

## GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE

### Minutes of March 20, 2019 Meeting #3

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The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, March 20, 2019 in the Room 213 of Gresham High School, located at 1200 N Main Ave. Gresham, Oregon 97030.

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

The following central office administrator was present: Mike Schofield, CFO

Guests: John Abel & Emil Hameed of Cornerstone Management Group, Inc., and John Hartsock, School Board Member.

#### **OPTIONAL TOUR OF NEW NORTH GRESHAM**

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

#### **WELCOME AND INTRODUCTIONS**

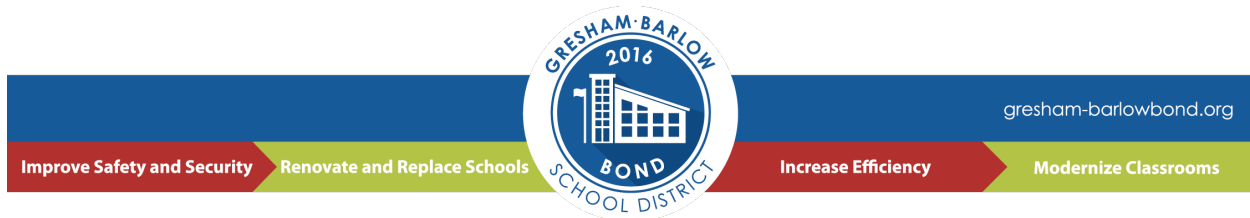
Vice Chair Jason Dugan called the meeting to order at 6:02 p.m., welcoming all present to the third Bond Oversight Committee meeting this school year. Introductions were exchanged.

#### **Highlights of Gresham High School Tour**

Jason asked committee members on highlights of the tour. John V was impressed with the clean construction site. The committee toured the new 56-classroom addition that will be ready in September for students. The auditorium shell will be ready for September as well.

#### **ANNUAL REPORT FOR THE BOARD OF DIRECTORS**

Mike brought a draft of an annual report that he also attached in last December's meeting. The report goes into detail of the key findings the of the bond funds, annual financial audit, planned scope & timing of the audit, results of audit and a general overview of what the committee has



been doing since Measure 26-187 passed. The report will also tie together with a presentation that will be presented to the School Board with pictures, BOC duties, bond sales as well as supplementary information on what the Committee accomplished.

Brianna encouraged the report to have quotes of individual committee members as well as key take away that the committee had after each session.

John Hartsock a current Board Member said it would be very helpful to see the information in the format of a report as well as a presentation. Mr. Hartsock thanked everyone for his or her commitment and involvement in the committee.

Bess Wills & Jason Dugan also asked that the presentation be with photos and timelines to show the progress of the work. They also would like the Board to see their occupations and/or credentials to give more value to the committee. Example: Mr. Vandermosten was a commercial electrician for over 40 years bringing that experience and insight to the meetings.

Mike asked that if members have comments for the report to please get those to him or his assistant Bianca. The report is going to be done in June and presented to the Board at that time.

## **PROJECT UPDATES**

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

Status at a Glance: On time & budget. There has been considerable amount of progress made on the building. The school is completely roofed. The sheet rock will be hung and primed and so far they are one month ahead of schedule. The gym space will be ready in June; it was originally anticipated for July. Windows are all in, metal siding is started and should be complete in two weeks or so. NGES is a 3 phase project: two story start (phase 1) Moving down (phase 2) and gym (phase 3). The project is on or under budget.

There is live webcam video accessible on Bond website that shows the progress to the community.

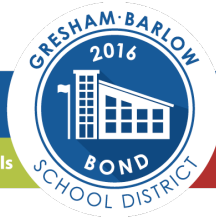
### Questions or Comments

JV- Plumbing, Electricians, etc. are they on time? In my world once roof was one then the inside trades could work when it was dry.

EH- all work has been done per schedule. The project has hit all its marks. It wasn't as wet this fall or winter. Bremik has done a great job working BBT to get the work done.

JD- any neighborhood complaints?

EH- it was a one-time incident in the late summer when concrete was being poured very early in the morning. Since it got so hot so quickly they needed to pour very early. The City of Gresham let us know right away not to do that again.



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SE- I volunteer at North and students are always asking to see the construction will that be a possibility?

EH- Principal Tracy Klinger is working with Bremik to get the self-managers to look at the building. It's always a safety concern so we want to make sure they are safe when touring. Facility has already went through to see the space.

