

ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove

Superintendent

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Bond Oversight Committee

Virtual Meeting via Zoom

March 16, 2022 6:00 pm – 7:30 pm

Attendance

Curt Bacon, Secretary

Samuel Bogdanove, ASD

Melissa Cropper

Jill Franko, ASD School Board

Shane Hunter, Vice Chair

Kathy Kane, Chair

Dustin Way

Chris McKay, HMK

Steve Mitzel, ASD

Rebecca Bjornson, ASD

Scott Whitman, ASD

David McKay, HMK

ASD District Staff: Julie Thomas

Meeting Minutes

- **Call meeting to order:** Meeting was called to order at 6:03 pm by Kathy Kane.
- **Review and approval of previous meeting minutes:** minutes from the 1/19/2022 meeting were approved and seconded.
- **Review End of Month (EOM) reports:** presented by Chris McKay
 - **EOM December 2021 & January 2022:**
 - Overview: at the end of 2021, every project was underway. Helman, Ashland Middle School & JMOS were well into finishes.
 - Helman's new addition will be completed soon and turned over to the district. Once that happens, Adroit will turn their focus to the rest of the campus.
 - AHS – finalizing reconciliation of the project was underway
 - District wide projects – Bellview, Maintenance and Transportation HVAC projects are all underway by submission for permits taking place
 - Social media – engagements are increasing. December had approximately 200-300 engagements while January increased to 771 engagements which are people asking questions and commenting about the projects.
- **Budget:**

- In December the premium request for Walker dropped us down to approximately \$10,000,000 because on GMP day, there was an increase of about \$3,000,000 due to all the challenges that have been faced lately. HMKCO asked the board to help cover so the bond premium allowance dropped down to about \$6,000,000 and the overall unallocated revenue just a little over \$10,000,000. HMKCO is working on budget updates with Scott Whitman and will present the information to the board in March. Due to COVID and interest rates which affect bonds which the district has reinvesting in, HMKCO lowered the forecast in March, 2021 to 4.2 million dollars and they are anticipating that to increase and will be updated in the March report. The forecasted interest is going to increase. That will mean more unallocated revenue. E-rate revenue reimbursements should be approximately \$220,000 - \$280,000 by this time next year.
- **AMS/JMOS:**
 - December saw a concentrated amount of work on the site concrete. Windows were installed and the roof was done and they were working on the mechanical and screen coverings and the site work. Gypcrete was completed in the 6th grade building. Gypcrete acts as a very good sound barrier between the two floors. January saw concrete completed and the playground canopy was installed for JMOS. Chris is excited about how the AMS project is coming together.
- **Helman:**
 - ASD took possession of the new construction project 2/9/22. The electrical switchgear and siding caused a delay in getting the students into the new addition. The polished concrete floors are proving to be a nice touch from the custodian's perspective. In January the new parking lot, basketball court and utility yard were all paved. The playground is quite the popular after school spot for the neighborhood. Staff all seem very excited about the new space. The old metal fire engine that was on site will be brought back soon.
- **AHS:**
 - Bid packages were out and site walks completed. Gerding received the bids the second week of February and delivered the GMP the last Friday of the month. At that time it was just above \$40,000,000. An update of \$39,600,000 was received due to some missing scope packages. This was significantly higher than the budget and higher than the reconciled estimate received in December. Contributing factors included: no coverage on several large bid packages such as plumbing, drywall, roofing, painting – six major packages with no subcontractor bids. Contractors indicated they were unable to bid due to so much work already on their calendars and/or more attractive projects to bid. The other significant reason was the uncertainty and volatility of the market where the material houses were not guaranteeing their amounts for very long which is the length of time prices are locked in.
 - Steve and Chris drafted a letter to the board, spoke with the board and met with AHS staff to explain what has been happening and what the steps moving forward might look like.
 - After explaining the challenges ahead, options were presented to the board.
 - **Option A:** moving forward this summer with just the site work for ADA access. The AHS campus poses extreme difficulty for accessibility with not all students having access to the entire campus. All options has this as a priority for this summer.
 - Kathy asked whether it would cost more in the long run if the district was not in compliance with ADA guidelines. Samuel responded: nearly four years ago a civil rights

audit was conducted by ODE around a number of items including accessibility. An action plan was developed at that time based on Division 22 standards and the requirements under that to have accessible campus'. Due to that audit, the district is under a timeline to get the issues dealt with especially since they impact students on a daily basis.

