

ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove
Superintendent

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Bond Oversight Committee

Virtual Meeting via Zoom

May 19, 2021 4:00 pm – 5:30 pm

Attendance

Curt Bacon, Secretary
Samuel Bogdanove, ASD
Jill Franko, Vice-Chair
Shane Hunter
Kathy Kane
Chris McKay, HMK
David McKay, HMK

Steve Mitzel, ASD
Ryan Schnobrich, Chair
Alana Valencia, ASD
~~Dustin Way~~
Jim Westrick, ASD School Board
ASD District Staff: Kristi Nelson

Meeting Minutes

- **Call meeting to order:** Ryan Schnobrich called the meeting to order at 4:03 pm.
- **Review and approval of previous meeting minutes:** A motion to approve the 3/10/2021 DBOC meeting minutes, as presented, was made by Shane Hunter and seconded by Kathy Kane. The motion was unanimously approved by the committee.
- **Review End of Month (EOM) reports:** presented by Chris McKay
 - **EOM February 2021:**
 - Overview: Concrete slab pours take place at Helman Elementary. AMS continued with selective demo and abatement processes. AHS completed the Design Development phase. Walker Elementary began the land use process. Willow Wind was issued to bidders. Just over \$60M has been encumbered, with one contract issued this month. Social media received approximately 38K views.
 - As mentioned at AMS, demo and abatement continued. Chris shared demo drawings and drone pictures of affected areas. He suggested that now would be a good time for a hard hat tour and will discuss getting that scheduled.
 - At Helman Elementary, with slab pours complete, framing has begun on the west side of the new addition.

- At AHS, Design Documents were submitted to Gerding Builders and Construction Focus, and each produced an estimate. Chris noted that much time was spent analyzing and gaining input on enclosing the outside walls of the Humanities building. He shared several design options that were discussed by the Core team and they ultimately selected a combination of exoskeleton and mesh along the guardrails. Chris highly commended Chris Brown of arkitek and his team for their ingenuity and diligence on this project in finding alternatives to enclosing the walls. Steve Mitzel agreed, citing that he received strong reactions for both the pros and cons of the original design. Kathy also shared her appreciation for the extra effort taken, as she was a main point of contact in the community regarding this issue.
 - At Walker Elementary, the land use process began this month and has ultimately led to a delay on the start of the new addition. It has essentially flipped project phasing around to where the seismic construction in the historic wing will take place first, and once land use approval comes through construction will begin on the new addition. Constructability investigations also took place to help minimize surprises during construction.
 - **EOM March 2021:**
 - Overview: Met on site at Walker Elementary with contractors to review plans. Framing began at AMS/JMOS. Willow Wind project went to bid, and Outlier was awarded the contract. Designs for District Wide HVAC and Safety/Security projects began. Three new small contracts were issued. Social media received around 35K views.
 - At AMS, the new 6th grade addition building pad has been compacted. The swale between JMOS and AMS was dug out. Framing began in the upper portion of the “old” library for the Special Education wing.
 - Drastic changes for the Helman Elementary project occurred from the last month; from just pouring the concrete slab in February, framing is not well under way in March. The project is moving quickly, especially with the good weather.
 - At AHS, the final round of meetings with focus groups (health, humanities, science, etc.) were completed. These meetings help complete construction documents in preparation to go out to bid. Currently the team is still working on a phasing plan.
 - At Walker Elementary, the team continued the land use process, while BBT pushed on through design of the renovation. A site walk-thru was completed with 6 different trades present, to help identify any underlying issues.
 - At Willow Wind, Outlier is working on submittals. Chris stated that we are in a great place to start the project this summer. He shared a rendering of new bathroom addition with the group. Willow Wind will also receive HVAC upgrades, which will achieve the same goals as on all other projects.
 - **EOM April 2021:**
 - Overview: New framing continued at AMS, and the 6th grade building is starting to take shape. AHS is working on a phasing plan to minimize student displacement. Walker Elementary project sees a path forward for land use. There was \$1M in added contracts. Social media views reached 74K this month, which Chris attributed to adding 360 images and live construction videos. He thanked Steve and team for making this happen. An informational bimonthly newsletter created by HMK is now available to

everyone, sign up is available via the Bond website. Chris added that he is always open to suggestions of new ways to engage the community.

