

# ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Kelly Raymond  
*Superintendent*

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## **Bond Oversight Committee**

Bond Office, Lincoln Elementary School  
320 Beach Street  
Ashland, Oregon 97520  
January 15, 2020 4:00 pm – 5:30 pm

### **Attendance:**

Curtis Bacon	Kelly Raymond, ASD
Jill Franko	Ryan Schnobrich
Kathleen Kane	Alana Valencia, ASD
Chris McKay, HMK	Dustin Way
David McKay, HMK	Jim Westrick
Steve Mitzel, ASD	District Staff: Kristi Nelson

### **From the Superintendent**

Superintendent Kelly Raymond shared that she has been in conversation committee member Shane Hunter, regarding his new position at S+B James Construction and his role on this committee. To avoid conflict with other contractors, Shane will recuse himself from this committee until the CM|GC selections for Walker Elementary and AHS have been completed, and will rejoin once contracts are finalized. During this time, he will not receive committee updates nor be given access to documents shared or stored in Dropbox. The committee will re-visit this decision if S+B James Construction is selected as CM|GC for either project.

### **Review End of Month Reports**

#### **October EOM Highlights**

The District is in the process of submitting Seismic Rehabilitation Grant applications for Helman Administration Building/Quads, Walker Gym, AMS Middle Gym, and AHS Humanities Building. The maximum grant award is \$2.5M per application, and we have already received one for Walker. Awarded funds must be directly applied to the seismic upgrades at that school, they cannot be

allocated to another project or used to offset funds in the budget. Grant allocations are per biennium and based on merit, with two application award periods per year. Even though four applications have been submitted by our District, it is unusual to receive multiple awards in one application period. For the current application period, notification of awards will happen in April. A copy of the AMS SRG application will be placed in the DBOC Dropbox for viewing.

HMK continues to prioritize communicating the message of the school district, the plan, and the involvement at each level of various committees. A flowchart provided in the October OEM report shows to the importance of demonstrating the decision making process to the community and the School Board. Chris McKay shared that from April through December, there have been nearly 200,000 visits to the District's Facebook page from approximately 9,000 visitors.

A Pre-App meeting was held with the City of Ashland for AMS/JMOS. The city is pleased with where the project is headed, specifically with reducing entries and exits on the property. Pre-Design phase was completed in October, and Schematic Design began.

We met with Brightworks, the architects, and MEP engineers to discuss the climate energy action plan that the city adopted and how it relates to our projects. A final report will be written to the community on the success of the CEAP implementation process during the Bond projects. Chris Brown of Arkitek also presented the District Interior Standards sample board to Brightworks to ensure that we utilize energy efficient products. The Interior Standards sample board will be brought to a future meeting for viewing. Jim Hartman, a science teacher at the high school, has two students interested in sustainability careers that we'll include in next sustainability meeting with Brightworks. Jill Franco asked about Firewise requirements, if there have been any issues with the fire department. The architects are aware of the considerations for Firewise. We're Firewise compliant and have no issues with fire department thus far.

Of note at Helman, members of the core team discussed the importance of views around the school with the architects, especially those of MT Ashland. The architects took this to heart and BBT conducted a topography of the valley. Using the library views of MT Ashland from the height of a 2<sup>nd</sup> grader, they implemented the information into the building design to ensure MT Ashland can still be seen from the Helman library. This instance highlights the value of the relationship between the users and the architect team, simultaneously building a great deal of trust.

Request for proposals for design services were issued for Walker Elementary School and Ashland High School during October.

### **November EOM Highlights**

November was a significant month for the Bond, as all four main projects have officially been launched as well as kicking off District wide HVAC, Restroom, and Safety and Security projects. Work also continued on Seismic Rehabilitation Grant applications.

Local vendors and contractors are continually updated in EOM reports, a great importance is placed

on keeping money local. Once projects move into construction, this part of the report will show a percentage of dollars that are spent in the Rogue Valley.

AMS/JMOS completed Schematic Design and the documents were sent on to estimators.

User group meetings continued throughout October and November:

Core Team – building administration, select group of various staff/possible community members.

Focus Group – specific to users of rooms; custodial, food services, teachers, etc.

Site Committee – Broader group, open to anyone that wants to attend these meetings, where we report back the feedback we've received so far.

At Helman, the design process progressed to see the new building take shape. Considerations important to the core team as the new building was placed on campus were maintaining courtyards and community. Quads A and B will be decommissioned. Six extra rooms in the new building are dedicated to Special Education and Site Based classrooms. Currently, Bellview has the only elementary level site based classrooms, the new construction at Helman will create inclusivity for those students.

Design interviews took place for Ashland High School and Walker Elementary. Each school received 3 proposals from design firms. Ashland High school interviewed all 3 firms, and based on the interviews, the team of Arkitek/KSW were selected. Walker Elementary interviewed 2 firms, and selected BBT Architects. Both projects will kick off during the end of January.

We started the process of 3D tours, a huge benefit to architects and contractors. It creates a dimensional, accurate as-build drawing of the space, which reduces cost and increases accuracy for the project.

### **Sample Budget**

Alana Valencia shared the Bond Financial Report that runs through November 30, 2019. Alana will make the correction on the budget line for the Seismic grant received for Walker Elementary from \$2.250M to \$2.5M. She noted that expenditures on the document are approximately \$7.8M including encumbrances; encumbrances are contracts that have been finalized. Alana shared the statues for General Proceed Bonds is to spend 5% in the first six months and 85% in three years. We are in compliance by meeting the six month goal.

David McKay stated the total allocated budget of \$110,619,200 includes HMK program management, but not staff or the Bond sale. David recommended that he and Alana meet to discuss ways to show costs that are not allocated to a specific project, such as staff, and can then share out to the committee as appropriate.

Alana also met with Ryan Schnobrich, discussed the financial report template and got good feedback.

Alana connected with Bond counsel, as well as our underwriter and a financial consultant that we have contracted with to begin drafting a statement regarding the bond sale/premium in very simple language. The statement has not been finalized, so it is not on the website yet. Steve noted that he

has had positive communications with the community about this, nothing negative. The committee still feels unresolved about this topic and would like to revisit the Bond premium discussion by adding it to the next meeting agenda.

### **AMS/JMOS Value Engineering Process**

A high level schematic design estimate came in over budget for AMS/JMOS. Results of the value engineering process for AMS/JMOS will be presented at the next board meeting. Chris explained the difference between value engineering and cost cutting. Value Engineering is essentially looking at how something can be done better or differently, it's an alternative construction method that achieves the same outcome. Cost cutting happens when you cannot afford items in your budget, it's an alternative that meets most of the criteria but makes some sacrifices to the program. Updated information on this should be available at the next Bond Oversight Committee meeting.

### **Questions and Comments**

Committee members that have any questions or concerns should contact Steve. He is willing to speak one on one with any member as needed to delve deeper into any issue.

### **Next Meeting**

The next Bond Oversight Committee meeting will be held on Wednesday, March 11, 2020, from 4:00 pm – 5:30 pm. This meeting will take place at the Bond Office at Lincoln Elementary School, 320 Beach Street.