

# ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove

*Superintendent*

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## Bond Oversight Committee

Virtual Meeting via Zoom

November 17, 2021 4:00 pm – 5:30 pm

### Attendance

Curt Bacon, Secretary

Samuel Bogdanove, ASD

Melissa Cropper

Jill Franko, ASD School Board

Shane Hunter

Kathy Kane

Kristin Milligan

David McKay, HMK

Steve Mitzel, ASD

Mike Freeman, HMK

Scott Whitman, ASD

Dustin Way

ASD District Staff: Julie Thomas

## Meeting Minutes

- **Call meeting to order:** Meeting was called to order at 4:03 pm by Samuel Bogdanove. Samuel facilitated this meeting only due to a scheduling conflict for Chair, Ryan Schnobrich.
- Deviating from the proposed meeting agenda, Samuel suggested since there were a few new faces that everyone introduce themselves and talk about their roll for the committee.
- **Review and approval of previous meeting minutes:** A motion to approve the 9/22/2021 DBOC meeting minutes as presented, was made by Kristin Milligan and seconded by Dustin Way. The motion was unanimously approved by the committee.
- **Review End of Month (EOM) reports:** presented by Mike Freeman
  - **EOM September 2021:**
    - Overview: At this point the overall project is about halfway through with the high school starting up with design work. The goal was to get a major amount of work done prior to the upcoming wet weather. Two special service agreements were issued during this month. They were for surveying services for some of the temporary spaces that are currently being used or will be. Social media analytics indicated 53,612 views in the Ashland area on the HMK social media page for the bond updates.
    - At AMS/JMOS: the roof has been installed and dried in. The courtyard concrete was poured and the 6<sup>th</sup> grade building stucco was installed. Into October siding for the gym will begin and continue into November. Rough in with all the trades will continue – this

will include electrical, mechanical ducting, plumbing, and piping. HVAC units have been set in place.

- At Helman Elementary: the entire project is about 45% completed which includes the new addition and the renovation piece. Building commissioning has started which is verification of all the mechanical, electrical and plumbing devices and systems. System readiness checklist has been done. With cold weather approaching, focus was on getting the mechanical systems up and running specifically the boiler. Full boiler replacement is set for this site and they are up and running. Drywall is occurring through the building. Air handlers were craned in and the hydronic lines were tested prior to concrete being poured on top of them. Siding and exterior insulation is happening. Siding has been a procurement issue. All mechanical units have been received and are on site.
  - At AHS: they are approximately 75% through the construction documents. They are working with a third party constructability group has allowed for a more limited amount of change orders down the road and checks that Gerding and the design team present a project that is buildable avoiding big changes in the middle of the project. This will continue into October and November.
  - At Walker Elementary: this is well into abatement and nearly completed. Demo continued in the east building to create a larger courtyard area. Framers were onsite and started to do a lot of the structural seismic improvements. The seismic grant is completed in December so a push is on to get work done to take advantage of the grant money. In addition, the district was awarded an additional seismic grant for the gym so design work began with initial investigation on that existing building.
  - At Willow Wind, the project was completed with just a few minor items left to be done and the students were all back on campus. Some delays were felt in the building commissioning due to material delays for the HVAC system. The controls for HVAC are tied into the entire district automation network so they can observe what the units are doing from a distance. Punch list items were done in September. Ease of maintenance for monitoring the system is a huge benefit to the Maintenance Department.
- **Budget:**
    - The budget shows \$130,836,644 in allocated revenue to date, \$13,950,806 unallocated balance.
    - Approximately \$80,000,000 remaining including the district wide project and the five major projects.
    - Steve added a comment that the financial report is a little limited at this time. Scott Whitman just started with the district November 8<sup>th</sup> and Alana is in her last couple of the days with the district. The next BOC meeting should have a more indepth report. If anyone has questions, please feel free to reach out to Scott or Steve.
    - David reported the budget report was balanced to the general ledger as of September 30<sup>th</sup>. It is consistent with the district's general ledger.
    - Steve spoke about the supply chain is getting worse. Some reports indicate orders placed now will be fulfilled January 2023. Weekly checks are being done to keep up to date on the supply issues. Steve feels HMK and contractors have done a great job navigating the delays and having \$13,000,000 in unallocated funds is a good place to be.

- **Ashland Community Development fees:**

- Steve began by filling in the committee about the City fee structure (plan review, permitting, community development) that seemed big compared to what HMK has experienced and what has been seen in other municipalities along the I5 corridor and specifically in the Rogue Valley. Comparisons were done and noticed that it costs more to do construction in Ashland but just the Community Development fee is 1.2% of the overall cost of the project. Questions arose – how was this decided? How did this come to be? Why is it so much? The closest similar fee was found to be in Klamath Falls but theirs is .3% and caps at \$27,000.00. Ashland fees are 1.2% no cap.

ASD was contacted by a city councilor about a month ago, asking for some background about this fee. A meeting happened between the mayor, the city councilor, interim city manager, Samuel, Steve and Jill Franko. ASD wrote a letter to the city requesting an abatement on all community development fees moving forward and Samuel and Jill also requested a refund for some of the funds already spent. Ultimately ASD is looking for an evaluation/audit to know how these fees structures have been established, how they have been voted on by the City Council, how they came to be in the first place. The current interim city manager is conducting that audit now. ASD has been asked to meet with the City Council at their meeting December 7<sup>th</sup>.

Discussion followed. Samuel felt that the mayor and the councilor both moved quickly to get this topic before the City Council as soon as possible. Steve suggested Samuel, Kathy Kane, Jill Franko and himself be ready to attend the meeting. Additionally, Steve requested Chris McKay be allowed to attend for his expertise on the project and his experience with other municipalities.

- **Assigning of Committee Roles:**

- Ryan has notified Samuel that he is no longer able to continue in the role as Committee Chair. Samuel opened up nominations for Chair, Vice Chair and Secretary. Jill nominated Kathy Kane to fill the role of Chair. This was seconded by Shane. Kathy accepted and this was approved by all. Jill nominated Shane for the role of Vice Chair. Kurt made a motion for Shane to be Vice Chair and this was seconded by Dustin. Shane accepted and this was approved by all. Kurt volunteer to continue as Secretary.

- **Questions and Comments:**

- Kathy asked about a shortage of subcontractors on site – Mike indicated the large projects associated with Asante in Medford has pulled resources for other projects. To combat this, HMK has changed sequencing to keep progress moving forward due to the labor issues. Mike said not a lot of cost issues due to change orders but delays have happened in the sequencing but overall the project hasn't been delayed. Drywall has been hard to get resources in but with the sequencing changes the projects are moving forward. Adroit has been challenged to work

- through the staff shortages. It is projected out that the Asante project will continue for approximately 36 months.
- Kristin commented that she appreciated the information about the staffing challenges and offered congratulations to the team for continuing to be on track.
  - Samuel put in a plug for the district Budget Committee which needs to fill a couple of openings. If you are interested in participating, please contact Samuel or Scott.
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- **Next Meeting:** Wednesday, January 19, 2022 from 4:00 – 5:30 pm.
  
  - **Adjourn:** Samuel adjourned the meeting at 5:11 pm.