocated well for the Middle School projects, assisted by the Middle Schools building administrators.

Additionally, Tressa Johnson, Facility Use Coordinator is spending countless invaluable hours coordinating the construction activities at each site around other facility demands.

With construction poised to start, much preparatory activity is occurring. Contractors are preparing project schedules, assembling product literature confirming that they will install the specified products, as well as many other administrative tasks that lead to a successful project.

FOUR MAJOR BUILDING PROJECTS

The groundbreaking for Meadow Ridge Elementary School was the high point of the month. Todd Construction is ready to commence construction, but the project continues to be held up waiting for the Wetland Permit. Wetland permits are reviewed by a least 4 different agencies making the review process complex. As the month closed we were able to gain understanding on the delays with DEQ, and the Civil Engineer is personally working with them to answer all questions as the review of the permit package occurs. The project has received 2 of the 4 required sign offs and we are hopeful that the permit will be issued soon.

Oak Grove Elementary School site package bid on May 1st with favorable bids received by Gerding Builders; the Construction Manager / General Contractor (CM/GC). They are responsible for administering the bidding process, reviewing the sub-contractors and material suppliers bids and assembling a Gaurateed Maximum Price (GMP) for the scope of work defined in the phase of work being bid. HMK is working with Gerding Builders to review the GMP for the site work with hopes to have a recommendation to award either at the School Board meeting on May 14th or May 21st.

South Albany High School is currently out to bid with a bid closing on Thursday, May 10th. We are hopeful to see the project bid beneath the cost estimates and will provide the Board an update at the meeting on May 14th with a Recommendation to Award at the May 21st board meeting.

West Albany High School project team continues working with the Site team as the design progresses through Design Development. This phase is where casework, interior and exterior elevations, mechanical systems routing, and other similar items are defined. At the conclusion of this phase another cost estimate and reconciliation will occur.

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 April, we have executed 8 professional services agreements, processed 89 background checks, requested 34 purchase orders and processed 35 invoices.

Contract Type	Number of Contracts	Value
Professional Service Agreements / Design Contracts	92	$ 10,472,820
Construction Contracts	11	$ 8,032,503

GREATER ALBANY CAPITAL PROGRAM SOCIAL MEDIA ANALYTICS

HMK, partnering with CyberClimb NW, continue to actively promote the Greater Albany Capital Program through Social Media Platforms utilizing Facebook, Instagram, and LinkedIn. Posts reached over 19,000 people within 50 miles of Albany. The reach was through;

- 28 Facebook posts
- 15 Instagram posts
- 19 Linkedin posts

Posts varied from the major project videos, MRES groundbreaking, and various progress updates with photos. In addition, we utilize these platforms with Event Announcements for mandatory prebid walk-throughs, contractor open houses, and general project opportunities.

We believe that the GAPS specific Social Media effort is contributing to the heightened contractor interest in the projects as well as providing the Albany community pertinent updates on project progress.

LOCAL VENDORS AND CONTRACTORS

We are extremely 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 Scravel 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

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

May or May Not Construction	2920 20th Avenue SE, Albany
Mikes Heating and Air Conditioning	113 41st 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 Reservior 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 12th Street South, Salem
L.P. Company	1780 23rd 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 22nd 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 see results from our active recruitment of contractors to bid projects. Recently we held a contractor open house at South Albany High School. Over 30 contractors attended allowing them an opportunity to visit the site and conduct existing conditions observations.

BIDDING (OVER) UNDER SUMMARY

Middle School CTE Projects (CMS and TRS)	$195,875
New Elementary School	$180,363
Oak Grove Elementary School	
South Albany High School	
West Albany High School	
Critical Facility Upgrades ($7.7M of $50M Awarded)	$(389,165)
Bids Rejected (Fire Doors and MMS)	*$(2,292,833)*

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

On April 20th, the project team met for a Pre-Construction Meeting. Additionally, on April 25th, there was a ground-breaking ceremony. Todd Construction is unable to begin work onsite, until the Army Corps of Engineers issues the wetland permit. Todd has been proactively, setting up erosion control methods, building staking, and beginning to provide submittals, shop drawings and RFIs (request for information).

