



Bond Oversight Committee Meeting

January 16, 2020, 6:30 – 8:00 p.m.

Agenda

- A. *CALL MEETING TO ORDER – Dale DeBolt***

 - B. *COMMITTEE OPERATIONAL TASKS – Dale DeBolt***
 - 1. Approve Minutes of the December 16, 2019 Meeting – ***Dale DeBolt***

 - C. *BOND PROJECTS STATUS REPORT – Dale DeBolt***

 - D. *BOND PROJECTS COMMITTEE DISCUSSION – Dale DeBolt***

 - E. *QUESTIONS AND COMMENTS – Dale DeBolt***

 - F. *NEXT MEETING – Dale DeBolt***

 - G. *ADJOURN – Dale DeBolt***
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DATES OF INTEREST TO THE COMMITTEE

January 22	Board Work Session, 6:00 p.m., District Office
January 27	Regular School Board Meeting, 7:00 p.m., District Office
January 30	Bond Oversight Committee Meeting, 6:30 p.m., District Office
February 10	Regular School Board Meeting, 7:00 p.m., District Office
February 19	Board Work Session, 6:00 p.m., District Office
February 24	Regular School 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 the meeting to the Greater Albany Public School District, Kathie Vosper 541/967-4505.



MINUTES

CALL MEETING TO ORDER

Bond Oversight Committee Chair Dale DeBolt called the December 16, 2019, Bond Oversight Committee meeting to order at 4:30 p.m.

Present were:

Dale DeBolt	Bond Oversight Committee Chair
Rick Costain	Bond Oversight Committee Vice-Chair
Jerry Boehme	Bond Oversight Committee Member
Dawn Davis	Bond Oversight Committee Member
Heath Kasper	Bond Oversight Committee Member
Kevin Manske	Bond Oversight Committee Member

Melissa Goff	Superintendent
Russell Allen	Executive Director of Business and Operations
David McKay	Bond Program Director, HMK Company
Doug Pigman	Facilities Director
Andrew Tomskey	Communications/Media Administrator

Ms. Goff arrived at 4:42 p.m.

PLEDGE OF ALLEGIANCE

Mr. DeBolt led the group in the Pledge of Allegiance.

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

Mr. DeBolt began by stating that although there may be interest in talking about the fire at South Albany High School last week, the Committee needed to stick to the assignment that they were tasked with; reviewing the four roofing bids and prioritizing the remaining projects on the list.

He then asked if everyone had reviewed the minutes from the November 21, 2019 meeting. Everyone nodded affirmatively. He asked if there were any questions. There were none. Committee Member Kevin Manske made a motion to accept the minutes as presented. The motion was seconded by Ms. Davis. **MOTION CARRIED UNANIMOUSLY.**

BOND PROJECTS STATUS REPORT

Since there was no new project status report, Mr. DeBolt stated that the meeting would move directly to Committee Discussion.

BOND PROJECTS COMMITTEE DISCUSSION

Mr. DeBolt asked if everyone had reviewed the documents that Mr. Allen had sent out over the weekend. Members responded affirmatively. Mr. Allen stated that to make sure that the Committee was aligned with the Board, the information provided on Sunday was to help the Committee provide information back to the Board. He shared that the Board's number one priority was to get information back from the Committee before their January 13 Board Meeting on whether or not to award the contracts for the 4 roofing bids received. The second was to provide the overall priority list to the Board to review prior to the Board Work Session on January 22nd.

Mr. McKay shared that the only thing that had changed on the project list were the updated notes.

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Discussion ensued regarding the roof bids and specifically why there was only one bid for the roof at South. Mr. Allen shared that all six companies had representatives that attended the mandatory pre-bid meeting. Ms. Goff arrived at 4:42 p.m.

Mr. Manske asked about the roofs listed in the second tier. Mr. Pigman shared that they are in that section because portions of those roofs are in good condition, and others that are aged out are not actively leaking. He also shared that looking at a risk perspective and keeping classroom areas safe, warm, and dry, these are lower risk roofs. Mr. Manske then asked how many years would it be before the building at West would be bulldozed. Mr. McKay commented that with the design process, bid process, and construction, it would be probably 2033 before the building was demolished. Discussion ensued.

