

# ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove  
*Superintendent*

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## **Bond Oversight Committee**

Virtual Meeting via Zoom

January 13, 2021 4:00 pm – 5:30 pm

### **Attendance**

Curt Bacon, Secretary  
Samuel Bogdanove, ASD  
Jill Franko, Vice-Chair  
Shane Hunter  
Kathy Kane  
Chris McKay, HMK  
David McKay, HMK

Steve Mitzel, ASD  
Ryan Schnobrich, Chair  
Alana Valencia, ASD  
Dustin Way  
Jim Westrick, ASD School Board  
ASD District Staff: Kristi Nelson

## **Meeting Minutes**

- **Call meeting to order:** Ryan Schnobrich called the meeting to order at 4:05 pm.
  
- **Review and approval of previous meeting minutes:** A motion to approve the 11/11/2020 DBOC meeting minutes, as presented, was made by Curt Bacon and was seconded by Shane Hunter. The motion was unanimously approved by the committee.
  
- **Review End of Month (EOM) reports:** presented by Chris McKay
  - **EOM October 2020:**
    - Overview: Construction kicked off at AMS and Helman Elementary. Design meetings continued at AHS and Walker Elementary. District Wide HVAC project meetings to create the work scope continued.
    - \$18M in Bond dollars encumbered to date in October.
    - Social Media has maintained approximately 40K impressions. Banners have been posted at each school site to show both the progress and scope of the project.
    - Local contractor list continues to grow and will grow significantly in the December report. Chris hopes to have contract values added here by January.
    - AMS/ JMOS project began mobilizing on site. Temporary classrooms and office spaces were set up for staff and students. Abatement and demo is scheduled to begin in

November, with select demo taking place this month. The GMP was aligned with the project budget and approved by the School Board.

- At Helman Elementary, an early site package contract amendment was awarded by the School District, taking advantage of the last of the dry weather. The full building package was sent out to bid. A ground breaking ceremony was held this month, with several Board members present. A video of the ceremony was created and released on social media.
  - AHS received seven proposals received for project CM|GC, and after interviewing four of the firms, selected Gerding Builders. They have since joined the team and been assisting with site reviews and project scope.
  - At Walker Elementary, design development continued and focus groups were held. Kramer & Company, the historic design consultant, visited the site. HMK also met with a glass company to discuss how to get the sheer value needed and still maintain the historical front.
- **EOM November 2020:**
- Overview: At AMS, construction activities began with demo and abatement. At Helman Elementary, site work continued. Walker Elementary and AHS continued with onsite investigations. Willow Wind proceeded in design for HVAC.
  - One professional service agreement was issued and two contracts were awarded. \$50M in Bond dollars have been encumbered to date in November.
  - The list of local vendors didn't change this month as CM|GC was issuing sub contracts. This will be updated in December's End of Month report.
  - At AMS/JMOS, temporary utilities have been rerouted to the cafeteria to keep the kitchen running during construction. G2 Consultants are providing constant air monitoring during abatement, delivering daily air quality reports to HMK. Kathy Kane asked about insulation in areas where original tongue in groove ceiling will be exposed. Chris stated the insulation will go in the roof. A ground breaking ceremony was held this month, with several Board members present. A video of the ceremony was created and released on social media.
  - At Helman Elementary, the southwest parking lot addition was excavated. Bids on the full building package were received. The bid came in high on several trades, mostly mechanical, electrical and framing. One reason this occurred is that local contractors are at capacity for bidding jobs, so the decision was made to look for out of area vendors in this instance. After that, the bid package was reworked and \$700K was found in reduced costs without making sacrifices to the program or integrity of MEP. Both Ryan and Kathy shared their support of this, stating that if local vendors are at 100%+ capacity and increasing their rates, it was a fiscally responsible choice that was made to look outside the area for vendors. Steve Mitzel shared that we are continuing to do everything possible to keep Bond dollars in the Rogue Valley, but at some point market saturation will continue to be an issue.
  - The AHS team continued meeting in the design development phase, and 50% Design Development documents were released. The CM|GC, Gerding Builders, is now on board and met with the team on site in December to continue project scope discussions. Chris also shared that the AHS team continues to get good input from the student ambassador in the group.

