

GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE

Minutes of June 24, 2020 Meeting #3 of 2019-20 School Year

The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, June 24, 2020 via zoom link (<https://us02web.zoom.us/j/6553959581>) due to COVID-19 restrictions.

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

The following central office administrators were present: Dr. Katrise Perera, Superintendent, Jordan Ely, CFO and Terry Taylor, Director of Facilities.

Guests: John Abel, Rick Rainone and Becca VandeWalle of Cornerstone Management Group, Inc.,

WELCOME AND INTRODUCTIONS

Vice-Chair Jason Dugan called the meeting to order at 6:09 p.m., welcoming all present to the third Bond Oversight Committee meeting this school year. Introductions were exchanged. Mr. Dugan turned over the meeting to Mr. Ely as he introduced himself to the committee. Mr. Ely spoke of the foundational work former CFO Mike Schofield put into place with Cornerstone Management.

Mr. Ely noted that Gresham-Barlow has been left in a positive place due to Mr. Schofield.

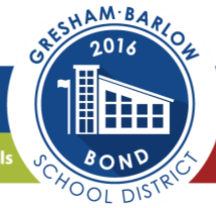
PROJECT UPDATES

Jordan Ely, CFO of Gresham-Barlow went over project schedule for 2020-21. The spreadsheet went into detail on replacement cost of all schools.

John Abel Project Manager for **Gresham High School** went over status report. Status at a Glance: On time & on budget.

Schedule Updates:

- Concessions building construction is underway. Foundations and underground rough-in are complete.
- Exterior CMU walls are being constructed.
- Phase 1 Classroom Tower punch list and warranty work are being completed.
- New Admin area is being painted, and new finishes will be installed shortly.



- New Counseling offices have also been sheetrock and are being painted preparing for finishes to install.
- Exterior sheet metal and window work is nearly complete for the Admin wing
- Phase 2 Gym CMU block walls are complete. Gym roof trusses have been installed. Steel erection is taking place at the new Gym commons area.
- The 400 building is preparing for demolition which will happen shortly.

Budget Updates:

- Pricing and final design under review for Pool Area tie-in and potential improvements where Gym
- Building ties into Pool Building.

JD: Any interesting artifacts found at the location?

JA: We found a few items in Phase 1. We have some old iron work that we are using in the school to tie the old with the new.

John Abel Project Manager for **Sam Barlow High School** went over status report. Status at a Glance: On time & on budget.

Schedule Updates:

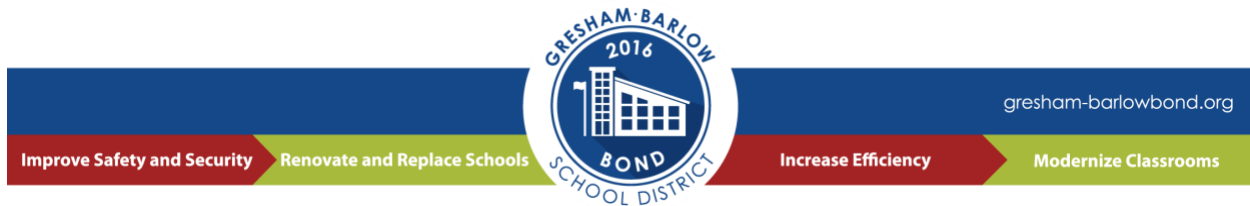
- Contractor has been able to start work early in areas of the school with school being cancelled for the year.
- North Commons area final finishes are being worked on.
- New Black Box theater is complete, and final testing and training is being completed.
- New Band Room and Choir Room finishes are complete including ceilings, lighting, and acoustical wall panels.
- Cafeteria upper level HVAC and lighting is complete. Painting of ceiling is also complete.
- Parking lot fire lane work has been completed with school not being in session. New concrete crosswalks have been installed, and the parking lot will be reconfigured making drive aisles and walk ways safer for students. The central area of the existing parking lot will receive seal coat and new striping soon.
- All work onsite is scheduled to be complete at SBHS by 8/1/20.

Budget Updates:

- CM/GC contractor is working in final areas of the school, and the amount of changes due to unforeseen conditions has decreased substantially.

