

GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE

Minutes of December 19, 2018 Meeting #2

The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, December 19, 2018 in the Media Center of North Gresham Elementary Schools, located at 1001 SE 217th Avenue Gresham, Oregon 97030.

Members in attendance were: Jason Dugan, Brianna Bigham, Michael Harris John Vandermosten and Bess Wills. Not in attendance: George Seaman, Sharon Estes, Karen Johnston, Norm Hancock and Rick Searls.

The following central office administrators were present: Mike Schofield, CFO & Dr. A. Katrise Perera, Superintendent.

Guests: John Abel, Emil Hameed & Rick Rainone of Cornerstone Management Group, Inc., Chris Larson of DLR Group, Aaron Brown of Wright Public Affairs and John Hartsock, School Board Member.

OPTIONAL TOUR OF NEW NORTH GRESHAM

Mike Schofield took the committee on a tour of the school. The tour concluded at 6:00 pm.

WELCOME AND INTRODUCTIONS

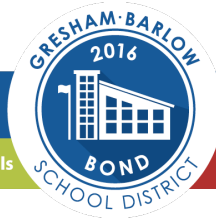
Vice Chair Jason Dugan called the meeting to order at 6:00 p.m., welcoming all present to the second Bond Oversight Committee meeting this school year. Introductions were exchanged.

ALUMINUM VS. COPPER DISCUSSION

DLR Group

Chris Larson, Electrical Engineer

Mr. Larson introduced himself. He also stated that there were some concerns with aluminum conductors from the committee. In the beginning when they started talking 'aluminum' he met with our Facilities Director Terry Taylor, Tyler Falconer Electrician for GBSD and Engineers that were part of the big 4 (Gresham High, Sam Barlow, North Gresham & East Gresham) all the teams there. The teams agreed that we use aluminum conductors and there is reason for that.



Tyler had some concerns and once we talked about his concerns he was on board. His requirement was using hydraulic lugs on the aluminum. It became the standard for 100 amps and above. It will not get used on standard connections. Mr. Larson also brought a list with clients have used aluminum for projects. He gave it to Mr. Schofield. Some examples include: Kaiser switched to aluminum 5-6 years for 100 amps and above and they recently did 5 Beaverton Schools with same make-up as our GBSD projects.

Mr. Larson also let the committee know that it came down to cost. It's 3.5 times less than copper; in total it was \$50,000-100,000 cheaper. The history of aluminum is it had a bad rap in the 70s and it had power thermal expansion. It would essentially loosen your connections over a period of time. Now engineered aluminum has the same rates as copper and same oxidation as copper. When exposed to air they oxidize. They both have different compression torque but it's engineered into the products we use today.

Mr. Larson started in the late 80s and didn't start using aluminum until the late 90s. He said reps would tell them "all the problems are long gone." At one point copper got very expensive. He asked that we refer to the examples he gave Mr. Schofield.

Mr. Larson spoke with a rep about the aluminum and its properties before coming to the meeting. He asked him "why would we use aluminum?" The rep responded: "any panel board you buy today are aluminum lugs either copper or aluminum plated. The whole construction is aluminum; the expansion of the lug will expand differently. They do heat differently. Aluminum shows that it runs cooler than copper. It's contrary to what we have been told."

JV- Do you increase size of conduits?

CL-Yes you do. The aluminum conductors help with expansion. There is basically zero space.

JV- The bending radius on aluminum & copper, I believe aluminum needs more room?

CL-Why did we go aluminum instead of copper? Primarily cost vs benefit analysis.

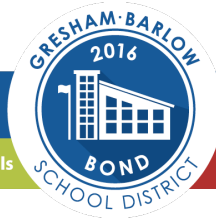
JD-I like that Tyler was involved and his request was granted.

CL- In the report they torqued them after 100 heat cycles. There was no movement. It doesn't matter that there isn't suspenders but Tyler wanted it. If he had unlimited budget he would have preferred copper but aluminum does the job for much less cost.

CL- Aluminum has evolved since its bad rep.

JV- Installation in residential was all aluminum, commercial was a toss up. The problem we had was the connections not the conductor. There were very few connectors for aluminum only copper. In the mid 90s they started coming out with the dual rating.

There are some products after I left the trade that is similar to copper. I trust labs and I know that things have come up such as aluminum. I caution that they have the anti-oxide in the



connecting cuffs. Everything that came in aluminum had that cuff to help. That is the only concern I have. We need to use the antioxidant.

Thank you for your attention to it. We want our schools top notch.

JD- The panels at the school how is the connection?

CL- They are main lug. They are going to have a disconnect at the main switchboard.

JD- It's a barrel connector?