Mr. Manske asked about the fire alarm panels coming in after roofs. Mr. Pigman responded that some of the panels were moved down to the yellow and green areas because as they upgrade some of the panels, the old parts can be used on other panels to keep them running for a while longer. He explained that parts for the old panels are no longer available.

Discussion ensued regarding the amount of funds available with the Bond interest and if the Board took action on the Bond Authority. The question was asked that if the three roofing projects were left in tier II, would there be funds to fix them if something catastrophic happened. The response was yes whether it would come out of the general fund contingency if necessary.

Discussion ensued as to whether projects could be pushed off to a later date or not while going over the project list. Mr. Pigman explained that there were opportunities for this throughout the list but it also depends upon funding. He stated that some projects, although they could be self-performed, would have value lost by not stacking them with other larger projects that would allow access to specific areas.

Discussion returned to roofing, current costs and a potential 5 to 6 percent increase in future costs. Ms. Davis asked why some of the NAMS mechanical was dropped into the yellow category and why it was higher than some of the roofing projects. Mr. Pigman responded that the part that was in the red category were classrooms that still had ventilators in each room for which motors were no longer available with no controls which causes lots of noise in the classrooms. Mr. Allen added that the equipment had already been purchased for those locations.

Mr. Manske asked about time deadlines for ADA compliance. Mr. Allen stated that the district has been out of compliance since the law went into effect. Ms. Goff stated that the work has been done as it as it has been needed to service students. Mr. Pigman shared that the ADA compliance is an important part of the bathroom upgrades. Mr. Allen added that the majority of complaints from the buildings are about bathroom issues.

Discussion ensued regarding meeting the promise to the public on Safe, Warm and Dry. Mr. DeBolt asked what the consensus was regarding the roofing bids. Discussion ensued regarding the roofing bids, the other roofing projects and alarm systems. Ms. Goff commented that the SAHS fire caused a lot of anxiety to trust the old alarms and wanted to put that to the Committee during discussions. Discussion continued. During discussion it was asked how much impact there would be on our voters if the Bond Authority was used. Mr. Allen stated that there will be a small increase in property tax but believes that it would still be below the original estimate. He stated that he was in the process of researching the numbers and would have it for the Board in their next Board packet.

Following extensive discussion, Mr. Manske made a motion to send the four roofing projects: Liberty, South, West, and Waverly to the Board with a recommendation to fund those four projects along with the Waverly mechanical/electrical project. Ms. Davis seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

Mr. Allen thanked the Committee for completing the first task. He then asked them to consider the overall priority list. He shared that the Board Chair had asked for that information prior to their January 22nd meeting and the next Bond Oversight Committee Meeting wasn't set until January 30th. Mr. DeBolt asked the group if another meeting was needed to complete the Committee's task. Discussion ensued. Mr. Pigman commented that he would like to see the Liberty restroom project currently scheduled for 2020 kept on the list because of multiple components related in the project and that there is a value for packaging those components together. More discussion ensued regarding prioritization of the remaining projects. Mr. DeBolt suggested scheduling another meeting before the Board Meeting scheduled for January

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27th. Mr. McKay asked them to consider a date prior to the Board Work Session scheduled for January 22nd. After extended discussion it was determined that the next meeting would be held on Thursday, January 16, 2020, at 6:30 p.m. at the District Office.

Mr. DeBolt asked if there was anything more to discuss from the Committee. There was none.

Mr. DeBolt adjourned the meeting at 6:01 p.m.