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Todd Construction will continue providing submittals and shop drawings. Until the Army Corps of Engineers issues the permit, work cannot begin. HMK, the wetland consultant and civil engineer will continue to inquire on status of wetlands permit, respond to questions and do everything possible to receive the permit.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS

The groundbreaking ceremony was a great success, allowing community members, students, dignitaries, etc. participate in an exciting ceremony.

CHALLENGES

Because the Army Corps of Engineers. and DEQ have not signed off on our permit, work at the site cannot commence. The District will in all likelihood be subject to delay or acceleration claims from the Contractor. If not resolved soon, delays to the project completion could also be realized.

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	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
NES	$36,000,000	$40,050,000	$3,938,174	$7224,542	$36,111,826	

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

APRIL PROJECT PHOTO GALLERY

GAPS, HMK, Soderstrom and Todd Const. at the Pre-Construction Meeting

Erosion control: silt fence and snow fence have been installed at the new Meadow Ridge Elementary School site.

Aerial view of the new Meadow Ridge Elementary School Site

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

Site work and demolition project documents were submitted to Benton County for plan review and permitting. The demolition and site work bid package was published by Gerding Builders, LLC with bid due date set for May 2, 2018.

In coordination with GAPS Facilities, Gerding Builders, and OGES staff, an early schedule was developed to execute the move out, asbestos abatement, demolition, and relocation of modular at OGES to NAES.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Next period, the site work bid award, submission of the building permit, and building bid package publication are planned. The move out is scheduled to begin on June 15th with the asbestos abatement beginning on June 18, 2018. Gerding Builders, has a demolition start date of June 19, 2018.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Project is moving forward according to schedule and anticipating favorable out comes of permit review process with Benton County with a target start date for abatement and demolition on June 18, 2018.

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
OGES	$18,400,000	$26,400,000	$1,232,178	$634,457	$25,765,543	

APRIL PROJECT PHOTO GALLERY

Demolition and Site Work Bid Walk

Modular to be Relocated to NAES

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	03/15/18	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

Weekly construction Owner, Architect, and Contractor (OAC) phone meetings have commenced and are transitioning to the HMK office in May. Submittals and RFIs are being processed in preparation for construction start in June. Building permit issued.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Work with Baldwin General Contracting to review and approve project schedule, including coordination with other GAPS CFU Projects Paving and Abatement. Continue processing submittals.

Initiate Owner Furnished procurement plans. Provide campus coordination plans for inside and outside the building for the summer.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Site walk introducing Baldwin's Superintendent to Calapooia Principle Gina Ayers. Baldwin's team is quickly ramping up pre-mobilization efforts in preparation for construction. Baldwin is working hard to provide a project schedule for review, as well as long lead locker submittals.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
CMS	$2,328,968	$4,426,733	$234,506	$94,178	$4,192,227	

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

APRIL PROJECT PHOTO GALLERY

Site walk April 25 introducing Baldwin Superintendent Rick Chatterton to Calapooia Principle Gina Ayers.

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 bid significantly higher than budget. After reviewing the single bid, it was determined that the roofing sub-contractor was underqualified to construct the re-roof project. The board rejected the bid and the project will be rebid in the fall.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Project documents are being prepared to be re-bid in the Fall of 2019.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

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
MMS	$2,779,776	$2,779,776	$230,494	$83,588	$2,696,188	

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%	

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

CURRENT ACTIVITIES

Currently working with DLR on CTE classroom space modifications to provide access from within the building to the fabrication lab without accessing through one of the other rooms.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

We are working with the district to finalize the design allowing the construction documents to be completed.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Review of revision options with the site base team. Once we receive approval documents can be finalized for bidding in October.

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
NAMS	$3,780,538	$3,780,538	$245,012	$120,129	$3,535,526	

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

On April 19, 2018 the construction phase of this project began by hosting the pre-construction meeting with the General Contractor, Columbia Construction and DLR Architects.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

We will continue to meet with the contractors and will begin to receive submittals from Columbia Construction and their sub-contractors for materials they are proposing to use on this project.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Collaborating with Jodi Dedera and GAPS staff to coordinate summer activities and key project milestones, to ensure that the renovation can be achieved safely and on time, without limiting community access.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
TRS	$500,000	$1,050,000	$85,215	$579,964	$964,785	

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

APRIL PROJECT PHOTO GALLERY

Existing computer lab to be renovated to a new state the art food science lab.

