

ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove
Superintendent



Inspiring Learning for Life

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Bond Oversight Committee

Virtual Meeting via Zoom

January 19, 2022 4:00 pm – 5:30 pm

Attendance

Curt Bacon, Secretary

Samuel Bogdanove, ASD

Melissa Cropper

Jill Franko, ASD School Board

Shane Hunter, Vice Chair

Kathy Kane, Chair

Kristin Milligan

Chris McKay, HMK

Steve Mitzel, ASD

Rebecca Bjornson, ASD

Scott Whitman, ASD

Dustin Way

ASD District Staff: Julie Thomas

Meeting Minutes

- **Call meeting to order:** Meeting was called to order at 4:04 pm by Kathy Kane.
- **Review and approval of previous meeting minutes:** minutes from the 11/17/2021 meeting were approved and seconded.
- Steve introduced Rebecca Bjornson to the committee. Rebecca is a teacher at Ashland High School and a graduate student in the administration program at SOU. She will be coming on board as a liaison between the district and Ashland High School as the construction begins there. She will be working closely with Steve to assist with communication needs with the high school staff and will also help out with other site needs as they come up.
- **Review End of Month (EOM) reports:** presented by Chris McKay
 - **EOM November & December 2021:**
 - Overview: the bond programs hit peak velocity with nearly every project in a key moment.
 - Helman's new addition is approaching completion. Some material delays (siding and electrical switch gear) hampered the exterior completion for safety for

students. Not having electrical switch gear prevented the building from being powered up and critical tasks needing power were delayed. Helman is rounding third and nearly complete.

- Ashland Middle School is moving into finishes
- AHS - preparing the documents to go out for bid. Bids opened 1/11/21
- Walker Elementary out to bid and currently underway
- District wide projects – Bellview, Maintenance and Transportation HVAC projects are all underway by submission for permits taking place

- **Budget:**

- The budget information presented was from October, 2021. Approximately \$70,000,000 has been incurred; \$52,765,545 is construction contracts which will go up in the coming months with the work progressing at Walker followed shortly by the high school. Chris feels the project is going very well from the spend down perspective. The goal was to spend 85% of the funds in 36 months. Despite the challenges, he feels the project is doing fairly well.
- No new local contractors were added but Chris expects that to change once the high school begins their work.

- **AMS/JMOS:**

- Siding on the east side of the middle gym has been removed and new weather barrier has been added with a new roof and new siding in process. The interior shows new structural supports all to address seismic concerns. Stucco has been placed on the 6th grade building and finishes have been started. The main electrical room has been painted and ready for gear to be installed. Insulation has been added to interior walls where no insulation was prior. This will help with energy and sound absorption. Staggered studs will also help with cutting down on sound transfer between walls. Steel canopys have been erected to cover outdoor spaces. During the recent snow event, it was discovered snow slides easily down the canopys so snow guards will be installed to offer safety.
- Chris is working with Adroit on the scheduling impacts for this project and is hopeful the JMOS students will be able to return to the site by the start of the 2022 school year rather than October of 2022.

- **Helman:**

- Last meeting information was shared about the struggle to find subcontractors due to other projects in the Rogue Valley, but that seems to have worked itself out and Chris has been pleased with the number of subs onsite recently. The project is nearly complete and ASD will take possession of the project 2/9/22. Any punch list items will be completed after hours when students are not on site. Adroit will then move on to the HVAC and the existing buildings, parking lot, front entrance and new office configuration. A new entrance will be off of Randy Street to make it very clear where the front office is for the site. Installation of the new playground will begin Monday.

- **AHS:**

- Construction documents have been completed. A third party consultant, Sazan, who specializes in constructability, was engaged to go through the construction documents pages by page identifying potential issues and the end result were superior documents being prepared by the

design team incorporating the findings by Sazan. Chris feels very confident about these documents moving forward into the bidding process. This is a very complex project and the detailed documents presented will help the process move forward and minimize any risk for the district.

Chris showed a map of the AHS campus color coded with scheduling dates indicating when upcoming work will take place. Some work will begin as early as March, 2022. Rebecca Bjornson has been invaluable to help work through the questions that staff might have. There will be 42 classrooms/21 modular units set up on the Lincoln JV Baseball field. All grade levels will be affected for an entire school year. Staffing enhancements will be necessary.

AHS plans are out for bid now with bids due the first week of February and the GMP will be ready for the March board meeting. The project is scheduled to be completed by the end of 2023; occupied by students summer 2023.

- **Walker:**
 - An early site package was issued so site work has begun. The seismic grant work was completed (12/31/21) with notification received from the State that full reimbursement just shy of \$2.5 million will be issued. All of Walker will be seismic reinforced.

- **District Wide HVAC:**
 - Bellview - New chiller replacement which will provide A/C for the building is scheduled. The up-sizing will allow the building to be used in the summer if fully occupied. The current chiller wasn't able to keep up due to its size.
 - Maintenance & Transportation – improving and replacing HVAC units for heating, cooling and ventilation. Unique to Transportation, the power to the building will be increased so in the future there will be sufficient power to charge up to six electric busses.
 - These projects are out to bid and permits have been issued for two of the three projects. This summer the work will begin at Bellview. The contractor will be working on Maintenance and Transportation during the school year since they don't need to work around students being on site. These three projects will be completed by the end of 2022.