Dale DeBolt
Bond Oversight Committee Chair

Recorded by Kathie Vosper

Remaining Critical Facility Upgrade Projects in Priority Order

Presented January 14, 2020

School	Type of Work	Scope Description	Staff Priority	Bond Project Budget (\$)	Addition/ Funds Needed	Revised Project Cost (\$)	NOTES
These two projects are currently included as Active Projects but were recently moved from Self Perform to Contracted with an accompanying increase in budget required.							
Sunrise Elementary	Mechanical	HVAC/Mechanical Upgrades	Active	\$ 882,879	\$ 800,000	\$ 1,682,879	Equipment has been purchased and engineering work has begun; most of the equipment is original to the building.
Liberty Elementary	Mechanical	HVAC/Mechanical Upgrades	Active	\$ 750,771	\$ 400,000	\$ 1,150,771	Equipment has been purchased and engineering work has begun; most of the equipment is original to the building.
				\$ 1,633,650	\$ 1,200,000	\$ 2,833,650	
Liberty Elementary	Fire/Life Safety	Replace Overhead Fire Doors	1	\$ 14,668	\$ 35,332	\$ 50,000	Part of agreement with the city
Lafayette Elementary	Fire/Life Safety	Replace Overhead Fire Doors	2	\$ 11,131	\$ 147,000	\$ 158,131	Part of agreement with the city
SAHS	Fire/Life Safety	Replace fire alarm control panel with new system for operation with existing fire alarm devices and cabling.	3	\$ 29,857	\$ 270,000	\$ 299,857	Panel failing
Liberty Elementary	Roofing	Roofing.	4	\$ 1,359,824	\$ -	\$ 1,359,824	Condition of the roof is bad also part of the HV work; BOARD AWARDED CONTRACT
SAHS	Roofing	Roofing.	5	\$ 2,330,966	\$ -	\$ 2,330,966	Roof condition is critical; BOARD AWARDED CONTRACT
WAHS	Roofing	Roofing.	6	\$ 1,226,996	\$ 2,015,004	\$ 3,242,000	Roof condition is critical; BOARD AWARDED CONTRACT
Oak Elementary	Fire/Life Safety	Replace Overhead Fire Doors	7	\$ 14,668	\$ 36,000	\$ 50,668	Passed the last drop test not sure how many more times it will pass due to age
South Shore Elementary	Fire/Life Safety	Replace Overhead fire doors	8	\$ 14,668	\$ 35,000	\$ 49,668	Passed the last drop test not sure how many more times it will pass due to age
Takena Elementary	Fire/Life Safety	Replace overhead fire doors	9	\$ 14,668	\$ 35,000	\$ 49,668	Passed the last drop test not sure how many more times it will pass due to age
Liberty Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	10	\$ 29,857	\$ 70,000	\$ 99,857	Getting difficult to get parts-also part of a larger project
Sunrise Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	11	\$ 29,857	\$ 70,000	\$ 99,857	Getting difficult to get parts
Waverly Elementary	Fire/Life Safety	Add audible/visual notification appliance in north/south running corridor, providing notification coverage at this area.	12	\$ 7,906	\$ -	\$ 7,906	Getting difficult to get parts
Waverly Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	13	\$ 29,857	\$ 40,000	\$ 69,857	Getting difficult to get parts
Takena Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	14	\$ 29,857	\$ 30,000	\$ 59,857	Getting difficult to get parts