Existing classroom to be renovated to a new Maker lab

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	85%	
Construction Summer 2018	06/18/18	8/15/18	0%	
Construction Remaining	06/18/18	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%	

CURRENT ACTIVITIES

Construction Documents were issued on April 17, 2018. Pre-bid site walks were hosted for subcontractors on April 19, 2018 and May 1, 2018; coordinated with three prime general contractors. Addenda were issued to address contractor questions. Working with District to coordinate requests for two large events scheduled for SAHS (Tandem Bike Rally and Teacher Conference).

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Final addenda will be issued on May 4, 2018 to support Bid Close on May 10, 2018. Award contract to successful bidder following Board meeting on May 21, 2018. Finalize staging plan coordinating construction and school campus needs, both for Summer of 2018 and ongoing construction, following awarded contract, for start of construction June 18, 2018. Provide campus coordination plans for inside and outside the building for the summer.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

HIGHLIGHTS

Substantial effort by DLR to address drawing issues was completed during bid phase, including capturing NWESI and CERTA consultant comments. Substantial turn out at the pre-bid site walks shows that this project is garnering great interest by bidders despite busy summer activities already in full swing for the summer.

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

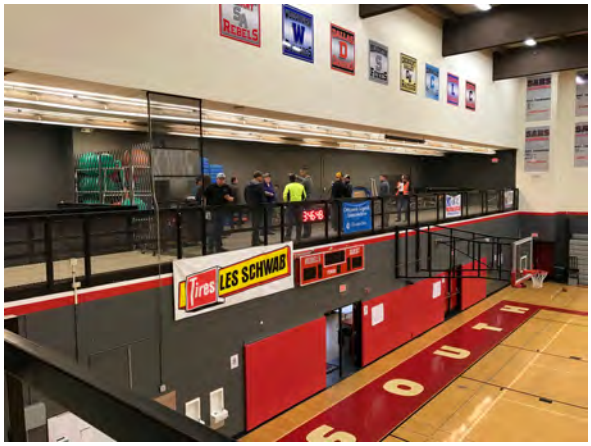
Skip Hamilton
skip@hmkco.org
Phone: 971-238-1366

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
SAHS	$10,279,002	$11,479,002				

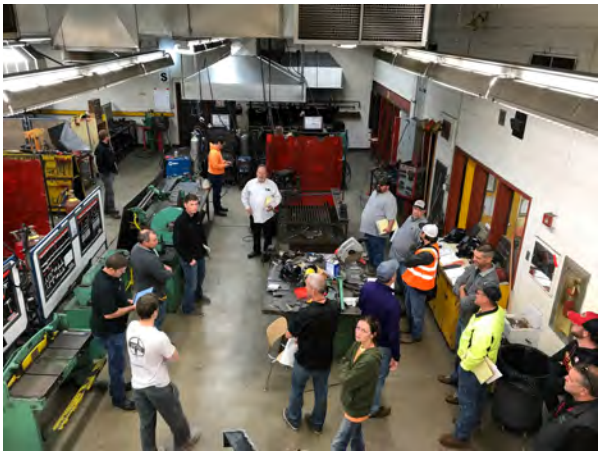
Bond premium added to the project is included in the revised budget value.

APRIL PROJECT PHOTO GALLERY

HMK team members in the Gym during the pre-bid.



Bidders walk the new classroom space in the Gym.



Bidders walk VTE renovation areas during the pre-bid Walk.

Great turn out for the May 1 pre-bid walk.

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	5/24/18	10%	
Construction Documents	5/02/18	9/18/18	0%	
Bid and Award	9/28/18	11/05/18	0%	
Construction	01/19/18	08/17/20	0%	
Building Commissioning	5/08/20	5/22/20	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

Plan revisions and value engineering processes were applied to schematic design to bring design into compliance with budget. The Design Development phase commenced with a target date of May 24, 2018 for 50% DD completion.

