

ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

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Bond Oversight Committee

Virtual Meeting via Zoom

September 21, 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

Curt Bacon

Rebecca Bjornson, ASD

Kristin Milligan

Melissa Cropper

Meeting Minutes

- **Call meeting to order:** Meeting was called to order at 4:04 pm by Shane Hunter.
- **Review and approval of previous meeting minutes:** minutes from the 7/20/2022 meeting were approved and seconded.
- **Review End of Month (EOM) reports:** presented by Mike Freeman
 - **EOM July 2022 & August 2022:**
 - Overview: July was one of the busiest months for the bond projects. AMS was getting close to completion and TRAILS was getting closer. The high school ADA Commons upgrade was underway with heavy construction. Helman was also in the last stages of completion with most of the work concentrated on the Administration area and Quad C. Walker was continuing on. In August, the focus was on getting everything buttoned up so staff and students could get back into their schools. The high school ADA Commons upgrade was completed; Ashland Middle School finished up; and Helman wrapped up just in time for students to return. At Walker finishes were installed in the renovation area and rough in continued in the new addition. The gym seismic project was close to being contracted for work to begin soon.

- **AMS/TRAILS:**

- AMS/TRAILS: At the end of July marked about 91% construction completion with a lot of the focus on completing area such as – flooring; trimming out all the electrical, mechanical and plumbing; testing some of the systems; generally getting ready for inspections for occupancy which would happen in August. The kitchen area wasn't as far along as other parts of the project because it was in use until school ended so work concentrated on roughing in the plumbing and electrical. Work was done to prepare for the case work to be installed at TRAILS.

In August, a lot of long days and a lot of hours were put in at AMS during the month to get everything finalized. A big piece was getting the electrical system up and energized and going; testing and balancing took place. The kitchen was completed in time for staff to begin using it. August 31st was when the renovated school was occupied. At TRAILS, work continued toward finishing. Both exterior and interior paint work was completed; case work arrived on site; counter tops were placed; ceilings were completed. Trim out for electrical and mechanical is moving forward since power has been turned on in the necessary areas earlier than what was experienced at AMS.

- **Helman:**

- In July it was final push time at Helman. Site work for the front entry which included a reconfigured entryway that provides more staging for drop off and pick-up's and an improved traffic flow to keep the heavy traffic off of Helman Avenue. Finishes were installed in the front reception area – case work, flooring, reinstalling ceilings for the reconfigured HVAC system. Asphalt was installed for the east parking lot which was an added item. The existing parking lot was in pretty bad disrepair so the decision was made to replace the existing asphalt.

August was filled with mechanical start-up and testing and balancing in the administration and Quads C & D areas which received upgraded HVAC systems. Site work was ongoing with landscape and fence installation running right up to the very end. There was an issue with handrail installation running a little past when students arrived. Overall that project is completed.

Shane asked about the fencing differences – some with what looks like chain-link fencing and other areas a nicer fencing.

Mike responded – in the design process, a determination was made due to the expense of ornamental fencing (black iron fencing) to focus on the front of the school using ornamental iron and the perimeter/overall site fencing was determined to go with chain-link fencing. Some locations are set to be hydro-seeded so at this time they have chain-link fencing around them. Due to the hot weather in July and August, it simply wasn't a good time to try to do the hydro-seeding and instead that was pushed into October. The fencing was done out of concern for the students being able to get into those areas and while the hydro-seeding takes off. Once the new growth is established the fencing will come down.

- **AHS:**

- July was really the beginning of this work. Most of the demo and flatwork for this project was started. The Siskiyou ramp which is on the southwest side of the project, was graded, formed and poured. The sunken plaza near the Humanities building was brought up to grade and is no longer sunken offering better accessibility for all students. Demo work on the parking lot on the west side of the science building began. This parking lot was in need of repair so regrading took place to match it to ADA grades and provide connectivity from the exterior of the campus to the interior.

August at the high school was the final stretch for getting the six ADA ramps completed. Handrails took a while to be completed due to a bottle neck for powder coating getting done in the Valley but it has been completed now. Replacement of the Science building staircases is continuing and is currently in the design phase with a Structural Design firm. Plans now are set to have those stairs replaced summer of 2023 when students won't be on campus.

- **Walker:**

- Heavy construction in the new addition took place at this site during July. The slab was completed as well as rough framing in place. Mechanical and electrical were roughed in and the window openings were framed in which allowed for re-measuring and ordering of windows for some of the existing building. Some of the mechanical units arrived – these were items that in the last few years have been long lead items to get. HMKCO has been pleased that this project has done a great job of looking at long lead items and getting them ordered and in hand.

