

Bond Oversight Committee Meeting Minutes

October 21, 2020 between 6:00 p.m. - 7:30 p.m. via zoom

Attendance

Committee

Robert Camarillo - absent
Eileen Creelman
Earl Curtis
Richard Dato
Kim Egan
William Gifford
Katrina Gustafson
Frank King, Sr.
Benjamin Schneider
Echo Seaman
Don Wheeler
Caitlin Woelfel - absent

Staff

Larry Didway, Superintendent
Lisa Normand, Director of Communications
Vicki Guthrie, Communications Specialist
David Johnson, BRIC
Kyle Laier, Director of Operations
Rick Larson, Project Manager, Cohort 1
Ben Kates, OMS Principal
Wes Rogers, Bond Program Manager
Michael Sweeten, GMS Principal
Stephen Wasserberger, Bond Manager
Dick Withycombe, Facilitator
Jeremy Wright, Wright Public Affairs
Susan Dodd, CFO
Tabitha Renne, Operations Program Coor.

Welcome

6:00 pm

Dick Withycombe, Facilitator

- [Brief overview of BAT norms](#) [Larry Didway]

Wildfires, Weather, Air Quality and Pandemic

Impact on school calendar [Larry Didway]

Anticipated starting earlier and ended up starting much later, well into September. With all the weather impact, it was an opportunity for our community to come together. Facilities/Nutrition services really stepped up and maintained meal delivery. All of the learning is happening remotely. Beginning to open up an assessment center at Jackson will be open in November for students and academic support. Opening up limited in person instruction at selected academic centers for support. Currently we don't meet the metrics to open up. Definitely a difficult time. Fatigue with this pandemic, bright spot has been progress on our bond project, which is something to celebrate.

Impact on construction work [Wes Rogers]

Biggest impact was schedule related due to the Air quality, we could not have workers outside. We are in the process of extending deadlines. Impacts from water intrusion and re roofing gave damage to areas at Jennings Lodge. Overall with the wind, smoke, rain we are doing ok with the scope of the project.

Three Main Themes

6:36 pm

Reduce Overcrowding

- Gardiner and Ogden overview [Stephen Wasserberger & David Johnson]

Gardiner and the size of the structure is breathtaking and a show case. With tall columns and Timber Hall, steel erection going on, upgrading of Williams Street - a lot of work and activity going well. Between evacuation orders, Gardiner was shut down for a few (6) days. We are buying back some OT work with a few Saturdays to get on schedule. Seeing this come out of the ground with the parking lot and paving really helps get the feel of this incredible building.

Ogden is a different project given its extensive remodel. It is completely gutted into learning neighborhoods. Ogden suffered some delays, due to wildfires, however OT cost was built in so we are taking advantage of that. Schedule hasn't been affected too much in order to open on time.

Question from Frank; How many workers are on sight? David will contact PNC and Pence to see. Wes says maybe 50 at Gardiner. 75 or higher at Ogden.

Question from Dick D; Opportunity for tour at Ogden? Wes said yes, more opportunities for tours in the next week or two.

- Ogden Synthetic Turf [Wes Rogers]

There have been separate design meetings on this project. Have been engaging with consultants who are experienced with artificial turfs. Asphalt is in good shape, doesn't look like it needs replacing. Overall positive experience and the bottom range of what we thought.

- Update on Furniture Fair [Michael Sweeten]

This is something that will be timeless and flexible as the needs of change take place in our schools. Wes is doing a good job of getting us exposed to what is out there. Rick brought in vendors and from those we get an idea of a good feeling of the neighborhood of the Furniture Fair that was built in the upper gym at Jackson. Overwhelmed and amazed by how big and unique our spaces will be. We have narrowed it down and will be bringing in sample furniture and teachers will come in to judge. Will be working with Rick to purchase.

- Middle School Land Acquisition [Wes Rogers]

Very active in finding land for the new Middle School. We are making progress. Hopeful we can have property identified and an offer made by the end of the year.

Question from Dick D; Will this be part of the new Bond measure? Wes said yes, it will fall under Phase 3. (Future Bond Measure). When would that take place? Wes stated it would be a Bond election, within 4-6 years.

Question from William; What general area and how large are you looking at? Wes answered looking for 20-21 acres in the Ogden area.

Safety & Security

6:57 p.m.