- **Budget:**
 - The revenue had a small change in October. \$55,855 was received for eRate reimbursement; a federal grant for technology. This was a second installment; the first around \$120,000. Almost all of this was exclusively around cable plant upgrades district wide and enhancing network infrastructure. This is tied to the district's free & reduced lunch rate. The funds received will be placed right into the Technology budget.
 - The district has applied for a facility grant for the modular placed at Willow Wind. The grant will close 2/15. Receipt of grant funds are anticipated but the amount will depend on the number of applicants.
 - Kathleen asked about a line item for Ashland SD Staff (Program Expense; soft cost) and wondered who/what that dollar value is covering (\$438,636). She is thrilled that the item is in the budget but wondered if that is for staff or some kind of compensation. Steve responded – Rebecca is budget neutral as she is being paid as a high school staff member. Out of that line item is a stipend for Steve and Robby Moles (similar to stipends offered to coaches) and a bond

assistant; Julie Thomas. Her entire salary is covered by the bond and it's for the clerical side of the bond work that needs to be done.

- Shane asked what was included in the Project Management line item. Steve responded this line item is just for project management by HMK, with no district personnel paid out of this. Samuel added the district is very cognoscente of any compensation would have an impact and need to come from somewhere.
 - Shane asked about the original budget for Project Management \$2,274,483 and the Revised Budget amount of \$4,758,864. Chris believes the original contract amount (approximately \$3,500,000) hasn't changed but he thought that it was originally split out by year and it increased by about \$200,000 for the sustainability consultant and scheduling consultant. Steve noted the amount wasn't increased and was closer at the beginning to the \$3,500,000. The district requested the sustainability consultant. Steve and Chris will be meeting soon to do a contract review to see what has been spent to make sure moving forward the projects will end as budgeted. Chris was able to look back and the original budget was just under \$3.3 million; the increase was for sustainability and communications and scheduling.
 - It was asked where the cost for the Sazan consulting would show up in the budget. The cost was rolled into Constructability Review line item for AHS.
 - Kathy asked about the Fixtures budget nearly doubling for Walker. Chris stated the original budget was \$15,000,000. Due to the budget not accurately reflecting the scope of work, the budget was increased to reflect this change; complete renovation and addition. This meant the FF&E budget and all the soft costs proportionally increased. The FF&E budget went from \$450,109 to \$951,827 which will upgrade the furniture for the entire building.
 - Jill asked if the increases in several line items are all because of the increased scope of work. Chris said overall most line items have stayed consistent, some went away because they weren't needed and some rolled into other line items. Chris noted the soft costs for Helman was just under \$5,000,000 and to date it is \$3,737,119. He said this is important because soft costs include permits, professional services where as hard costs are the actual building/construction/materials/labor. His goal is to always reduce the soft costs and increase the hard costs so more money is going to the projects. This is what has happened – the funds have moved up to the hard costs on bid day.
- **City of Ashland fees:**
 - Steve, Chris and Scott Whitman met with the City. The sole purpose of the meeting was to reconcile the numbers; walk through the methodology Chris used to forecast the funds and what would be spent; ask questions – and to allow the City to ask questions. Chris felt the meeting was very fruitful. They were meeting with two people from the City who work in the Planning Department. They left the meeting with some action items which led to another meeting Chris had with the person who is in charge of all the permit fees for the City. Chris was able to get clarification and preliminarily agreed to numbers. Several questions are outstanding that the City has and then the internal groups will meet and come up with a reconciled budget and process which can be communicated to the broader community that both parties have agreed to an agreement to any reduction in fees that might take place. Chris felt the conversation represented great collaboration. Steve agreed the work has been great and fruitful. Scott was pleased with the meeting and felt the process was good and having the City comfortable with the District was positive.

- Kathy asked who would be having the final say about the final numbers – is it the City Council? Steve said any changes in the fee structure and/or community development fee, would have to go before the City Council. The City can make **some** changes and report back to the Council.
 - Jill thanked everyone for sending in letters.
 - Melissa asked if the district was disappointed with what the fees were or if they had changed after the project was proposed? Steve indicated no, the community development fees were changed a year before the bond was passed. A former city official indicated the fees were changed after the bond was passed but extensive research showed that wasn't the case. The City did indicate they were counting on the money from the district. ASD felt that the fees were in excess of any other municipality in our region, so the district followed the process allowed which is to submit a letter asking for a review. There was no response. ASD followed the process again this year which started the internal audits by the City and where we are right now.
- **Site visit** – Steve offered for anyone wanting to see the projects up close, just contact him and he will gladly give a tour.
 - **Next Meeting:** Wednesday, March 16, 2022 from 4:00 – 5:30 pm.
 - **Adjourn:** Kathy thanked everyone who has been working hard with the City. Meeting adjourned at 5:28 pm.