

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 20, 2022 4:00 pm – 5:30 pm

Attendance

Samuel Bogdanove, ASD

Steve Mitzel, ASD

Jill Franko, ASD School Board

Shane Hunter, Vice Chair

Kathy Kane, Chair

Dustin Way

Mike Freeman, HMK

Scott Whitman, ASD

ASD District Staff: Julie Thomas

Meeting Minutes

- **Call meeting to order:** Meeting was called to order at 4:05 pm by Kathy Kane.
- **Review and approval of previous meeting minutes:** minutes from the 5/18/2022 meeting were approved and seconded.
- **Review End of Month (EOM) reports:** presented by Mike Freeman
 - **EOM April 2022, May 2022 & June 2022:**
 - Overview: It has been a busy three months. During the month of April, finishes were happening at AMS and rough in for mechanical and electrical were being done at Trails (JMOS). Work continued at Helman and the new building addition slab at Walker was poured. The bid package for the AHS ADA improvements was released and bids were due May 5th.
- **AMS/JMOS:**
 - AMS/JMOS: In April, progress continued at AMS with installing finishes while Trails (JMOS) was in the middle of rough in for mechanical and electrical. April marked approximately 90%

completion for the project. Casework, flooring, lighting, trim work for the electrical and mechanical areas were all happening.

May saw a heavy push on finish work. Paint and texture were completed. Low voltage and electrical work was happening at AMS as well as lighting in the Media Center. Case work and counter tops arrived and installation began. At Trails/JMOS insulation and sheetrock began. Rough-ins were worked on so walls could be covered up. Around the outside of both buildings, sidewalks, curbs, gutters, landscape features such as irrigation were worked on and details for prepping for new asphalt and new bus loops were also worked on.

During the month of June, work continued on drywall and paint and some of the fixtures and equipment began arriving such as lockers which are onsite now and in storage. Work started in the kitchen area including demo and rough-in. Casework continued to be installed as well as electrical line pulls for both low voltage and high voltage. Final casework and painting were done in the Special Education area as well as the ceiling installation which is always a pinnacle moment because the drop-in ceiling becomes visible which means most everything is finished above including mechanical and electrical runs which will eventually be hidden. The media center roof was installed with just a little delay due to the wet weather. There was a small amount of water entry but there was low impact for any damage. Asphalt was laid down in some of the new parking areas. Landscaping and irrigation work continued.

Moving forward the kitchen area is a high target area for getting the work done since it supports several schools. Going into the summer break, a guaranteed completion for AMS prior to school starting wasn't possible so it was decided to not move forward with a moving plan and to not pack up the modulars. Currently it is looking very promising to have the project completed by the end of the summer break so a move in schedule will need to be worked out with the staff.

- **Helman:**

- April saw the administration area become the main point of construction. Abatement and demolition of Quads A and B was completed which will become additional parking and a new configured front entry way. Framing began in those areas as well as excavation for underground hydronic lines in the new admin area. The new chiller arrived and was installed. This will provide cooling water for all the HVAC equipment for the entire campus and proved to work well with the higher temperatures in April.

In May, work continued in the Administration area. Demo work was completed site wide except for Quad C which had to wait until school was out. HVAC ducting was completed in the admin area as well as electrical and plumbing roughed in. Focus was placed on the site work to be done in the front entry area and get it all excavated out. Landscaping including irrigation and trenching happened in the new addition area. An auxiliary nature play area was installed which was the result of some code changes to the equipment that was purchased about 10 months ago. Fall zones were increased so what was slated as the playground area needed to be increased.

In June when school was out for summer, work shifted over with the main focus for Quad C and D which was hydronic lines getting run to the new HVAC system and those HVAC units getting upgraded to accept the hydronic cooling and hot water. Also in Quad C, demo began of the existing restroom which has been reconfigured to be an accessible restroom. Also work began

on a 1/8th mile track. Due to the condition and disrepair of the asphalt in the existing parking lot, a decision was made to tear out the asphalt and bring the subgrade up to where it should be to handle the weight of the cars and vehicles that go through there. This should also prevent it from breaking down as quickly and will give the overall look a much nicer street appeal.

- **AHS:**

- In April, bids went out for the ADA Common upgrades. The decision was made to move forward with these upgrades after running into the budgetary issues with the larger project and to get the upgrades done this summer. Part of the bid package was replacement of the Science building stairs. There was concern with moving forward with the stairs and the cost of getting them installed this summer so the contract moved forward under the assumption all the ADA flatwork would be completed and we would reevaluate the condition of the stairs. A structural evaluation would be done by a structural engineer to see what the condition of the stairs were to make sure there wasn't an immediate safety concern. The results came back that the stairs as they are, are structurally sound, however, there is some pretty severe degradation and delamination of the concrete there. The district is working with the contractor for moving forward based on the report and additionally onsite investigation is being done. Also, there is a fair amount of rust on the metal structure. It is not likely there will be a repair in place by the time school begins.