In preparation for 50% DD review, a MEP design meeting was held on April 24 during which time DLR and their consultants presented the most recent drawings for sitework, landscape, mechanical, electrical, and plumbing. Included in the discussion were placement of tennis courts, the loading area near the auxiliary gym and food services. Parking, storm detention, irrigation, the main entry courtyard, and the interior courtyard were also considered. On-site, HMK met with the Facilities electrician, Val Danchev, and Pacific Power to discuss the new electrical service to site. It was proposed to serve the addition from Elm St. As part of the design, DLR will provide empty conduits to the Grandstand for the future back feed of services and the removal of metering/transformers

located in the Grandstand area. In a separate on-site meeting, HMK and Facilities technology met with LS Networks to discuss a new fiber pathway from 24th Street to the new addition location.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Completion of Design Development phase and cost estimating

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Revision of Schematic Design to reduce program and bring within budget requirements and further development of Design Development drawings.

ADDITIONAL INFORMATION

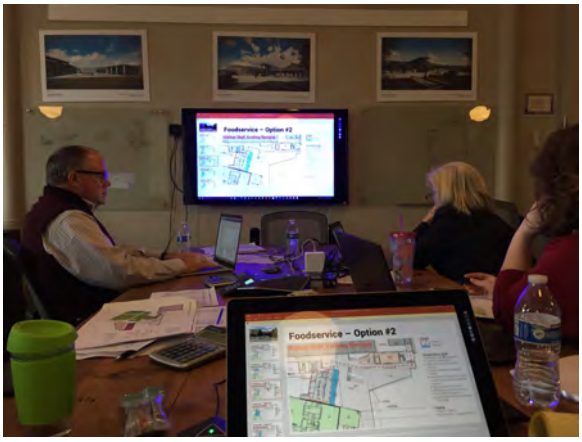
For questions, comments or additional information, please contact:

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

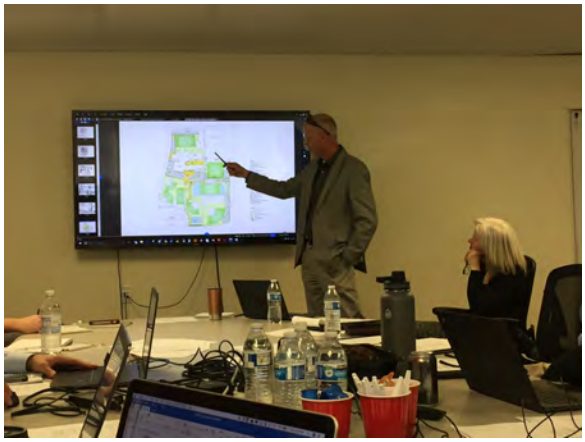
Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
WAHS	$43,069,000	$53,069,000	$1,180,893	$1,908,909	$51,888,107	

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

APRIL PROJECT PHOTO GALLERY



WAHS design team considers food service options



David Dougherty of DLA presents landscape design

Site visit with Facilities electrician Val Danchevc, DLR electrical engineer, and Pacific Power

DLR design review at Facilities

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	6/13/18	8/24/18	10%	
Closeout	9/15/18	10/15/18	0%	

CURRENT ACTIVITIES

The sidewalk in front of the District Office was started and completed during the week of April 23-27. Pictures attached

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Organization for mobilization for the Summer start of June 18, 2018

ADDITIONAL INFORMATION

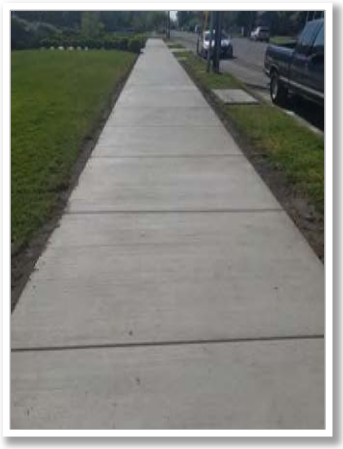
For questions, comments or additional information, please contact:

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

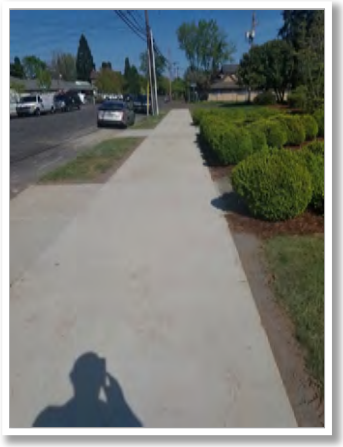
Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
2018 Paving Projects	$2,338,002	$2,338,002	$227,063	$418,614	$2,110,939	