Emil Hameed Project Manager for East Gresham went over status report. Status at a Glance: On time & budget is in the red column and requires resolution. There have been some challenged with EGES. It's a tight site, more tilt panels and fighting to get on schedule. Bremik has been trying to recover since November and has done a great job getting back on track.

Just like NGES we are building it in phases. Sheet rock is going to be going up next week like any project we try to get that done in March. Project is on schedule we just have had more budget challenges.

Mr. Schofield added that we ran the CMCG process we brought the general contractor and architect at the same time. We did the process to help. EGES we changed general contractor and we lost some value there. I look at the overall process and the CMCG process didn't work as well at EGES as the others.

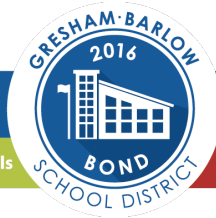
Emil added that the budget challenge is really stemming from the structure. \$1.7 million over because EGES is getting more steel then NGES. The building has a larger footprint. The abatement process is also costing more (piping covered in asbestos) the hazardous materials are needing to be sent out further costing more.

We made a larger 2<sup>nd</sup> floor to make sure the footprint fit. EGES 2<sup>nd</sup> floor is larger then the 1<sup>st</sup>. Because your tilt panels are taller, they weigh more and they need to be more resistant to the weight. We lost some time based on the transition. The City of Gresham was very rigorous for EGES it set us back schedule wise. We were behind on budget and timeline. At the end of the day we brought both ES schools within the budget. NGES is under and EGES is over but staying within budget because of the proposed amount for the elementary schools.

#### Questions or Comments

JD- You did the job you were paid to do. You got one school under, one over but overall you did the job successful.

John Abel Project Manager for Gresham High School went over status report. We are in the green currently. The tower is ahead of schedule. We are looking good at budget, schedule and construction.



Looking at moving equipment outside of the current building. It's a real shuffle to get things moved. It will be a challenge to get staff out of this space. Fortis is doing some interactive panels over Spring Break and working on the normal classroom dynamics.

We have invited the City of Gresham to meetings so they can see the space. What their red flags are, etc. We are trying to get the discussions early and work it out. City also knows the time will be tight so they are aware and making sure staff is available.

### Questions or Comments

MS- We are doing the seismic for the design of the pool area. We got our seismic and it was a very high cost. We allocated the money early on to work on the gym. We are working to see if the pool area can be re-done. We will have pricing by the end of May. We need to tell the Board what we are doing for the pool area. We haven't been able to get outside money for it. There will be a discussion with the school board.

BB- The pool time line?

MS- we will bring it to the board and we will see what they say. Fortis has been great knowing that the pool doesn't have a concrete timeline.

JA-It will be the shell, roof, mechanical updates, and electrical panels. Men's locker room is the same design 'risk category' as pool area.

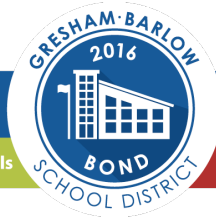
JD-Are we looking at technological updates. It's the worse looking pool in the district. The community compares it to other districts and schools.

JD- I have one question was it always scheduled that the auditorium at GHS not to open at the same time?

MS- Interior space by end of Dec 2019, shell by Sept 2019. It will be opened to them after winter break.

John Abel Project Manager for Sam Barlow High School went over status report. We are in the green currently except for budget we are in the yellow for caution. There are 11 phases. The stadium is coming together. The pre fab stadium structure is almost complete. The field turf is complete. The goal posts got set today. Football season will be able to be on the new turf field this fall.

The auditorium is the other major project. We are in the building and we have some challenges. When we took down the ceiling all the ductwork was disconnected (fiber glass). It's all getting re-placed which included a wall. Some unforeseen updates. It doesn't affect schedule just cost.



The auditorium will be much quieter with better air flow. The mechanical units are being re-built. The addition is similar to the EGES schedule. Sheet rock in a week or two; We are getting windows in the new addition. It will be a tight finish.

#### Questions or Comments

MS- The caution is like your home remodel. Certain things need to be replaced. We are doing what we promised; we can spend a lot of money at SBHS BUT we are being careful how we spend.

CTE spaces are the kind of spaces for great outcomes. The stadium can be used for multiple things; SBHS has always had a sub par field. They now are equal to Gresham High. In a 6A facility this is what we see.

MS- Key take away is we have the budget in caution since things come up like a home remodel.