RR: We received great news regarding the sanitary line we have placed at Sam Barlow. We are anticipating a payment from the City of Gresham to help offset the costs.

JA: City requested 20 feet deeper lines to be dug up. A quarter of the lines were within city limits and rest in county. The City of Gresham asked for lines to be deeper for potential development.



\$215,000 check will be coming to Gresham-Barlow from the City of Gresham for the additional work.

John Abel Project Manager for **Gordon Russell Middle School** went over status report. Status at a Glance: On time & on budget.

Schedule Updates:

- HVAC design/build contractor has completed work in Pod 1-3. Pods 4 and 5 are under construction.
- Pod 2-4 work for ceilings, polished concrete, teaching wall framing and tech rough-in has been completed
- Polished concrete subcontractor has completed all work in the hallways. Commons area has also been completed.
- Contractor was able to start work early in areas of the building. Work is progressing ahead of schedule.
- Roofing work is under construction, and proceeding without issues.
- STREAM room demo work has been completed, and framing / drywall work is in progress along with other
- rough-in and demo to support a new STREAM lab, and classroom.
- Technology upgrades are underway including new Frame Rooms and computer / phone cabling to support the
- first Pod under construction.

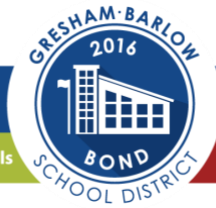
Budget Updates:

- Letters of Authorization (LOA's) are nearly completed with the Contractor and GBSD to move forward on
- subcontractor selection, procurement and construction.
- Final GMP will be completed after last few remaining LOA's are signed.

John Abel Project Manager for **Dexter McCarty Middle School** went over status report. Status at a Glance: On time & on budget.

Schedule Updates:

- Demolition and abatement have been completed in all of the school hallways and classrooms.
- New carpeting has been installed in select rooms.
- Most all of the hallways and classroom have received polished concrete.
- Roofing is schedule to start soon, weather depending.
- With school being out for the year, Contractor has been able to start work earlier in various areas of the school.
- Moving and packing is ongoing to support construction.
- HVAC work is ongoing. New Boilers have been delivered and installed. New piping is being installed in hallway
- ceilings.



Budget Updates:

- The majority of Letters of Authorizations (LOA's) have been processed for approval with the GC and GBSD to
- select Subcontractors.
- The Final Guaranteed Maximum Price (GMP) will be completed shortly after all LOA's have been signed.

JA: We are replacing 50-60% of the roof that has failed. Going back in with new metal panels so everything is properly sealed.

Becca VandeWalle Project Manager for **Clear Creek Middle School** went over status report. Status at a Glance: On time & on budget.

Schedule Updates:

- Media center, office demolition complete.
- Exterior stucco removal complete; district consultant PBS overseeing water intrusion issues.
- Roofing work underway.

Budget Updates:

- Majority of project's Letters of Authorization (LOAs) have been signed.
- Early Work Amendment in process.
- Final Guaranteed Maximum Price (GMP) to be signed after all LOAs are signed.
- Removal/Replacement of sheathing behind exterior stucco approved: \$39,000 covered by owner contingency within project budget.

General Project Updates:

- Storefront / Insulated Glass Panels at West Entrance show impacts of water intrusion. BBL to issue PR to address / develop pricing.

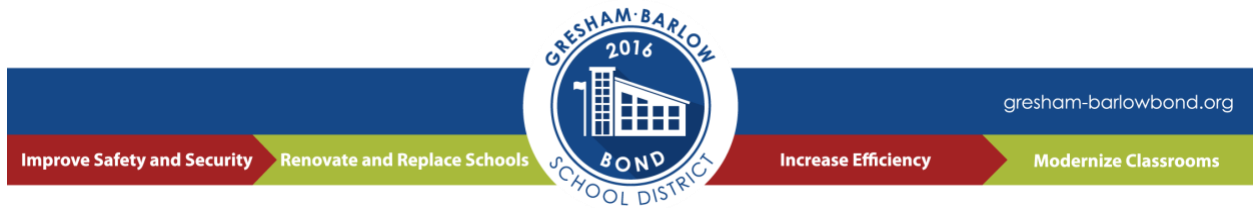
Becca VandeWalle Project Manager for Cornerstone Management Group, Inc. went over **Security Trio Upgrades**.