- Walker Elementary continued in Design Development phase. Concrete GPR conducted on site scans and took core samples to evaluate structural integrity of the historical wing. A commissioning agent was selected, Systems West Engineers.
- **Budget:**
  - Additional Bond interest has been received, approximately \$3.5M of the projected \$5M. There is still \$14M in unallocated contingency.
  - Seismic grant monies will be received as we begin to draw on them, once construction begins. New seismic grant applications for this period have been submitted for AHS and Lincoln Elementary.
  - Ryan asked if there had been any answer as to whether district staff salaries are allowed to be paid for by the Bond. Chris answered that this is allowable, primarily for staff whose Bond work is time above and beyond their regular job responsibilities and Kristi Nelson's time, as it is 100% dedicate to the Bond. Alana Valencia shared that prior to posting any payroll to the Bond; she consulted Bond Counsel specifically about this.
  - Ryan also noticed the size of the permit fees being charged by the City of Ashland, approximately \$2M. Chris explained some of the normal fees charged are for plan review or system development charges. Beyond that are fees that have been implemented by the City in the last two years, including a 1.2% community development fee. (approximately \$800K between AMS and Helman projects in added fees). HMK has seen that in most districts they've worked with these kinds of city fees are capped; the City of Ashland's fees are uncapped, they encapsulate the project total. Jim Westrick admitted that the timing of the newly imposed fees raised eyebrows; the City of Ashland raised fees that would directly impact the District and the Bond that had just been passed. Steve added that the District is still perplexed about these newly implemented fees and will take appropriate action that at least warrants a discussion with the City. Ryan appreciated the comments and Jill Franko added that she hopes the City would offer an explanation. Samuel Bogdanove said that he and Steve will work to set up a meeting with the City to hear their side of things and bring that information back to the committee.
  - Ryan inquired about the reduction of budget for project inflation. Chris answered that it primarily reflected the AMS and Helman projects, which are now underway and therefore carry less risk. David McKay added that when a project goes to bid, the inflation can be adjusted appropriately as the risk lowers. Inflation has only been adjusted for the projects that have gone out to bid.
  - The District Wide Solar project now has its own budget. Chris highlighted that a better long term solar strategy is to place a single ground array at one location. When solar is on a roof, it creates issues not only for solar panel maintenance and but also with having added traffic on the rooftops.
  - David shared the HVAC budget with the group. Of note, Steve said that we are weeks away from having HVAC projects on all sites rolling. Kathy asked if there were any considerations for Covid being made as the HVAC projects get underway. Steve answered that it has been a consideration, and we are investigating new technologies. He did state that all of the new HVAC systems will support a MERV 13 filter, which is the same filter used in hospitals.
- **Questions and Comments:**
  - Ryan asked about hard hat tours of the projects, and when those might be able to take place. He wanted to be sensitive to the pandemic but felt that tours would help to personalize the experience of the members serving on the Bond Oversight Committee. David added that there

- are three key times during a project that are ideal for tours: the first is after demo is complete and the structure has been reframed, the second is after the drywall is up, and third is right before final completion. Chris will discuss this with Steve and Kristi to get this scheduled.
- Shane questioned if contractors are prepared for the possibility of students returning to campuses? Steve answered that at the most recent weekly OAC meeting at AMS they had a comprehensive discussion with Adroit for potential student return. All contractors are aware of the proposed return dates. Safety auditors have been on campus to make sure that kids do not have access to construction sites. David reiterated that each contractor has had a background check.
- **Next Meeting:** Wednesday, March 10, 2021 at 4:00 pm.
  - **Adjourn:** A motion to adjourn the meeting at 5:30 pm was made by Curt, and seconded by Dustin Way. The motion was unanimously approved by the committee.