JA-We will have to really focus since it will be tight. We are moving some staff around so we can get the contractors in 7 classrooms and started.

JD- what has come up of the soil testing and sewer lines that were mentioned last meeting?

JA- Soil testing was ok. We are digging down a full section for the bus loop. There are a lot of utility conflicts on the backside of the gym. Undocumented utilities, pipe lines, etc. also a few rooms inside the building done the same way.

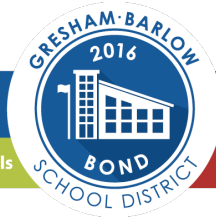
MS- We received the 1<sup>st</sup> approval for waste to go into piping. Multnomah County scheduled for April 4<sup>th</sup> we will get their approval. Permits are at the City so lots of eyes on it currently.

There were neighbors at the last meeting. Since we are a public service so we will have a sewer system. Neighbors will not be able to attach to the sewer. If they want to they would have to go through the same process we are going through.

JV- Does the City charge the school district for the waste disposable?

MS- we are working on an agreement with them. Lusted Water is the local company that is involved.

Mike Schofield, CFO gave us update on District Wide Furniture. For now we have fully committed the budget. We hosted a furniture show and had staff from high schools as well as current students. They provided their opinions. The kids turned in their evaluations so we know we are buying the right things. The high school(s) classroom furniture should be coming in May. The replacement classroom for the elementary(s) will show up when the spaces are done. We have set a standard. At the high school(s) 3 other districts were also there and its interesting to see what they are choosing.



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Mike Schofield, CFO gave us update on Door Locks/Hardware/Security Project. We are finishing the last phase now. The three phases are almost all complete. Staff will be able to lock their doors from inside their classroom or office space.

Playground / Tracks/ Fields- Some of these budgets went with the brand new school. Others are where they will be at so budget is correct on what is listed. The last new playgrounds will go in this year for East Gresham and North Gresham. Hall Elementary and Deep Creek will get it with their remodel.

Deep Creek/ Damascus K-8 School current location is where LCMS is. It's a two-phase classroom and Mr. Schofield went over the status at a glance report. Interior work will start in June once they leave.

Hollydale & Hall Elementary has the same floor plans. They are sister schools; these projects we worked early on. We have had a significant blow on the budget for these two schools. The roofs were in way worse condition. Everything was in bad shape. We are spending a million dollars more at each site. Everything got estimated in spring 2016 but the cost has gone up. The construction is a 6-classroom addition; also the interior remodel is costing us more then what we had anticipated.

We are moving 2.1 million contingencies to help the cost. We will leave these facilities in good shape. We did the 4 projects early (EGES, NGES, GHS & SBHS) and we feel good since we are seeing them successful.

Mike Schofield went into details of Cornerstone Improvements. The program contingency for each elementary school and amounts distributed.

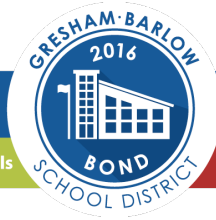
When we go to sell Bonds we need to show evidence how we will spend 85% of the money. We did that and showed it in the first 3-year period. We sold 241 received the proceeds. Now we are selling the remaining 50 million.

#### Questions or Comments

Emil H told us the cost we have paid per sq. ft. is \$250 at North Gresham, \$305 at East Gresham. Schools through out other districts are paying \$400, \$450 per sq. ft. Cost has gone up in construction.

JD- we need to make the cost part of the story. All 4 of our projects came under the cost they estimated for this project. We are building public spaces much more effectively in terms of cost.

JD- The community will comment and say you were not wise with the money and how it was spent. We have the story to show. We went above and beyond. Here are the facts, which will be in our report.



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MS- we will wrap up the bond in the next 2 years. We need history and documentation to show that.

JD- Can we put it permanently on the website? Where the community can view it?

BB- There is more rentals in the Hall area. There have been some public comments. It should be highlighted that all the schools are being helped out regardless of social economical status of neighborhood.

MS- it's a good perspective. We need to tell the story.

BS- what will happen to West Gresham school?

MS- we will start the boundary discussion next fall. The board has had some discussion about it.

JD- what will happen to Deep Creek Damascus?

MS- I know the charter is interested but I don't think the board wants us to put money in something we aren't using. We will see what the future holds.

Mr. Dugan thanked everyone for attending the meeting. Adjourned the meeting at 7:55pm.

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