MH- Question about the market. I understand that there is an increase on aluminum and a tariff will come into play. Can you purchase enough aluminum to prevent the tariff increase?

JA- We looked at the bidders, contracts, windows, materials everything that has aluminum in the discussion.

RR- The large projects have already been purchased, the big 4 (Gresham, Sam Barlow, East Gresham & North Gresham). If there is another bump coming; It seems specific to aircraft aluminum not construction. We shortened the buy out process. After the bid day you used to buy your long lead stuff now. But now its who needs it the fastest. The steel for example for North & East elementary we accelerated the purchase for it since the prices were increasing.

No one can predict where tariffs will be in the future.

PROJECT UPDATES

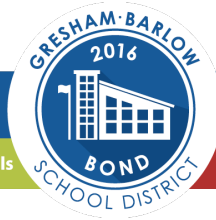
Emil Hameed Project Manager for North Gresham went over status report.

Status at a Glance: On time & budget. There are 3 phases to the project. They have gotten quite far on the first floor. They have the mechanical starting. They have the roofing kennel. On the good weather days they get as much tar on as possible. We are making excellent progress at North Gresham. There has been some theft. They caught the individual(s) and got half their tools back. Mr. Schofield & Mr. Taylor got more cameras. Bremik is going to prosecute. The subcontractors will go after the individual(s).

Rick Rainone from Cornerstone Management added that anything in the green column makes the team feel good. We can certainly track and compare project to project. North Gresham is in great shape and is doing well.

RR- They have the night alarm turn on at 6pm; anything before the alarm goes off is for them contractors and workers to watch.

Emil Hameed Project Manager for East Gresham went over status report. Status at a Glance: On time & budget is in the yellow column and cautious. It has a caution on their budget because we are using our contingencies and may need more given our current schedule acceleration



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plan. We started construction 3 weeks later than North Gresham. We had some issues with permits, we are running about 1 month behind. That may affect cost moving forward. The completion date for NGES & EGES are the same. NGES is ahead of schedule; they might finish up early. EGES will come down to mid-August. We would love to pick up time. We are tracking on schedule for example the wall tilts. Crane on sight will be January 4th. There will not be as much wiggle room for East Gresham compared to NGES but be confident we are doing our best to get it done timely.

Questions or Comments

RR- We do need to look for opportunities to accelerate. We have two sub-contractors on site. When delivery and labor lets us. NGES will be completed in July & EGES will be completed in August. There is some room to get it done. We want to have occupancy in building before staff comes back.

We compressed the building since EGES sits next to the existing Dexter McCarty Middle School. The district wanted to be sure there would be room in the future for a replacement middle school on the same site. The city has worked with us. We are forecasting to get the building completed on time based on our schedule acceleration plan.

JV- 5th St. has had speeding and taking over the neighborhood with contractor and worker cars.

MS- I get notes every week so I will check in with Bremik as well to fix the problem.

JD- I am concerned with the budget and how do we stay on budget if people are working overtime? We need to keep an eye on it.

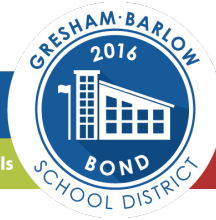
MS- We are tracking overtime weekly. We are trying to be strategic; not at the end. Originally overtime was for concrete, steel and next the sheet rock if we are behind. Our target is April for sheet rock.

JD- We do not want to see a project end in the red but rather in the green. We want to tell the community that we did this with your blessing but we accomplished everything and beyond.

JH- I would rather we do things right and move in at Christmas Break 2019 to make sure money is spent wisely.

John Abel Project Manager for Gresham High School. We are in the green currently. Fortis is doing an incredible job on site. The tower crane has gotten work done and made the process faster. Steel is all up. Poured 2 & 3 floors. We have the first layer of roofing going down. It's been a huge advantage.

Fortis is working from the top down. They poured 2nd, 3rd floor first. The end gain is start on 3rd floor classroom and let it be a phased move in schedule. It's going to be 53 classrooms ready to



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go. Three to four days for tech and furniture to get moved into the classroom. We are getting down to the details. The City of Gresham has agreed.

Questions or Comments

JA-We had a list of things that need to be moved in. No safety issues to report. They do daily stretch and flex at 7:30am. Lots of interactions between contractors and staff. Radios for instant feed back.

We did have a few break in's. We installed wireless cameras. Video rolls and contractors get notification with movement. Contractors and workers are parking at the East Hill & Skate World as needed. Polishing the concrete while its been poured. It's a way to save some time now.