- Summer Cohort 1 [Rick Larson]

- Park Place - job is complete.
- Holcomb - successful project, office staff is moved in, fireproof school guard class is coming. The office and appliances are installed. Beautiful inside of school, hopeful for tours to take a look.
- Redland - is nearing completion, minor punch list, ie paint touch ups. Nice landscaping. Looking beautiful.
- Candy Lane - has a punch list and staff began moving in with slow transition to do that. Wheelchair lift is on order.
- Gaffney Lane - starting to pick up speed, sheet rock is in office. Built in furniture is to arrive. New carpeting in. Gym floor is currently underway and lighting in the cafeteria is going in.
- Jennings Lodge - aluminium front doors, sheet rock, office is done. Significant work needs to be done in the back. Front of school, the paint job and sidewalk is completed. JL roof was under construction and suffered water intrusion due to the wind and rain. Spent weeks cleaning up from damage to that.

Question from Earl; Read comment that Candy Lane is having difficulty with Woodburn Construction and change orders. Rick stated that they did not get off on the best start with Woodburn and didn't have a sufficient contingency established when they reached the guaranteed maximum price.

Question from Don; Have we had better luck with other contractors? Rick said yes we have a tight good gmp. We have a log we keep track of. Question; With the JL damage, what was Woodburns responsibility? Rick answered that the risk with this type of weather is considered a builders risk and the district elected that we would purchase the builders risk insurance in lieu of contractors providing builders risk insurance.

- OCHS [Stephen Wasserberger]

Special Guest Angela updated that we were moving along, mostly complete. All interior work has been completed with the exception of glass doors which will be installed during winter break. Exterior work is underway.

One of the things about the highschool Dick is pleased about, is that we think that the HS is the newest project in the district, it's also true with it being new, things needed to be repaired. Pleased that there is a line item in the budget to make the repairs as needed.

- Cohort 2 in 2021 [Wes Rogers]

We have four schools; Barclay, OCSLA, Beavercreek and John McLoughlin. Expecting some high quality response from listed contractors who have shown interest. Ahead of the game for Cohort 2. Rick stated that it is great to go into this with learning lessons from Cohort 1.

CTE Planning and Design Update [Kyle Laier]

Currently building the CTE vision. Early projects have been MakerSpaces at CAIS and Redland. Formed this CTE vision team over the summer. We were able to walk through and do a tour. With these available, students will graduate ready to excel in high-wage high demand careers or post secondary and training.

Operations Updates and Q&A

7:24 pm

- Project Timelines [Wes Rogers]

Wes introduced Tabitha Renne and her new position to the Bond team. Created this posting to assist Bond office and support. As far as timeline, we've been set back a few days with all the challenges and are still holding well. Meeting goals and occupancy for students to arrive in Fall 2021.

- Budget Update and Expenditures [Wes Rogers]

Budget - sent out yesterday we are in budget parameters. No alarming trends. Holding about 11 million in contingency dollars.

Question from William; Concerned about Bond oversight expense review report, have you covered that in detail? Wes said yes. There is a summary of theme budget costs that was originally budgeted at 33 mil now at 168 mil? Wes explained that the original budget was developed 6-9 mo before the Bond election in 2018. So these were very early estimates. As you track these, you can see that the final set of drawings in late 2019 and then May 2020, with design

changes, you can see that we were adjusting our expectations financially of the actual drawings that we had and current market conditions.

Question from William; Due to delays from Covid & wildfires, any attempts for FEMA relief? Wes, no, as far as construction goes, we haven't had much of an impact.

Communications and Engagement

7:33 pm

- Fall UpFront and Bond Website [Jeremy Wright & Lisa Normand]

The In-house communications team have been getting out to our building sites doing tons of video work which has been shared on Facebook pages and Bond website. UpFront (Summer) was a success, UpFront (Fall) is coming out mid November. We want to get final photographs of specific area sites. Currently working with Jeremy for a new Bond website, transferring it to a more robust website and expanding it to tell the tale of process and engagement with the history of the Bond and the future. Jeremy stated working on a Cohort video that will be highlighting all the great work that has been happening and share with the community.

Final thoughts:

Earl: Pleased with how things are moving and going forward and manage to stay on top of the time schedule.

Larry: Big thank you to Dick for facilitating and contribution and guidance. To all of our crew working on projects, labor of love and perseverance. Thank you to each and everyone else. We appreciate your participation as you represent our community. Invited the committee to submit any questions or topics to be addressed at future meetings.

Proposed Meetings for 2020-21: November 18, 2020, February 17, 2020 & May 19, 2021.

Location: Zoom or Oregon City School District Office [unless otherwise announced]