APRIL PROJECT PHOTO GALLERY

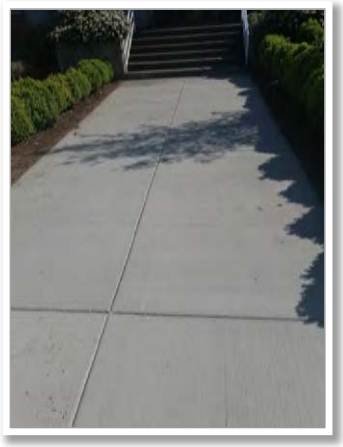
Sidewalk from steps toward street.



Front sidewalk looking west.



Front sidewalk looking east.



New sidewalk looking at building front steps.

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	6/13/18	8/24/18	25%	
Closeout	9/15/18	10/15/18	0%	

CURRENT ACTIVITIES

Construction began on the Facilities and Pool buildings April 18, 2018. The Facilities building will be completed on May 4. The Pool building is scheduled for completion around the end of May.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Continuing Pool construction. Coordination with the pool mechanical project for a complete finished project. Planning and coordination for June 18th start on North Albany Elementary, Calapooia Middle and Lafayette

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
2018 Roofing Projects	$4,883,006	$4,883,006	$60,902	$2,259,840	$4,822,104	

APRIL PROJECT PHOTO GALLERY

Photo of perimeter lumber being replaced at Facilities.

Photo of the past under the roofing. Several skylights had been removed and roofed over at Facilities.

Day two Northwest view with new base layer of roof in place at Facilities.

Crane positioned and removing old roof material at Pool.

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

Construction contract completion. Hazardous materials abatement bidding and award

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Pre-construction meeting will be held on May 7, 2018. Submittals, Schedule, and Sub contractor submissions and approvals. School and contractor construction coordination.

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
Sunrise ADA Modification	$183,000	$775,000	$52,599	$579,788	$722,401	

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	6/25/18	8/31/18	0%	
Closeout	9/15/18	10/15/18	0%	

CURRENT ACTIVITIES

Pre-Construction meeting was held on April 23, 2018. Contractor is processing product submittals, equipment is being ordered, and project planning & coordination is progressing.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Further submittals and planning for construction start around June 18th. Contractor coordination with pool roofing project for new mechanical equipment on the roof.

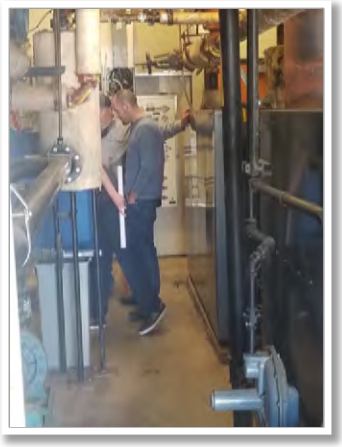
ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

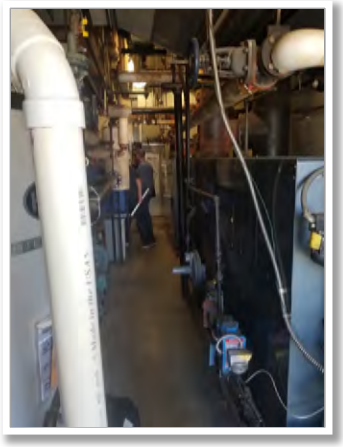
Ken Gruenwald
ken@hmkco.org
Phone: 971-304-0014

Project Description	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
Community Pool	$1,061,000	$1,440,000	$38,708	$1,175,332	$1,401,292	

APRIL PROJECT PHOTO GALLERY



Electrical and mechanical contractor coordination.



Electrical and mechanical contractor coordination.

Existing equipment on roof to be removed. A section of the parapet wall below to be lowered to install new 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	Original Budget	Revised Budget	Paid to Date	Encumbered	Forecast to Complete	(Over)/Under Budget
2018 Paving Projects	$2,338,002	$2,338,002	$29,079	$8,151	$2,308,923	

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	6/13/18	8/24/18	0%	
Closeout	9/30/18	10/30/18	0%	

CURRENT ACTIVITIES

Product submittal submission and review is currently underway. Scheduling of pre-construction meeting for May.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Pre-construction meeting to be held on May 2, 2018. Subcontractor list, schedule, and suppliers list due. Review of submittals.