Remaining Critical Facility Upgrade Projects in Priority Order

Presented January 14, 2020

Oak Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	15	\$ 29,857	\$ 40,000	\$ 69,857	Getting difficult to get parts
South Shore Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	16	\$ 29,857	\$ 40,000	\$ 69,857	Getting difficult to get parts
Tangent Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	17	\$ 29,857	\$ 40,000	\$ 69,857	Getting difficult to get parts
Sunrise Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	18	\$ 150,192	\$ 139,000	\$ 289,192	There are areas that the floor condition is poor
Waverly Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	19	\$ 54,236	\$ 195,764	\$ 250,000	There are areas that the floor condition is poor
Liberty Elementary	Remodel	Restrooms rehabilitation and ADA improvements	20	\$ 140,441	\$ 376,835	\$ 517,276	Condition of restrooms are very poor: BIDS RECEIVED
Liberty Elementary	Plumbing	Replacement of Plumbing Fixtures and Piping	21	\$ 21,540	\$ 408,000	\$ 429,540	Part of the building had the piping replaced this is for the balance of old existing pipe to be replaced: BIDS RECEIVED
NAMS	Mechanical	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all digital control devices. If new HVAC systems are installed, new digital controls to be provided.	22	\$ 165,304	\$ -	\$ 165,304	Condition of existing equipment and controls is getting to the point where it is difficult to keep the equipment working
NAMS	Mechanical	Replace hallway heaters with like.	23	\$ 56,696	\$ 10,000	\$ 66,696	Condition of existing equipment and controls is getting to the point where it is difficult to keep the equipment working
NAMS	Mechanical	Replace older classroom unit ventilators.	24	\$ 179,452	\$ 70,000	\$ 249,452	Condition of existing equipment and controls is getting to the point where it is difficult to keep the equipment working
Liberty Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	25	\$ 241,976	\$ 50,000	\$ 291,976	There are areas that the floor condition is poor
Periwinkle Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	26	\$ 29,857	\$ 40,000	\$ 69,857	Getting difficult to get parts
Waverly Elementary	Roofing	Roofing.	27	\$ 193,541	\$ 838,459	\$ 1,032,000	HV work will open the roof to make structural modifications several areas are past life expectancy. Possible reduction in scope if test results allow.
Waverly Elementary	Electrical	Old Cutler-Hammer load center (south corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2009-vintage panel.	28	\$ 15,709	\$ -	\$ 15,709	Part of this work is to support new loads for updated HV equipment
				\$ 6,483,295	\$ 5,031,394	\$ 11,514,689	

Remaining Critical Facility Upgrade Projects in Priority Order

Presented January 14, 2020

School	Type of Work	Scope Description	Priority Group	Bond Project Budget (\$)	Additional Funds Needed	Revised Project Cost (\$)	NOTES
SAHS	Mechanical	Commission controls-verify proper operation+ Add Graph. Interface	29	\$ 102,261	\$ -	\$ 102,261	
SAHS	Mechanical	Remove abandoned panels and control devices.	30	\$ 22,700	\$ -	\$ 22,700	
SAHS	Mechanical	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.	31	\$ 472,192	\$ -	\$ 472,192	
SAHS	Mechanical	Replace fiberglass ductwork.	32	\$ 251,857	\$ -	\$ 251,857	
SAHS	HazMat	Mech Piping Insulation removal & replace	33	\$ 152,874	\$ -	\$ 152,874	
South Shore Elementary	Remodel	Restrooms rehabilitation and ADA improvements	34	\$ 140,441	\$ 70,000	\$ 210,441	
Oak Elem	Remodel	Restrooms rehabilitation and ADA improvements	35	\$ 140,441	\$ 70,559	\$ 211,000	
NAMS	Mechanical	Replace the Multizone unit with newer more energy efficient unit. Replace HVU and CEU units with similar new units. To include lower gym units	36	\$ 936,582	\$ 563,000	\$ 1,499,582	
NAMS	Mechanical	Commission controls-verify proper operation+ Add Graph. Interface	37	\$ 118,074	\$ -	\$ 118,074	
NAMS	HazMat	Mech Piping Insulation removal & replace	38	\$ 101,201	\$ -	\$ 101,201	
NAMS	Flooring/HazMat	VAT removal+ new VCT Flooring.	39	\$ 236,135	\$ -	\$ 236,135	
WAHS	Plumbing	Replace last sewer pump and control panel	40	\$ 70,948	\$ -	\$ 70,948	
SAHS	Remodel	building.	41	\$ 137,528	\$ -	\$ 137,528	
Sunrise Elementary	Windows	Uninsulated window glazing.	42	\$ 339,970	\$ 160,000	\$ 499,970	
Calapooia	Flooring/HazMat	VAT removal+ new VCT Flooring.	43	\$ 304,556	\$ -	\$ 304,556	
Central Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	44	\$ 54,236	\$ -	\$ 54,236	
Memorial	Flooring/HazMat	VAT removal+ new VCT Flooring.	45	\$ 283,696	\$ -	\$ 283,696	
NAES	Hazmat	VAT removal+ new VCT Flooring.	46	\$ 158,536	\$ -	\$ 158,536	
Oak Elem	HazMat	VAT removal+ new VCT Flooring.	47	\$ 112,644	\$ -	\$ 112,644	
Periwinkle Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	48	\$ 100,128	\$ -	\$ 100,128	
South Shore Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	49	\$ 85,526	\$ -	\$ 85,526	
Tangent Elementary	HazMat	VAT removal+ new VCT Flooring.	50	\$ 58,408	\$ -	\$ 58,408	
Takena Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	51	\$ 70,298	\$ 169,000	\$ 239,298	
WAHS	Flooring/HazMat	VAT removal+ new VCT Flooring.	52	\$ 83,440	\$ -	\$ 83,440	
Central Elementary	Plumbing	Replacement of Plumbing Fixtures and Piping	53	\$ 29,449	\$ -	\$ 29,449	
South Shore Elementary	Roofing	Roofing.	54	\$ 348,998	\$ 220,000	\$ 568,998	
Takena Elementary	Roofing	Roofing.	55	\$ 163,788	\$ 424,000	\$ 587,788	
Oak Elem	Roofing	Roofing	56	\$ 12,570	\$ 551,000	\$ 563,570	