In August site work continued with sidewalks and the roadway/parking lot taking shape on Hunter Court. This work was coordinated with Ashland Parks and the City of Ashland. Installation of the windows should happen in the next few weeks. These are the windows which will replace the historical windows that were taken out. Approximately 90% of the roofing is done. A new roof will be done on the gym as part of the seismic renovation which will be done in Phase #3 with Adroit. The new HVAC units are in place. Casework is being installed along with paint and texture in the renovated area. Sheetrock is being done in the addition area.

- Kathy Kane asked (through Jill Franko due to technical issues for Kathy) if the position posted over the summer for a Bond Admin Assistant had been filled.

Steve responded that Julie Thomas is the Bond Administrative Assistant and Rebecca Bjornson is an Administrator on Special Assignment; similar to a TOSA (teacher on special assignment) but with administrative duties. Rebecca was brought on in the summer in this roll after working the last few months of the school year doing the same duties. She has been doing a great job taking on roles Steve just didn't have time for since his focus needs to be on the construction side of the project. Additionally, she has been the boots on the ground at all the sites working directly with the teachers and site administrators.

- Jill asked about the elevator at AMS. Mike showed a photo to orient everyone to where the elevator is located near the sky bridge.

- Shane asked for an update on the high school. Mike shared that the only outstanding piece of the ADA projects are the stairs for the Science building. Due to timing, it was decided to push this work out to summer of 2023 since all three staircases will be replaced. Samuel added that the larger project continues to be on hold while the board analyzes how to best move forward after the bids in February were so much higher than previous bids.
- **Budget**
 - Scott Whitman shared a project-to-date budget for all bond work that he prepared. Bond Project Total at 8/31/2022 = \$141,712,756. Expenses were separated out by site with total expenses of \$86,275,134 as of 8/31/2022.
 - Jill asked about the Project mgmt., district staff, misc svcs line item which shows budgeted amount of \$4,909,380 and \$5,237,970 spent. Scott responded that there had been a lot of reallocations, just like some of the building budgets, and the district will be taking a look at this line item. Scott will be working with HMK to review how coding has been done and some changes might take place.
 - Shane asked about the line item for solar and whether enough money has been allocated to that line item. Mike responded that 1.5% of the total project cost will need to be budgeted. The district will need to relook at this amount as some of the project costs have increased. A 1.5% figure was allocated to that line item as a placeholder but as the costs have increased money will need to be reallocated to that budget line item. Steve shared a little more clarity should happen by the next Oversight Committee meeting since he will be meeting with Mike and some of the other consultants in the coming weeks to revisit the solar projects. Re-evaluating will be done for what is required in this area to make sure the requirements and goals are met. Hopefully moving forward on the solar projects will be possible very soon.
 - Jill asked for an update on the work to be done at Bellview, Maintenance and Transportation. Steve shared that these projects fall under the District Wide Project umbrella. At Bellview, the district will be going out to bid this fall for controls and HVAC work. This work will be done based on supply availability and accessibility to the site. Currently projects are underway at Transportation and Maintenance also under the District Wide HVAC because neither of those sites had anything close to a heating/cooling system. Additionally, safety and security projects are happening at those sites with access control systems being put in place. Both of these projects should be wrapped up by winter break. Upgrades at Willow Wind which fell under district wide HVAC, district wide restroom and district wide safety & security, all were pulled into one budget and made a project out of it. This wrapped up at the end of this summer. Further district wide safety & security projects have been put on pause for a bit as our staff were really stretched thin. Steve is looking at restarting these projects at Bellview, Willow Wind and some of the buildings that weren't touched by the bond proper and will have safety & security projects that will happen this winter/spring and wrapping everything up in the next year. Lastly is the district wide technology which is the data center. The data center has been acquired with plans to begin the work possibly this winter/spring. With the limited staff we have, prioritizing the work to be done is key.
 - Jill asked about the electric bus that is on order and whether coordination efforts are happening for setting up the infrastructure. Steve responded that the bus isn't on the way yet but the

grant for making it happen has been applied for. What has been done is to right size the transformer and the electrical has been upgraded at the site to receive the charging unit. The district is ready for setting up the charging unit once the grants come through. Additionally, enough capacity has been built into the system at Maintenance which will allow for an EV's there.

- Jill asked if a more line by line budget report could be done. Scott offered to pull together a more detailed report if the committee would like that. Shane also mentioned a more detailed report might be appreciated by committee members.
- The meeting concluded with the showing of a video of the ADA upgrades at AHS starring two AHS students and Ben Bell. All three were very complimentary of the completed project and how the upgrades will open the campus to all students.
- Another video was shared highlighting the completed work at AMS. Steve Retzlaff, Jason Stranberg (Adroit), and Wendy Werthaiser (teacher at AMS) shared their excitement about the beautiful end result.
- The videos should be posted in the next few days. Open houses for AMS/TRAILS will probably be scheduled sometime in October when TRAILS has moved in.
- **Next Meeting:** Wednesday, November 16, 2022 from 4:00 – 5:30 pm.
- **Adjourn:** Meeting adjourned at 5:00 p.m.