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
Generators	$53,622	$290,387	$27,494	$243,728	$262,893	

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

Design documents complete and review of the documents have been done. HMK is recommending the project be advertised for bid In December of 2018. The ordering and arrival time needed for the elevator equipment will not allow this project to be completed during the short summer window of construction.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Scheduled to begin bidding December 2018 with construction beginning June 15, 2019.

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
Central Elementary School Elevator	$17,640	$	$14,112	$28,476	$3,528	

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

Installation of an elevator for ADA access to all 3 floors

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	90%	
Construction	As Needed	As Needed	0%	
Closeout	TBD	TBD	0%	

CURRENT ACTIVITIES

Calapooia abatement bidding completed. South Albany High abatement bidding complete. Oak Grove Elementary bid documents being prepared. Memorial Middle hazmat survey complete. Bid schedule for Memorial Middle being decided. North Albany Middle still on hold.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Oak Grove bid to be awarded. Hazmat and General contractor coordination meetings.

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	90%	
Construction	6/14/18	9/1/18	0%	
Closeout	9/1/18	10/1/18	0%	

CURRENT ACTIVITIES

The project went out to bid on April 2nd, with one mandatory pre-bid meeting and two sub-contractor open house meetings. The project received great interest at all three meetings. On bid day, April 24th, we received four bids, three of which, were considered responsive.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

HMK, gLAs, Dorman (the apparent low), Performance Abatement Contractors (abatement contractor) and Anderson Roofing, will meet next month to coordinate all of the work that will take place over the summer.

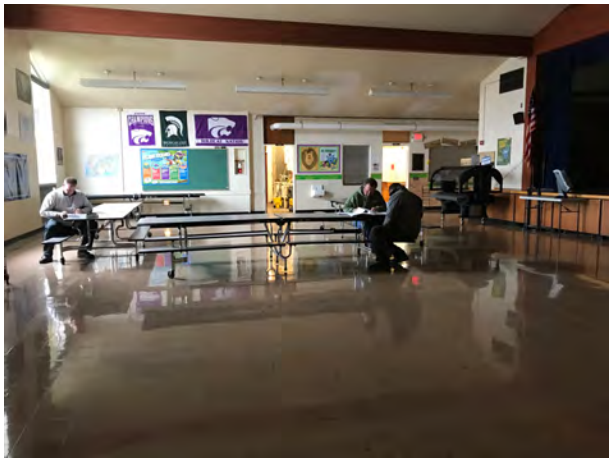
ADDITIONAL INFORMATION

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
Lafayette ES	$	$	$117,939	$104,746	$	

APRIL PROJECT PHOTO GALLERY



General and Sub-Contractors met onsite to review the drawings, prior to submitting their bids

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:**	4/30/18
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:	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 12/17 Installation of Valves and Thermostats is still in process. 1/18 All coils cleaned over winter break. Commissioning has begun. Minor alterations to existing systems 2/16/17 Waiting for Graphical user interface migration 4/16/18 No major updates. **5/14/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.**		

Percentage Complete	75.00%
Original Budget	$319,442
Paid to Date	$135,557
Estimated Remaining	$79,861
Projected Under/(Over) Budget	$104,024

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:**	4/30/18
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:	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. https://app.smartsheet.com/b/form/4bcf1de540854858967c6eb9eae54ebe 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.**		

Percentage Complete	85.00%
Original Budget	$326,211
Paid to Date	$121,259
Estimated Remaining	$48,932
Projected Under/(Over) Budget	$156,020

