

# ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove

*Superintendent*

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## Bond Oversight Committee

Virtual Meeting via Zoom

May 18, 2022 4:00 pm – 5:30 pm

### Attendance

Samuel Bogdanove, ASD

Melissa Cropper

Jill Franko, ASD School Board

Shane Hunter, Vice Chair

Kathy Kane, Chair

Dustin Way

Mike Freeman, HMK

Kristin Milligan

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 4:07 pm by Kathy Kane.
- **Review and approval of previous meeting minutes:** minutes from the 3/16/2022 meeting were approved and seconded.
- **Review End of Month (EOM) reports:** presented by Mike Freeman
  - **EOM February 2022 & March 2022:**
    - Overview: February was monumental period for the bond projects especially for Helman. February marked the opening of the new building complete with a ribbon cutting ceremony and move in happened February 18<sup>th</sup>. In March, mechanical units were installed on rooftops at AMS/JMOS and demo work continued at Helman. The slab for the new addition at Walker was poured in March.
- **AMS/JMOS:**
  - AMS/JMOS: In February, about 70% of the construction was completed. A lot of finish work was taking place including painting; ceiling installation; trim-out; mechanical, electrical and plumbing; fixtures placed and lighting going in. Asphalt was done in the courtyard areas and work was done on the canopies. JMOS' existing tongue and groove ceilings were cleaned up and resealed. HVAC system – boilers arrived and were set in place and piping was installed to

run to the new chiller and air handling system. These were all hard to find items/longer lead items so to get them onsite was very positive. Case work arrived and installation began. Shortage of case work contractors in the valley has been a concern so getting these onsite was positive. In March the concrete polishing was completed which allowed other finish work to happen. HVAC units were set on the roof.

- Kathy asked whether a large flood test had been done in the area of the new courtyard where the roof slants toward the old gym since a lot of water could drain right at that spot. Mike shared that gutters are in place and over the past couple of months, no issues have been observed/no pooling or flood conditions have been seen. Steve continued by saying major precautions were taken in that area including new curtain drains installed.
- **Helman:**
  - Since Helman was able to move into their new building this means the focus was shifted to the renovation area which included the Admin and demo of quads A & B. Abatement was the first step and renovation began. In March, framing began for the Admin and offices. New boiler and chiller were installed which will serve the entire campus. The demo materials were sorted (wood, metal & plastic) per the demolition plan and a waste contingency report will be given to the City of Ashland. Completion is on schedule to be done this summer.
- **AHS:**
  - In February, finalizing the GMP for the larger high school project took place. As previously discussed, the larger project has been put on hold and what has moved forward is the ADA upgrades for the commons area. March discussions dealt with coming up with a plan for what to tackle first since the greater project has been put on hold. Focus was put on ADA improvements in the commons area – including ADA ramps, a replaced parking lot on the west end of the campus and replacing the staircases that service the Science building. Work was done to prepare this to go out for bid.
- **Walker:**
  - February marked the fast pace for the building addition as well as the renovation of the existing facilities. A lot of site work took place for the addition as well as the new parking lot and the underground infrastructure. In the renovation area during March, the rough in continued with the ducting tested so registers and insulation of the ducts could happen. The bulk of the underground was completed. Prepping began in the new addition area for framing.
- **Budget**
  - Scott Whitman shared a cumulative transaction budget ending April 30, 2022. Total revenues as of 4/30/22 = \$141,339,063. Bond expenses were broken out by project areas. As of 4/30/22, total expenses = \$64,542,450. In the future, Scott is going to work on making the report a little more viewer friendly offering a better total picture. Year to date: a little under 50% of bond proceeds and revenue has been spent.
- **Ashland High School project update**
  - Due to higher than anticipated costs, it was decided to put the larger project on hold and discussions were held to determine what projects to begin with from a timing standpoint. It was decided to move forward with ADA updates during the summer to take

advantage of no students on campus. With the help of Chris Brown of Arkitek, a bid package was put together and two firms attended the pre-bid proposal. One bid was received from Adroit Construction and at the board meeting this month, the bid was awarded to Adroit. In discussions with Adroit, it was realized there is an opportunity to do value engineering on the stairs to the Science building. Phased work possibly will be considered in order to bring the overall cost of the project down. Construction will kick off this summer for this work.

- Steve shared further that although the larger project is on hold, the work on the ADA improvements will begin in about three weeks and the district will continue to explore options on the Science building stairs with the hopes of getting at least one of the sets completed this summer. Other smaller projects are being looked at for possible start-up in the fall. The industry issues haven't gotten any better at this point.
- **New business**
  - David McKay shared a change in personnel has taken place within HMK. Chris McKay has left the company due to family matters and will no longer be part of the project. Mike Freeman will take on the roll as Program Director and David will continue to be the Principal in Charge as he was when Chris was involved.
- **City of Ashland update**
  - Samuel shared that the City Council met April 19<sup>th</sup> and voted on a statute that would shift how the school district would be charged in the future for the community development fees. This would be capped at \$30,000 per permit. In terms of the current project – the high school would have had three permits for a total cost of \$90,000 compared to the original estimate which was around \$277,000. All the work to reconcile the fee with the City has paid off in that a check was received this week from them for close to \$94,000. Samuel is pleased with the amount being reimbursed.
  - Steve shared he feels this is a fair compromise with the City and that the district will see this pay off for subsequent projects down the road. In the future it should provide a clearer understanding of the fee structure for budgeting purposes and planning.
  - David shared that in his experience, this is the first time he is aware of any jurisdiction reimbursing fees.
- **Questions/Comments**
  - Kathy shared a neighbor brought up the question about the recent discovery of lead at Lincoln and she wondered what this was about.
  - Samuel shared that testing for lead content in schools came about after what happened in Flint, Michigan. ASD began testing in 2016 prior to testing becoming law in 2017. At that time the results were deemed fine. Testing is required only every six years. There are two kinds of tests done and ASD has completed the first one and submitted the second one. Test #1, called first draw test; the building has been unoccupied, you turn on the tap and you measure the water. ASD will do another test that will hopefully give

an idea of whether they are looking at pipes – 12 out of the 60 faucets/taps at Lincoln were affected; none of them in the new wing. Samples from the second series have been submitted which will hopefully give an idea is it something with pipes or fittings or ground water. Then an idea of how to mitigate it will be discussed. In formal conversations with the analysis from Oregon Department of Education, the levels that were found are not such to be concerned about; they aren't recommending people go and get tested at this time but if people are concerned they certainly can be tested. The day the district received the report, they immediately turned off the spigots and made sure each classroom had bottled water. Since then a water service has been established for the site. Until it can be mitigated, the district will offer testing and will have a mitigation plan in place.

- Kathy asked if bond money would be used to fix this issue.
  - Samuel said Lincoln was not part of the bond so funds would probably come from operational funds.
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- **Next Meeting:** Wednesday, July 20, 2022 from 4:00 – 5:30 pm.
  - **Adjourn:** Meeting adjourned at 4:58 p.m.