

GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE

Minutes of December 9, 2020 Meeting #1 of 2020-21 School Year

The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, December 9, 2020 via zoom link (<https://us02web.zoom.us/j/6553959581>) due to COVID-19 restrictions.

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

The following central office administrator was present: Jordan Ely, CFO

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 6:05 p.m., welcoming all present to the first Bond Oversight Committee meeting this school year. Introductions were exchanged. Mr. Ely introduced himself to the committee once more.

George Seaman, Chair also asked that they get a overall summary for the entire project.

JE: Will work with Cornerstone Management to get an update and will send with minutes as well.

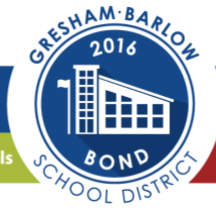
PROJECT UPDATES

Jordan Ely, CFO of Gresham-Barlow updated the BOC on the additional ask that came before the board of 800K for the GHS concession stand. Mr. Ely also checked in with prior CFO Mike Schofield; it was part of the original plan. Bond is still on budget, on schedule and within overall program.

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

Schedule Updates:

- The new concessions building construction is complete.
- New Admin area has been completed and staff has move in, and is working in this area now.
- New Counseling office are complete.



- The new Gymnasium is nearing completion. Gym flooring, striping, and bleachers have all been installed. Gym Audio/Visual work is being completed and tested now. This included projector, projection screens and sound system.
- The new Weight Room is complete, and weights are planned to be moved in soon.
- The new Girls Locker Room is receiving its final touches and nearing completion.
- The Pool entry lobby has been rebuilt connecting the existing pool to the new Gymnasium, Improvements include: a new restroom, showers and changing rooms.
- The new Main Street Courtyard is nearing completion. Historical elements from Gresham HS were salvaged and installed at the entry gate to the Courtyard, between the Ginkgo Trees.

Budget Updates:

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

Jordan Ely, CFO let the committee know that we are working with the general contractor on a mis scope problem. Mr. Ely said he expects the 200K amendment go before the board. The GC will make its case before the board and they will be the approving it.

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

Schedule Updates:

- The Project is complete.
- All punch list items have been completed and signed off.
- Lusted water District updated schedule is to have Fire Water upgrades to SBHS by June 1, 2022. This revised schedule has been reviewed and accepted by the City of Gresham. Improvements include upgrades to the Lusted Water storage facility, pump station improvements, and installing a new Fire Line to SBHS.

Budget Updates:

- A Final contract amendment will be completed with the CM/GC Contractor soon.
- Project savings are anticipated with the Final CM/GC Contract Amendment.

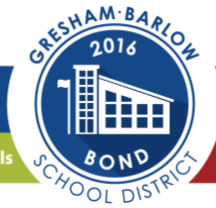
John Abel Project Manager for **Gordon Russell Middle School** went over status report. Status at a Glance: On time & on budget.

Critical Issues:

- The project is substantially complete with no critical issues on the report.

Schedule Updates:

- Work is substantially complete on the project.



- Punch lists have been issues by the Architect & their sub-consultants to the CM/GC Contractor.
- Contractor is complete with all punch list items.
- There are some new areas of glazing in the library that are showing warped glass. This is being reviewed and addressed by the Project Team.
- The Design/Build HVAC Contractor is completed with their work on the project.

Budget Updates:

- A final contract Amendment will be completed soon with the CM/GC Contractor.

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

Critical Issues:

- The project is substantially completed with no critical issues to report.

Schedule Updates:

- Punch lists have been issued by the Architect and their sub-consultants to the CM/GC Contractor.
- Contractor is complete with all building interior punch list items.
- There are some areas of ponding on the roof that will be reviewed and addressed by the team.
- Some additional Egress emergency lighting was required by the City of Gresham, and work is being completed now.
- The Design/Build HVAC Contractor is also in the process of closing out their work on the project.

Budget Updates:

- A final contract Amendment will be completed soon with the CM/GC Contractor.

Mr. Abel also let the committee know that they are 1 million under the budget and anticipating that the final price will show even more savings.