May saw the contract and contractor set up and in place. Discussions were held to determine the schedule for work.

June 13th was when ground breaking happened. Approximately 85% of the demo work was completed in June. Beyond June, forming and pouring of concrete for the ADA ramps, fixing the grades including bringing up the sunken plaza to grade all have taken place.

- Kathy asked if the project was having an easier time finding subcontractors and supplies.
- Mike responded that it continues to be a challenge. Supplies don't seem to be an issue as much because the district has made use of the last twelve months of history to better plan and foresee the needs further out procuring items much earlier than in the past. Labor shortage continues to be an issue more in the area of mechanical, electrical, flooring and drywall contractors.

- **Walker:**

- In April, design work began on Phase 3 which is the Gymnasium seismic renovation funded by a seismic grant. Framing began for the addition, building slab was completed and steel and wood framing started to be erected. The renovation area is much further ahead. The bulk of the demo work was completed; rough in for the mechanical and electrical was done and ducting was seen along with the fire sprinkler system.

May saw heavy framing happening in the addition area including structural walls which allowed roof trusses to be hung. In the renovation area, drywall work began and trimming out some of the areas was completed.

June continued much of the same work as in May. Nearly all the framing was completed.

Drywall and texture were completed in the renovation area. With all the improvements being

made to the building envelope in the renovation area (insulation, roofing, weather proofing), it created a great energy envelope for the building except for the historical windows along Walker Avenue. In the beginning there was some adversity to replacing the windows but while using a historical consultant, the decision was made to move forward with replacing the windows giving the building a complete envelope. Some of the windows were in serious disrepair with the ability to see daylight and some didn't lock correctly.

- **Budget**

- Based on the May 31, 2022 report, the revised budget is \$146,196,623. Unallocated balance which is from the bond premium and interest, is \$11,374,714. To date – specifically the District Wide Programs revised budget has decreased from what it originally was to \$5,209,220. This is because as projects have started the district wide funding sources were addressed through the project itself. Something such as district wide safety/security and tech upgrades made more sense to incorporate into the project when it was going out for bid and being overseen by one general contractor. The district wide solar projects – this is a 1.5% placeholder for what the overall project cost is. This will continue to be monitored going forward. Helman is pretty well spent out which makes sense since the project is nearly wrapped up. Walker is early on in the project with a \$20,272,083 remaining balance. The balance for AMS/Trails has started to be reduced. AHS budget is for the larger project. The decision was made to move forward on just the ADA upgrades this summer. The market will be evaluated from a bidding standpoint and careful and strategic thought about when the district might move forward with other pieces for AHS will continue. Willow Wind is nearly all wrapped up with paint and parking upgrades being completed this summer.
- Shane asked for a little more information on district wide projects such as HVAC, restrooms and solar.
- Mike responded – district wide restrooms were mostly rolled into the individual projects. Safety/security is close and some small sites are being considered. Some of the smaller safety/security plans have been paused until a more advantageous time to facility the items. A standardized way of access control is being worked on. A vendor was chosen that allows for easy retrofitting so when the district moves forward on the other sites, such as Bellview and Willow Wind, it will be easy to standardize.
- Steve also responded – the district wide restroom were specific to Willow Wind, AHS and Helman. Willow Wind has been completed; AHS was part of the master plan and Helman (Quad C) is wrapping up. Additionally major renovations took place for restrooms at AMS/Trails and Walker. This means every site will have some type of restroom renovation except for Bellview which is just a 10 year old building. Solar - a lot of work was done early on. A solar array was chosen based on recommendations from maintenance and facility people who said this would be a better choice versus solar panels on roofs which often can be a nightmare. A site in the back corner of the AMS/Trails property between the train tracks and the maintenance yard was chosen. The hope is to put close to a 70% dent in the power consumption there. Timing is a factor now with so many projects underway. The design and leg work has been done. Consultants were brought out. The next step would be to go out for a bid but the district has paused for now because of so much going on and people stretched so thin. Additionally, working with the City of Ashland there was concern with the infrastructure currently in place in

the city and whether they would be able to receive the amount of power that would be generated with the solar array. The district is in contact with the City and the City is looking at larger capacity solar arrays they could bring in. The infrastructure needs to be worked on with the city electric in order to receive and the biggest concern is how to store the excess the power. Steve anticipates this might be something active next summer.

- Shane asked if any of the equipment needed for the solar array should be ordered now.
- Steve replied that all the new campuses are ready to receive. With nearly a year lead time, he anticipates potentially meeting with whoever is the chosen vendor around winter break. Early acquisition can happen and space for storage is available at the maintenance yard making it possible for summer 2023 installation. A bonus would be to use software that is available offering dashboards in the school so kids can see the amount of power that is being generated from the array in their school backyard.
- Steve offered for anyone interested in a tour of any of the projects to just let him know and he will be happy to make it happen.
- **Next Meeting:** Wednesday, September 21, 2022 from 4:00 – 5:30 pm.
- **Adjourn:** Meeting adjourned at 5:00 p.m.