- Steve reported that a resolution proposal was submitted to ODE with the district's action items identifying the areas that would be improved with the project. Working with ODE a timeline was developed based on the construction project schedule and ODE gave until October, 2023 for the work to be completed. Items included flat work, counter heights, restroom upgrades, thresholds. Approximately 21 items were listed that need to be taken care of by the October date. Steve feels everything can be taken care of in the timeframe necessary and ODE will be notified the work has been completed and provided with pictures.
- Chris showed a map of the AHS campus with colored areas indicating the work that is proposed to be done this summer that was shown to the board. Sidewalks along Siskiyou; new ADA parking spaces by the Science building; ramps around the Science building giving access to the "dungeon" and up to the Quad; ramps in the area around the English building; ADA parking next to the English building. These improvements will give access to the second floor of the English building and would not include an elevator or lift. Access to the third floor of the English building won't be dealt with this summer. Had the AHS project moved forward as bid/anticipated, access to the third floor via an elevator would have happened over the course of the coming school year. Additionally flights of stairs into the second floor areas of the Science Building and English buildings will be replaced with prefab steel stairs hopefully this summer.
- Kathy asked about the seismic work for AHS. Chris said it is on pause due to the cost of the work versus the seismic grant.
- **Option B:** ADA upgrades + 1) controls for the gym and theatre + AC in the gym and then pause for 6, 12, 18 months and hopefully a better market for bidding the project. A pause might provide more favorable bidding since some larger projects in the valley should be wrapping up soon.
- **Option C:** New Humanities building. In the last few months, master plans done in 1996 and 2006 were reviewed and one of the items was to replace the Humanities building. Chris did a quick cost evaluation if they were to demo the Humanities and possibly the AHS Admin building and came up with approximately \$37,000,000. This would include replacing the Humanities building while addressing ADA upgrades and addressing the HVAC improvements around the campus. This was an "out of the box" option presented to the board for them to see that a \$40,000,000 price tag but maintaining all existing buildings, it might make sense to compare that to \$37,000,000 and a new building.
- Chris continued with an explanation of the pros and cons for Options D-I.
- Shane asked what of the options were included of the original project work. Chris responded that originally all of the work was included. The board requested an "ala-carte" approach to the individual scopes of work and we look at what could potentially be pulled off separately and determine if that is how the district wants to move forward versus all of it. Steve spoke up with a deeper explanation of what options were part of the original scope of work. Some options on the information provided by Chris, were not part of the original scope of work but gives the board some choices for moving

forward. As a point of reference, Steve also spoke about a master plan binder found at the Maintenance Department which had recommendations for future bonds stretching out until 2042.

- **Walker:**
 - An abandoned underground fuel tank was removed. This removes liability for the district in the future. The main building and cafeteria have been dried in and roofing has been installed. Site work for the next phase has begun. In January the building footprint was excavated and concrete poured for the footings. Ductwork and infostructure are going in.

- **City of Ashland fees:**
 - Samuel has been in contact with the City and very recently Samuel and Scott Whitman met with Bill Molnar and other city officials for a very productive and realistic meeting.
 - Chris has met several times with April from the City to reconcile what has already been paid in fees and worked through what ASD had been charged for. Chris really wanted to understand, in particular, methodology for percentage based fees.
 - An early agreement was that Community Development fees should not be charged for temporary projects yet ASD had been charged approximately \$15,000-\$20,000 for the modulars at Science Works and AMS. This was an early win and the district will receive this money back.
 - SDC fees – sewer SDC fees at AMS were calculated incorrectly and by showing city officials 3D video of actual net reductions in fixtures (drains, sinks, toilets), ASD will receive \$36-\$40,000 in credits.
 - Engineering fee – Chris asked for the methodology for how these fees were calculated. This fee is charged any time impacts are made to their public works systems; .75% of project costs. Chris asked how this is applied to a project in the case of Walker where there is a new addition and a renovation - does the engineering fee get charged to the whole project or to the portion of the work as it relates to the Public Works Department. It was agreed that this fee should be applied to a portion of the work. Based on this, the engineering fee was reduced to just the value of the addition and not the entire project. This dropped the valuation from approximately \$23,000,000 to around \$12,000,000. This amounted to an approximate reduction of \$50,000. Also the AHS project had a forecast for engineering fees around \$130,000, and based on information the City provided to Chris, he was able to verify no new impacts would be made on the public works system. This allowed the fee to not be applied to AHS.
 - In summary, the district will receive a credit for fees paid for the Community Development and SDC fees, and the districts future forecast will be reduced based on the engineering fees. This will be a total of approximately \$267,000.
 - Samuel indicated the district will work closely in the future with the City on future forecasts and the methodology. It was the hope of the district to look backwards on some of the community development fees for a reduction, he doesn't think that is realistic since the City has those funds already allocated. An agreement was reached for the community development fees which will be charged on a per-permit basis. When

looking at AHS, three of the four permits would have been subject to the community development fees (Science building, Humanities building and general work on the quad). There now will be a \$30,000 cap per permit so the total for AHS if the current plan were to move forward, will be \$90,000, where as, the original calculation was based on 1.2% of the total budget or a little over \$300,000. This will be something the city manager will bring to the city council to put into ordinance. Future bond projects will have this cap. This does not prohibit the school board or others to going before the City to seek additional reductions or additional modifications to their fee structure.

- **Site visit** – An invitation will be sent out soon for those interested in a site tour of AMS. Rebecca Bjornson and Kathy will head this up.
- **Next Meeting:** Wednesday, May 18, 2022 from 4:00 – 5:30 pm.
- **Adjourn:** Kathy thanked everyone who has been working hard with the City and on all the site projects. Meeting adjourned at 7:26 pm.