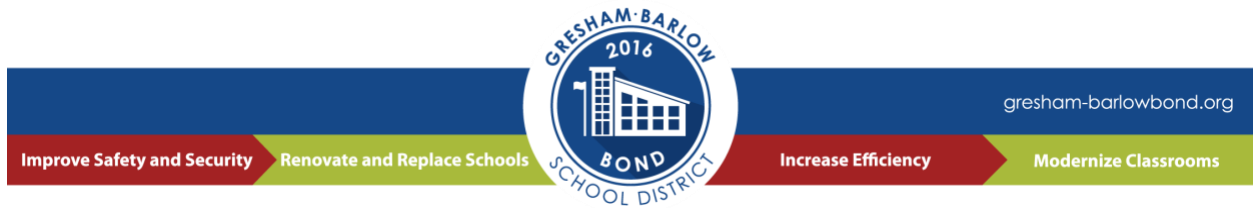
Becca VandeWalle Project Manager for **Clear Creek Middle School** went over status report. Status at a Glance: On time & on budget.

Schedule Updates:

- Improvements Project 95% complete
- HVAC – Add Cooling to Gym – Separate Project; scheduled for winter/spring 2021.
- Building currently under temporary certificate of occupancy; final certificate of occupancy to be complete in December 2020.
- Security Trio upgrades scheduled to be complete in December 2020.

Budget Updates:

- Project forecasted to come in under budget.



Project Summary Bond Program

Mr. Ely stated that the school board approved for East Gresham ES to get their air handler units upgraded. At the time of installation, it saved the school district 600K. The design was different than what was actually installed. School District is still saving money on the air handlers it will be about 190K, with a 400K savings.

At 100% capacity the units are extremely loud on a very warm day when students would be in the classroom; the noise is too difficult to teach a lesson.

Questions & Discussion

Chair Seaman asked does the scope finish up the bond promise? Is there a list of projects that we would like to do if there is extra money vs. giving the money back?

JE: We are tracking the 'good idea list' some of that additional scope was made to move forward. I was new to the district and didn't have a high level of what the scope was.

The scope needs to be within the ballot measure.

Vice-Chair Dugan let Mr. Ely know that 5 years ago at the beginning of the bond process there was a "what about this" list that the scope list came out of. Would it be possible to locate?

JE: I will bring this before the board and let them know of wanting to look at that wish list once more.

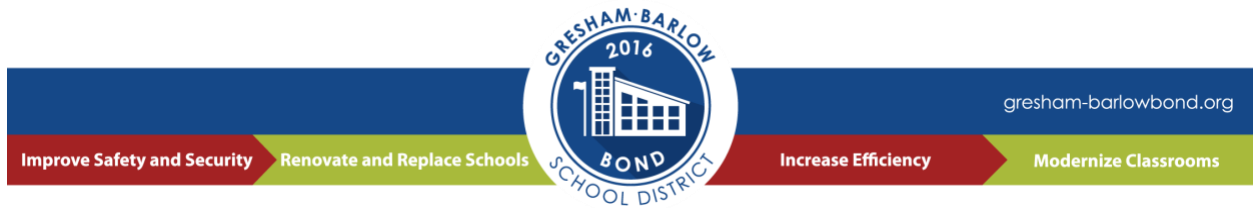
Mike Harris asked what adjustments are being made due to the pandemic? What air filtration systems?

RR: Working with another district in the metro area. They have asked to look at high grade filter. We have been working with a mechanical engineer. The better the filter operates; it needs more air flow to work.

We are bringing that info back to GBSD since the other district decided to try it. Adding filters is not expensive on its own. There needs to be an increase in systems and air.

JE: We are being told by Multnomah County Health that flow is more important than filtration. They have standards on what we need for students back in the building.

We are purchasing masks; sanitations stand(s) and equipment with federal dollars not bond funds. U.S. Census Bureau gave us PPE as well.



Vice Chair Dugan wanted to state that PPS is currently on the news for hiring a general contractor with very bad safety ratings. Wage theft and treatment of employees was part of the story. We want to make sure that GBSD does not fall into that.

Mr. Dugan stated that, “I have the upmost respect for GBSD and there are eyes out there scrutinizing what we do.”

JE: Mike Schofield previous CFO did the heavy lifting. When we look across the state how the constructions has gone; Cornerstone has been great and finishing projects and under budget.

RR: We know that we go through a pre-qualification process to select the GS. We do not go to market for general contractors. So, we avoid not qualified contractors.

Bess Wills, also stated that “there will be pressure from the community to do what they want. The board was selected to make bond decisions.” We would like the list brought before the board.

Closing Remarks

Mr. Ely discussed next meeting time and agenda. Budgeting perspective in the March budget and what to ask from board.

The committee would also like to tour even with COVID-19 restrictions if it is possible.

Jason Dugan, Vice Chair thanked everyone for attending the meeting. Adjourned the meeting at 7:14pm.

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