Schedule Updates:

- MS Project Cable-Pulls to support Security Trio underway.
- East Orient, Highland Security Trio Projects to be completed in 2021.

Budget Updates:

- Vestibule Changes at MS Projects have increased original security trio scope & added cost.
- Change Orders anticipated per project.
- Office / Media Center Location Swap at CCMS has resulted in additional door hardware changes requiring added security scope. Added Cost covered by existing project budget.



General Project Updates:

- Door hardware at MS Projects confirmed.
- Camera locations confirmed by project.
- Lock down / Lock out buttons, Added Frame Room Security.

Becca VandeWalle Project Manager for Cornerstone Management Group, Inc. went over **Small Project Updates.**

Schedule Updates:

- HCES Roofing to begin 06/22/20; complete in August 2020.
- HIES, WOMS - Frame Room design complete 07/01/20. Contractor pricing will be received shortly thereafter. Construction scheduled for July/Aug 2020.
- HIES, PVES – Teaching Wall / Charging Cart Construction scheduled for July/Aug 2020.
- HIES – HVAC & DDC Upgrades under construction. Complete 08/14/20.
- WOMS – Secure Fencing project scheduled for completion 07/31/20.
- WOMS – Add AC scheduled for completion in mid-September. All interior work to be completed by 08/21/20.

Budget Updates:

- HCES Roofing Project Bid over \$100,000 below budget. Anticipate some adds for roofing flashing scope yet to be identified, but overall the project should stay well under budget.
- HIES, PVES – Teaching Walls / Charging Carts have required unforeseen electrical upgrades that are likely to exceed budget.

The district has opted to manage the small projects. GBSD is hiring sub-contractors directly. It requires more management but less mark up.

Bond Budget Summary

Mr. Ely stated that the summary does not reflect all our contract commitments we have made. It really gives us the TOTAL of the amounts. There is \$1.9 M left in Program Contingency.

Questions & COVID-19

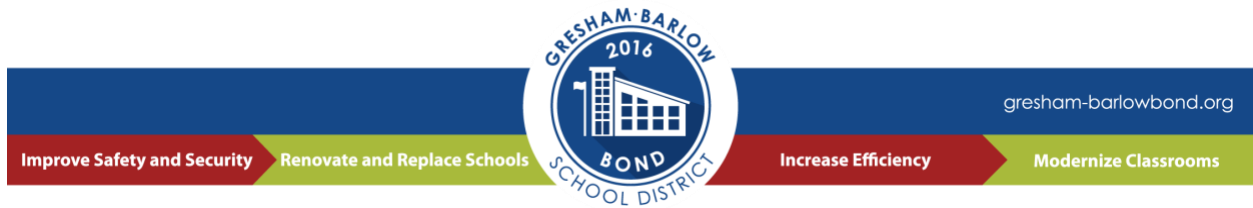
KC: Which contractors are doing HVAC for the middle schools?

RR: There are 2 HVAC Contractors Hunter Davidsson & Hydro Mechanical.

BW: What will our buildings look like for when kids go back to school in the fall?

JE: SBHS will be done. DMMS & GRMS will be done. GHS will be finished in December 2020. We will be finishing the gym, weight room & locker rooms on that site.

TT: The student parking lot for GHS will be changed around. The main lot will be the new student lot and ready to go in September. Teachers & staff will be parking in the Burnside lot.



KC: Are we concerned with enrollments and will that change. Do we know what next year looks like?

JE: GBSD is working through the guidelines we received from ODE. We can't afford to do all the requirements that ODE is requiring. Even more so than money we don't have all the resources. For example, the number of drivers and buses that is required at the state level. Finding that many licenses drivers is already very improbable.

KP: We will be less then 20 kids in the classroom with what ODE wants. School will look quite different in the fall.

Jason Dugan, Vice Chair thanked everyone for attending the meeting. Adjourned the meeting at 7:43pm.

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