RR- Workers are putting covers on the equipment like on the tires so they don't damage the floors. The protections cost money. The grout coat goes on the top; final grind on that and it addresses the issues. If sub-contractors are careful then we don't coat it but we might have to. It's the equipment that becomes a problem.

John Abel Project Manager for Sam Barlow High School. There were two wings that had to go during the school year. Abatement happened when school was out and then demo while school was occurring. Asbestos abatement and demolition has taken longer than originally scheduled.

Sam Barlow is behind GHS in terms of schedule but it's on time for the Lease Crutcher Lewis contract schedule. Marching towards slabs on deck in mid January. We met with the contractor and discussed move in and phasing. We are still tracking those dates. We continue to track on schedule.

The bleachers were easy to remove. Stadium, sidewalk, ADA ramp, bleachers and the field are getting updated. The sewer line will go under the Bull Run line and the city of Gresham will watch the entire time. It's an 8 ft. conduit. We did the sewer line extension and it came under the initial bid. That helps in cost.

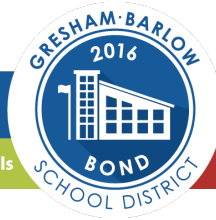
The project status update is yellow for budget. The primary challenge is this is a messy remodel with lots of opportunities to update as we discover more issues.

A number of underground utilities weren't listed. We have some community groups helping out on the weekends - we call them 'weekend warriors'.

Unsuitable soils we are tracking all of it.

The next big push will be auditorium. SBHS is moving out and we are moving in. It's going to be an amazing update to that space. It's one of the 11 phases of construction. New building 2019, in 2020 the southeast classrooms will be complete.

Questions/ Comments



MS- Over 217 classrooms to move this summer in the entire district.

RR- We are thinking ahead already for the move this summer. We are purchasing FFE (Furniture, Fixture, Equipment). We are hoping for a staggered move in. We are hoping some deliveries come in early. We will know in March where we are. Technology, furniture and moves.

MS- We hosted a furniture show. We had staff from high schools as well as current students. They provided their opinions and thoughts. The kids and staff turned in their evaluations so we know we are buying furniture that works for them.

Rick Rainone with Cornerstone Management gave us update on Kelly Creek & Powell Valley. Headed towards the finish line for both projects. The phases are complete. Powell Valley still needs to have their drainage complete and the emergency generator parts came in. Powell Valley will have their emergency lighting work done right since it wasn't done correctly.

Mike Schofield, CFO gave us update on District Wide Furniture. For now we have fully committed the budget. We have one high school order nearly complete and the other will be done in the next month. Rick is telling us if we order early we will most likely get the furniture in, if we don't we won't get it on time.

Mike Schofield, CFO gave us update on District Wide Radios. We have had our initial training on the radios. We will be able to use all the features it has once we get more familiar with them.

Door Locks/Hardware/Security Project. We will work on phase 3. January 3rd, 2019 the job opens for bids and it closes January 15th, 2019. The process has been going well we have not been budget challenged.

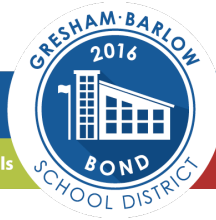
Playground / Tracks/ Fields- Some of these budgets went with the brand new school. Others are included in the districtwide budget.

Rick Rainone from Cornerstone Management went over Deep Creek, Hall & Hollydale. The projects will be bid in 2 phases.

MS- The budget is "yellow" cautious because it's early on in the project. Essentially Hall & Hollydale are the same except Hall is getting a bus loop.

Questions / Comments

JH- PPS has been in the news about the high cost of construction and that it's gone up. My concern is that the legislature will want new taxes. In that light, how do we show we've been good stewards of the public's money?



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How do we build confidence in our community that we have done it right. We feel that the work on the 4 bigs (Gresham, Sam Barlow, East Gresham & North Gresham) is going well. We feel that we did a great job; one of the questions is how do we celebrate that? How do we show the community that?

RR- What should we be celebrating? Key things that we are talking about.

Safety & Security and a team on that. The 5 big stories and success stories.

KP- We are generating our strategies to partner up with national networks.

JV- Commitment from City of Gresham for inspections to be done timely? If they don't show up we continue with our work. How can they do all the inspections? Are they doing drive by? How do we know it will be done well? And on time?

RR- There is three types: Inspection, Inspection Agency and Governing Agency and we put in the Architect/ Contracts they must be part of that. We are making the designer come out and see the work. The inspection will come from three ways. We have not had a face to face about the timing yet with the City of Gresham or our Team. We will have that conversation with the City of Gresham.

Mr. Dugan thanked everyone for attending the meeting. Adjourned the meeting at 7:47pm.

Minutes submitted by: Bianca Sema, Bond Oversight Committee Secretary.