Remaining Critical Facility Upgrade Projects in Priority Order

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Central Elementary	Remodel	Restrooms rehabilitation and ADA improvements	57	\$ 121,000	\$ 160,000	\$ 281,000
South Shore Elementary	HazMat	Mech Piping Insulation removal & replace	58	\$ 36,654	\$ -	\$ 36,654
South Shore Elementary	Plumbing	Replacement of Plumbing Fixtures and Piping	59	\$ 28,814	\$ -	\$ 28,814
South Shore Elementary	Mechanical	Commission controls-verify proper operation+ Add Graph. Interface	60	\$ 39,323	\$ -	\$ 39,323
South Shore Elementary	Mechanical	Remove abandoned panels and control devices.	61	\$ 7,906	\$ -	\$ 7,906
South Shore Elementary	Mechanical	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.	62	\$ 70,844	\$ -	\$ 70,844
South Shore Elementary	Mechanical	Replace the existing units with newer, more energy efficient systems. Replace HVU and CEU units with similar new units.	63	\$ 385,639	\$ -	\$ 385,639
Takena Elementary	Mechanical	Remove abandoned panels and control devices.	64	\$ 7,906	\$ -	\$ 7,906
Central Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	65	\$ 29,857	\$ 70,000	\$ 99,857
WAHS	Mechanical	Replace units - counseling, matt room, and small theater	66	\$ 28,296	\$ 30,000	\$ 58,296
WAHS	Mechanical	Replace the tunnel exhaust fans with a new ventilation system.	67	\$ 51,391	\$ -	\$ 51,391
WAHS	Mechanical	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.	68	\$ 275,471	\$ -	\$ 275,471
WAHS	Misc	Football field lighting wiring needs replaced	69	\$ 96,020	\$ -	\$ 96,020
SAHS	Plumbing	Replacement of Plumbing Fixtures and Piping	70	\$ 118,282	\$ -	\$ 118,282
Fairmount	Plumbing	Replace all galvanized pipe with copper piping and insulate per code.	71	\$ 31,833	\$ -	\$ 31,833
Fairmount	Plumbing	Replacement of Plumbing Fixtures and Piping	72	\$ 12,529	\$ -	\$ 12,529
NAMS	Electrical	Replace the existing equipment at control room and replace with new.	73	\$ 94,459	\$ -	\$ 94,459
Oak Elem	Plumbing	Replacement of Plumbing Fixtures and Piping	74	\$ 26,694	\$ -	\$ 26,694
Periwinkle Elementary	Plumbing	Replacement of Plumbing Fixtures and Piping	75	\$ 25,844	\$ -	\$ 25,844
NAMS	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	76	\$ 29,857	\$ 170,000	\$ 199,857
Fairmount	Mechanical	Commission controls-verify proper operation+ Add Graph. Interface	77	\$ 31,521	\$ -	\$ 31,521
Fairmount	Mechanical	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.	78	\$ 51,183	\$ -	\$ 51,183
SAHS	Flooring/HazMat	VAT removal+ new VCT Flooring.	79	\$ 356,706	\$ 143,000	\$ 499,706
Clover Ridge Elementary	Roofing	Roofing	80	\$ 85,412	\$ -	\$ 85,412
Fairmount	Flooring/HazMat	VAT removal+ new VCT Flooring.	81	\$ 8,344	\$ 90,000	\$ 98,344