- At AMS, the exterior walls on 6th grade building are up. The new library space will have a lot of natural light; it will be used very differently than before. The middle gym siding needed to be removed and replaced. The east side of JMOS where the restrooms are located had new plumbing installed. It was found at the new JMOS wing all the drywall had asbestos; it was worked out to abate the entire wing and now JMOS is asbestos free.
- At Helman Elementary, it's all about framing. It is dried in and ready for roofing to start. A mockup was created on site, which is a separate small building where trades can perform a sample of their work. A window test was completed, which is a standard process with HMK to provide assurances against water and air infiltration.
- At AHS, the group is still working on the phasing plan. The seismic grant work must be completed by December 2022. It's a very complicated phasing discussion, with a lot to be taken into consideration. However, construction documents will be completed in August, and permit submittals will be done then as well.
- At Walker Elementary discussions over land use process continued, with a joint School Board and Parks Board meeting taking place. Three key requests came from the meeting: a parking agreement between Walker Elementary and Hunter Park lots, a maintenance agreement, and a traffic impact analysis. Several meetings have taken place since, with the Parks Department dropping their request for a maintenance agreement. Currently, legal counsel is drafting the parking agreement. Jill Franko asked if this still puts us behind on the project. Chris answered that the overall timeline is roughly the same. It actually only flips it around, seismic grant work must be completed by Dec 2021, therefore it will be completed first and then the new addition work will begin. As a result, students will be displaced longer (in modulars), but the overall project is not behind. Steve added that we were hoping to keep kids on campus longer. Chris shared exciting news that Walker Elementary has received another seismic grant for the gymnasium of \$1.8M. ASD has received over \$10M in various grants! Lastly, the Walker project has gone out to bid, and by the end of June a GMP will be presented to the board. Jill asked if Walker would lose any of their baseball fields. Steve answered that they will lose two of the four fields on the property.
- At Willow Wind, submittals are coming in and equipment has been ordered. Systems West will be the commissioning agent. A kick off meeting took place with the contractor, Outlier.

- **Budget:**

- For February and March, budgets remained the same.
- Chris will be adding another seismic line to the revenue sheet, and will differentiate between Walker historical wing, and Walker gym grants.
- Chris stated that we have not touched Bond premium or interest at all. Alana Valencia asked Chris to clarify that we had allocated \$9M Bond premium. Chris then restated that we had not allocated any Bond Premium since our last Bond Oversight Committee meeting.
- Chris allocated out budgets for District wide HVAC and District wide Safety and Security. \$2.6M has been allocated out to Transportation, Maintenance, District Office and Bellview Elementary.

- **Questions and Comments:**
 - Curt Bacon asked for an update on the District's plans for renewable energy. Chris said that all of the solar requirements for each project has been moved to a single budget. Due to the additional infrastructure that is needed to place solar on rooftops, coupled with the wear and tear on the roof, it is not a desirable location for solar. The District is exploring the option of a single ground array. Currently we are working through jurisdiction and utility agency confines, as they are set up for mostly residential solar use. They are willing to work through these issues. Our Solar Team consists of arkitek, BrightWorks and True South, a solar company; we have also sought legal counsel to help with statutory considerations surrounding solar. The ultimate goal is to offset all District electrical needs, and return the excess to the city/community.
 - Congratulations to Jill Franko, newly elected School Board member! Jill will move into Jim Westrick's role on this committee of School Board liaison in July. Ryan asked about replacing her position with another community member, and what the process for that would be. Jim reminded the group that this committee is a committee of the Superintendent, and as such, Samuel Bogdanove should select the next member. Samuel asked that names of qualified and interested candidates be forwarded to himself and Kristi Nelson.

- **Next Meeting:** Next meeting will be Wednesday July 21, at 4:00 pm.

- **Adjourn:** The meeting was adjourned at 5:33 pm by Ryan.