PROJECT UPDATE

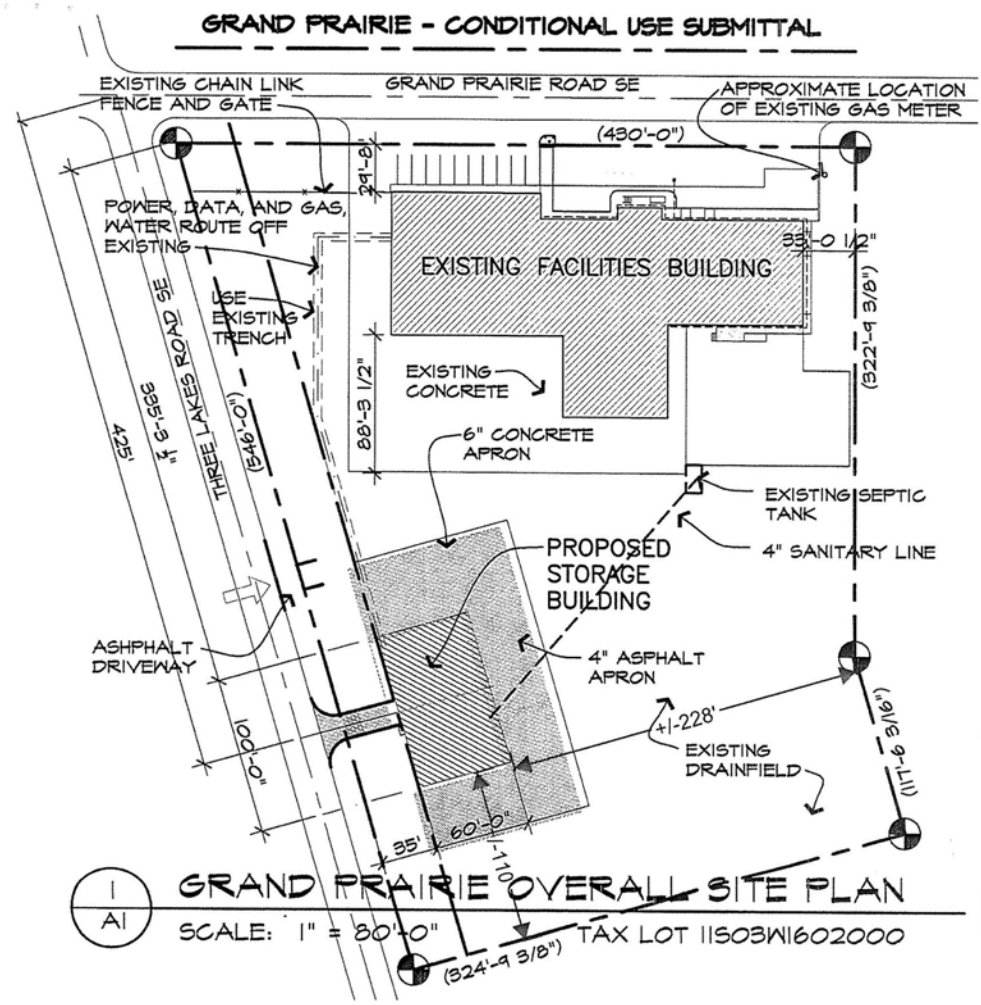
School:	West Albany High School	**Category**	MEP
Bond Project Type:	Critical Facilities Upgrade	**Percentage of Completion**	95 Percent
Type of Work:	Mechanical	**Report Date:**	4/30/18
Project No.:	803	**Google Map Link:**	Google Map Link
Project Description:	Remove all existing pneumatic controllers, 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:	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. https://app.smartsheet.com/b/form/4bcf1de540854858967c6eb9eae54ebe 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**		

Percentage Complete	95.00%
Original Budget	$368,510
Paid to Date	$158,361
Estimated Remaining	$18,426
Projected Under/(Over) Budget	$191,724

PROJECT UPDATE

School:	Facilities	**Category**	AI
Bond Project Type:	Critical Facilities Upgrade	**Percentage of Completion**	10 Percent
Type of Work:	Addition	**Report Date:**	4/30/18
Project No:	806	**Google Map Link:**	Google Map Link
Project Description:	Replacement Weld shop and storage (meet OSHA Requirement)		
Project Progress Description:	2/16/18: Conditional Use, Building and Mechanical Permits have been approved by the county. Waiting for Electrical and Plumbing Permits. 4/16/18 Bids in on materials. In the process of evaluating bids. **5/14/18 Site survey work is complete**		

Percentage Complete	10.00%
Original Budget	$632,086
Paid to Date	$27,428
Estimated Remaining	$568,877
Projected Under/(Over) Budget	$35,781