Remaining Critical Facility Upgrade Projects in Priority Order

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Fairmount	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	82	\$ 29,857	\$ 35,000	\$ 64,857
NAES	Plumbing	Replacement of Plumbing Fixtures and Piping	83	\$ 17,229	\$ -	\$ 17,229
Takena Elementary	Mechanical	Commission controls-verify proper operation+ Add Graph. Interface	84	\$ 39,323	\$ -	\$ 39,323
SAHS	Electrical	Replace MCC equipment (some in attic and some on floor) at buildings 1 thru 10 and Central Plant with new.	85	\$ 618,562	\$ -	\$ 618,562
				\$ 7,846,233	\$ 2,925,559	\$ 10,771,792
School	Type of Work	Scope Description	Priority Group	Bond Project Budget (\$)	Additional Funds Needed (\$)	Revised Project Cost (\$)
Central Elementary	HazMat	Mech Piping Insulation removal & replace	86	\$ 23,244	\$ -	\$ 23,244
Fairmount	HazMat	Mech Piping Insulation removal & replace	87	\$ 3,576	\$ -	\$ 3,576
NAES	Hazmat	Mech Piping Insulation removal & replace	88	\$ 67,944	\$ -	\$ 67,944
NAMS	Paving	Hard surface outdoor multipurpose court resurface	89	\$ 54,304	\$ -	\$ 54,304
Sunrise Elementary	Electrical	Old Cutler-Hammer load center (main corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2008-vintage panel.	90	\$ 31,521	\$ -	\$ 31,521
Takena Elementary	Mechanical	The stove and ovens in the kitchen should have a hood over them.	91	\$ 13,420	\$ -	\$ 13,420
Tangent Elementary	Paving	The pavement near the play shed is uneven and needs repair or replacement.	92	\$ 27,568	\$ -	\$ 27,568
Takena Elementary	Plumbing	Replacement of Plumbing Fixtures and Piping	93	\$ 20,170	\$ -	\$ 20,170
WAHS	Plumbing	Replacement of Plumbing Fixtures and Piping	94	\$ 87,055	\$ -	\$ 87,055
Tangent Elementary	Mechanical	There is no hood over the ovens or over the dishwasher.	95	\$ 13,420	\$ -	\$ 13,420
Waverly	Windows	Uninsulated window glazing	96	\$ 607,107	\$ -	\$ 607,107
Central Elementary	Mechanical	Provide exhaust for kitchen equipment.	97	\$ 25,175	\$ -	\$ 25,175
WAHS	Misc	Replace grandstand planking at baseball field	98	\$ 34,642	\$ -	\$ 34,642
				\$ 1,009,146	\$ -	\$ 1,009,146

