

ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

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Superintendent

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Bond Oversight Committee

Virtual Meeting via Zoom

July 21, 2021 4:00 pm – 5:30 pm

Attendance

Curt Bacon, Secretary

~~Samuel Bogdanove, ASD~~

Melissa Cropper

Jill Franko, ASD School Board

Shane Hunter

Kathy Kane

Kristin Milligan

Chris McKay, HMK

David McKay, HMK

Steve Mitzel, ASD

~~Ryan Schnobrich, Chair~~

~~Alana Valencia, ASD~~

Dustin Way

ASD District Staff: Kristi Nelson

Meeting Minutes

- **Call meeting to order:** Jill Franko, filling in for Committee Chair Ryan Schnobrich, called the meeting to order at 4:07 pm.
- **Introductions: Welcome to new members, Kristin Milligan and Melissa Cropper:** Jill welcomed our two newest committee members, Kristin and Melissa, and thanked them for volunteering to join the group.
- **Review and approval of previous meeting minutes:** A motion to approve the 5/19/2021 DBOC meeting minutes as presented, was made by Dustin Way and seconded by Kathy Kane.
- **Review End of Month (EOM) reports:** presented by Chris McKay
 - **EOM May 2021:**
 - Overview: We are two years into the Bond and every project is now in motion, with three currently in construction: AMS/JMOS, Helman Elementary and Willow Wind. At Helman, mechanical ducting was installed. Walker Elementary continued with permitting challenges. AHS is wrapping up Design Phase with the Core team, and should be out to bid for the GMP by the end of the year. Three new purchase orders and 57 invoices were processed, with contracts totaling just over \$46M for construction and just over \$15M for professional services. There were over 31,000 social media views this month. Chris recommended visiting the Bond web page for live construction videos of Helman Elementary and AMS projects. There is also a bi-monthly newsletter available, email Chris to subscribe.

- The AMS/JMOS project is a renovation of the south building and a new 6th grade building. Demo of the renovation areas is nearly complete. Chris is hopeful to get a hard hat tour of this project together by the end of summer; the current construction site is too hazardous to take a group through. Construction is moving along well and Adroit is doing a good job of keep sub-contractors engaged and the schedule progressing. The JMOS area is being prepped for the steel structure on the east side of the building that will serve as a covered area with a rock wall on the north wall.
 - The Helman Elementary project is hitting the home stretch. The new addition will be completed by the end of the year. A mockup was created on site, which is a separate small building where trades can provide a sample of their work. This practice sets expectations for trades and ensures consistent product installation. A window test was completed on the mockup and did not fail, providing assurances against water and air infiltration. Ten percent of the windows will be tested as they are installed on the building, and if any fail, all of the windows will be tested. Chris shared a drone image of the new building, highlighting the intentionality of blending and connecting the addition to the rest of the campus. Of special note, BBT was able to maintain the library views of Mount Ashland by designing the roof structure of the new building to avoid obstruction. The campus will also sport a new playground and basketball court off the new building.
 - AHS is in the final phase of Construction Documents. Arkitek has adopted the standard of universal access for this project. As an example, Chris highlighted the addition of a third stop to the elevator in the Science building, which does not currently have access to the lowest floor (aka, the dungeon), and once completed will offer ADA and universal access in that building.
 - Walker Elementary had many challenges with the permitting phase. Meetings continued this month with Parks and Rec to finalize conditions the school District must meet before approval. As a result, the project pivoted to start seismic work first. BBT is continuing design on Phase 2 of the project, the new addition and site work, and anticipates Planning Commission approval in August.
 - Willow Wind is a standalone project with District wide upgrades throughout. This project was bid out earlier this year, with Outlier winning the construction bid, allowing construction to commence at the beginning of the summer. Willow Wind is receiving an addition to accommodate new restrooms and health room, as well as a new modular classroom building with restrooms, and an updated HVAC system.
- **EOM June 2021:**
- Overview: All projects have hit peak velocity. Walker Elementary staff packed up in preparation for site demo. AHS finishes design phase. Walk-throughs for District wide HVAC project took place at various sites. The Helman Elementary Core team toured the new building. The District Furniture Selection team met to determine classroom furniture needs across the District. Social media received 39,000 views. Three new contracts were issued this month.
 - At AMS/JMOS, work began on the west parking lot. Infrastructure work began in the new 6th grade building, it is now fully framed and the roof decking is being installed. The site will boast two new swales to catch storm water.
 - At Helman Elementary, rough in on west side of building is near completion. A 3D scanner came through prior to dry wall installation, creating a map to view infrastructure and piping in the walls for maintenance use in the future. The exterior of

the building is being wrapped in a weather resistant barrier to help create a tight building envelope.

- Willow Wind construction kicked off, beginning with abatement and demo. This was followed by pouring the foundation for new health room. Arktek's design now allows universal access to all restrooms.
 - At Walker Elementary, the team was able to complete negotiations with Parks and Rec. The requirements of the District are limited to a parking agreement, widening the access point off Hunter Court, and the installation of a decomposed granite path along Hunter Court. Upon approval from Parks and Rec, everything has moved on to the Planning Commission. The Planning Commission has completed its initial review and is scheduled to give final approval in August. Jill asked about the financial and schedule impacts of the extended negotiations with Parks and Rec. Chris answered that it would cost an extra \$40,000.00 to widen the access point and add the dg path, which he deemed reasonable for tying into the Parks property. The schedule for the project will be maintained, however the biggest impact of the delay created by these negotiations is that students will be displaced significantly longer than anticipated. Much credit goes to Steve Mitzel, Project Manager Mike Freeman, and Principal Tiffany Burns for securing ScienceWorks as a location for the modular classrooms to be housed for two school years. The added cost to have students in modulars for that duration is approximately \$1.5M - \$2M. BBT expedited design for the seismic phase of the project and the GMP for seismic grant work and demolition came in just under \$4M. Chris then shared exciting news that an additional seismic grant has been received for the Walker gym.
 - At AHS, the team is working through the final round of estimates. Arkitek has spent a lot of time with the Core team refining the science classroom design to be functional and flexible. One new classroom will be added, and all existing classrooms will receive new furniture and minor renovations.
- **Budget:**
 - Chris explained the structure of the budget sheets for the new committee members.
 - Total Bond proceeds are \$107M, Bond premium \$22M, and \$10M in grants and awards. All projects are in full swing, and there is still \$14M in unallocated funds.
 - Kathy asked what happens to leftover Bond funds. Chris stated that the Oversight Committee can make recommendations to the School Board and input would also be sought from Maintenance.
 - **Helman Elementary Hard Hat Tour:** Wednesday, August 4 at 3:30 pm. Kristi Nelson will send out a calendar invitation.
 - **Questions and Comments:** None.
 - **Next Meeting:** In order to follow the School Board Bond work session on 9/20, the Bond Oversight Committee meeting will be moved to September 22, 2021, 4:00 pm – 5:30 pm. Shane Hunter made a motion to approve rescheduling the meeting, Dustin seconded the motion.
 - **Adjourn:** A motion was made by Shane to adjourn the meeting at 5:36 pm, seconded by Dustin.