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

REGISTERED ARCHITECT
WALTER R. GRESL
EUGENE, OREGON
STATE OF OREGON

REVISED
7-31-2017

gLAs Architects, LLC
1416 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**	15 Percent
Type of Work:	Mechanical	**Report Date:**	4/30/18
Project No:	807	**Google Map Link:**	Google Map Link
Project Description:	*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*		
Project Progress Description:	2/16/18 Equipment ordered, Structural engineering in progress. 4/16/18 Waiting for permits to be approved **5/14/18 Permits approved, equipment has arrived, and preparation for installation has begun**		

Percentage Complete	15.00%
Original Budget	$870,000
Paid to Date	$9,941
Estimated Remaining	$739,500
Projected Under/(Over) Budget	$120,559

These are the Rooftop units that will be replaced

PROJECT UPDATE

School:	Central Elementary School	**Category**	FLS
Bond Project Type:	Critical Facilities Upgrade	**Percentage of Completion**	100 Percent
Type of Work:	Safety	**Report Date:**	5/14/18
Project No:	810	**Google Map Link:**	Google Map Link
Project Description:	Intercom System: Remove existing system and replace with new.		
Project Progress Description:	4/16/18 New system installed waiting on punch list **5/14/18 Project complete**		

Percentage Complete	100.00%
Original Budget	$39,323
Paid to Date	$13,875
Estimated Remaining	$0
Projected Under/(Over) Budget	$25,448

PROJECT UPDATE

School:	Fairmount	**Category**	MEP
Bond Project Type:	Critical Facilities Upgrade	**Percentage of Completion**	85 Percent
Type of Work:	Mechanical	**Report Date:**	4/30/18
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:	4/16/18:New units have been installed. Ductwork, controls, and removal of the old existing units is in process. **5/14/18 Duct work has been installed and insulated units have been fired off and are currently heating and cooling the space.**		

Percentage Complete	85.00%
Original Budget	$62,730
Paid to Date	$52,379
Estimated Remaining	$9,410
Projected Under/(Over) Budget	$941

New ductwork

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 electrical disconnect for each unit

PROJECT UPDATE

School:	South Albany High School	**Category**	MEP
Bond Project Type:	Critical Facilities Upgrade	**Percentage of Completion**	5 Percent
Type of Work:	Mechanical	**Report Date:**	4/30/18
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:	4/16/18: First unit has been finished. Next step is commissioning **5/14/18 No major updates all project resources have been shifted to outdoor projects with favorable weather conditions.**		

Percentage Complete	5.00%
Original Budget	$2,430,966
Paid to Date	$23,308
Estimated Remaining	$2,309,418
Projected Under/(Over) Budget	$98,241

PROJECT UPDATE

School:	Periwinkle	**Category**	FLS
Bond Project Type:	Critical Facilities Upgrade	**Percentage of Completion**	100 Percent
Type of Work:	Safety	**Report Date:**	4/30/18
Project No:	822	**Google Map Link:**	Google Map Link
Project Description:	Intercom/Clock System: Remove existing system and replace with new.		
Project Progress Description:	4/16/18 New system installed. Ready for punch list **5/14/18 Project complete**		

Percentage Complete	100.00%
Original Budget	$34,642
Paid to Date	$23,445
Estimated Remaining	$0
Projected Under/(Over) Budget	$11,197

Intercom System update complete

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

The project received approval from the Albany City Council and is proceeding with preparation of Engineers Probable Cost, Civil Narrative, and further development of Civil drawing by Udell Engineering. In addition, gLAs, Architects, LLC, will be obtaining consulting engineers narratives for Mechanical, Electrical, and Plumbing. Cost estimators Rider, Levett Bucknall will disseminate the provided information and provide a cost model budget for project to compare, confirm, and adjust earlier project budget.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

Confirmation of project budget and continuation of civil design and architectural program.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Approval by the Albany City Council

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

Steve Earle
steve@hmko.org
Phone: 971-304-0010

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

HMK COMPANY

695 COMMERCIAL ST SE, SUITE 116
SALEM, OR 97301

403 FIRST AVENUE W, SUITE 7
ALBANY, OR 97321

P. 971.304.0710
E. DAVID@HMKCO.ORG

HMKCO.ORG