NOTES

Remaining Critical Facility Upgrade Projects in Priority Order

Presented January 14, 2020

School	Type of Work	Scope Description	Priority Group	Bond Project Budget (\$)	Additional Funds Needed (\$)	Revised Project Cost (\$)	NOTES
Albany Community Pool	HazMat	VAT removal+ new VCT Flooring.	4	\$ 46,935	\$ -	\$ 46,935	
District Office	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	4	\$ 29,857	No longer needed by code	\$ 29,857	
Albany Community Pool	Fire/Life Safety	Replace fire alarm control panel with new dual smoke detection as needed to comply with code for fully sprinklered building and mechanical system requirements. Add audible and visual notification appliances in occupied areas.	4	\$ 47,230	\$ -	\$ 47,230	
Fir Grove Elementary	Flooring/HazMat	VAT removal+ new VCT Flooring.	4	\$ 54,236	Recommend not proceeding	\$ 54,236	
Fir Grove Elementary	HazMat	Mech Piping Insulation removal & replace	4	\$ 23,244	Recommend not proceeding	\$ 23,244	
Fir Grove Elementary	Fire/Life Safety	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	4	\$ 29,857	Recommend not proceeding	\$ 29,857	
Oak Elem	Plumbing	Replace galvanized domestic water piping with copper pipe and insulate.	4	\$ 42,548	Recommend not proceeding	\$ 42,548	
Periwinkle Elementary	Mechanical	Commission controls-verify proper operation+ Add Graph. Interface	4	\$ 39,323	\$ -	\$ 39,323	
Periwinkle Elementary	HazMat	Mech Piping Insulation removal & replace	4	\$ 42,912	\$ -	\$ 42,912	
Periwinkle Elementary	Safety	Intercom System: Remove existing system and replace with new.	4	\$ 39,323	\$ -	\$ 39,323	
NAES	Safety	Intercom System: Remove existing system and replace with new.	4	\$ 39,323	\$ -	\$ 39,323	
South Shore Elementary	Plumbing	Replace galvanized domestic water piping with copper pipe and insulate.	4	\$ 42,548	Recommend not proceeding	\$ 42,548	
South Shore Elementary	Remodel	Replace siding, windows, HVAC and roof on modular building.	4	\$ 549,903	Recommend not proceeding	\$ 549,903	
				\$ 1,027,239	\$ -	\$ 1,027,239	
		TOTALS		\$ 16,365,913	\$ 7,956,953	\$ 24,322,866	



January 14, 2019

Russ Allen, Director of Business and Operations
Greater Albany Public Schools
718 7th Avenue SW
Albany, Oregon 97321-2320

RE: Recommendation to Award
Contract for Construction
2020 Liberty Restroom Modernization Re-Bid CFU Project

Dear Russ,

After careful review and consideration, HMK Company recommends that you award the contract for 2020 Restroom Modernization Re-Bid CFU Project to First Cascade Corporation.

An advertisement was issued on behalf of the District on December 02, 2019 for bids to be received on January 09, 2020, fourteen Contractors were present at the Pre-Bid Meeting and three bids were received; one from Andy Medcalf Construction Company, one from First Cascade Corporation and one from Mocon Corporation. First Cascade Corporation is the low bidder. The District is in compliance in awarding to First Cascade Corporation.

We are requesting that the Board award the 2020 Liberty Restroom Modernization Re-Bid CFU Project to First Cascade Corporation at the January 27, 2020 Board Meeting for the not to exceed amount of \$564,046.00.

If you have any questions, please do not hesitate to contact me to discuss.

Kind Regards,

A handwritten signature in blue ink that reads 'David McKay'.

David McKay
Project Director

Attached: Bid Tally



GREATER ALBANY PUBLIC SCHOOLS
 CAPITAL BOND PROJECT
 2020 LIBERTY RESTROOM MODERNIZATION RE - BID

Date: January 9, 2020	Andy Medcalf	First Cascade	Mocon Corp
Total Base Bid	\$ 584,651.00	\$ 564,046.00	\$ 1,250,000.00

Attended Mandotory Pre-Bid	Yes	Yes	Yes
Time Bid Received	1:57 PM	1:53 PM	1:57 PM
Bid Bond	Yes	Yes	Yes
CCB Registration Number	198478	63946	63225
Addendum 1-2 Received	Yes	Yes	Yes
Bid Form Signed	Yes	Yes	Yes
First Tier Sub Contractor Disclosure Form	Yes	Yes	No