

## GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE

### Minutes of June 19, 2019 Meeting #4

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The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, June 19, 2019 at Gresham Barlow Facilities, located at 2020 SE Fleming Gresham, OR 97080

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

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.

### **WELCOME AND INTRODUCTIONS**

Chair George Seaman called the meeting to order at 6:03 p.m., welcoming all present to the fourth Bond Oversight Committee meeting this school year. Introductions were exchanged. Mr. Seaman turned over the meeting to Mr. Schofield that highlighted the meeting dates for the following year as well as agenda.

### **PROJECT UPDATES**

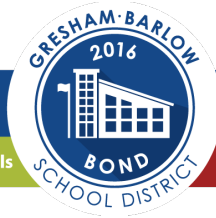
Emil Hameed Project Manager for North Gresham went over status report.

Status at a Glance: On time & budget. The project continues to be the model since it is ahead of schedule. Fire sprinklers & fire alarms are active; City of Gresham has given us our permit. Since the timing aligned perfectly we were able to move supplies and teacher furniture directly into the new building saving time. Bremik did a wonderful job in the pre-planning before the construction.

Gym floor is in, kitchen equipment is installed and furniture will be delivered in July. Principal and Administrative Staff will be able to be in new building the beginning of August.

Abatement work is currently happening on the old building and will be removed before school starts. Site and school will be complete by September 4<sup>th</sup>, 2019. The school will be fully operational by the first day of school. Outside landscape area, play ground area and some gardening will still be part of the fall schedule.

Multnomah County wants us to also look at the old storm water spots on the property. We were given a map with 10 sites. So far, we have found 4 sites, fixed them as well as done soil testing.



Most of the spots will be covered with asphalt for parking. The concern was that it could potentially be a sinkhole in the future; we are being pre-cautious so that does not occur.

MH – Why did the county makes us do it?

Emil- why were doing it? The county wanted us to do it.

Emil Hameed Project Manager for East Gresham went over status report. Status at a Glance: Construction on schedule, budget & schedule is caution. We can see the finish line; the schedule is cautious because they are a bit behind.

The section of the school where it needed to have tilt panels was eliminated. The panels are now steel frame panels. Since then we have been making great progress. Classrooms are painted, ceilings grids have been installed and case goods are 75% complete. Administrative Staff should be in the building by Monday, August 19<sup>th</sup> a week before teachers.

The bus loop and parent drop off area still needs to be made. The old building now sits where the playground, ball fields and parking lot will be. Abatement couldn't be completed fully last year; which means they are currently working on it this week.

The parent parking lot will start the beginning of August. Bus loop and parent drop off will be complete; the fields next to Dexter McCarty will be for students. Construction will be finished up in October. Mr. Hameed said "We are not extending the schedule we just had hopes that the demolition work would be done so that the covered area would be done for students."

"Project will be a success. It's been a struggle but seeing it come together has been wonderful. Bremik is confident that it will be completed they are more concerned with the current building. The project is coming together." –Emil Hameed

JD- if we are confident why are we still in the caution area?

MS- we are budget sensitive; we have paid overtime to get the project where it needs to be. The tilt panels weren't successful so I am negotiating to have the architects help pay for the cost.

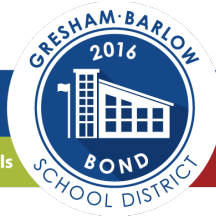
JD – the Architecture Firm?

MS- DLT

John Abel Project Manager for Sam Barlow High School went over status report. Schedule & construction as planned, Budget requires resolution. The project has many phases; we are halfway through the 14-phase project. The stadium is one major phase that is complete. It will be ready for football season; currently keeping camps and staff off for safety purposes until September 2019.

Auditorium is a phase that is getting close to wrapping up. The same consultant is working on both high schools. It used to seat 750 it will now seat 650. The woodwork, sound panels and seating have made the space impressive to the eye but built for world-class musicals.

The 400-500 wings were removed last year with two weeks of abatement work. Since there was a late start on the building entryway the project needed some time to catch up. All the spaces in



the school will now connect creating a big T in the center of the school. We are connecting the school it was two spaces now it will all be tied into one campus.

The Administration will be the new addition. Abatement work is now in the current office space, which will be converting to the Special Education area.

The modules will be there until the end of the year Dec 2019. Still have work 10 classrooms to work on in the 100-200 halls.

The courtyard is 75% complete. Finished the north commons, entry to auditorium and new vestibules for both. The new addition will be complete and bus loop will be complete. Buses off of lusted road; Holds 26 buses.

MS - we are moving 4.2 million to the project. The classrooms were initially bid with walls, ceilings, and small updates. Updating the classrooms drove the increase. We continue to find asbestos in the building. Ex: in the auditorium the ductwork, tore a wall out the west wall 40 feet high needed to be replaced.

GS- do we need more if we have more asbestos?

JA- we still have about \$800,000 to deal with these types of items. I work with the team and we work with the list we have many that have happened and some have not.

GS- we still have 6 million left?

MS- overall we have 50 million not committed or assigned. I'm not counting any interest earnings just what we have in the bank. It's been helping us along. 1-1.5 every 3 months on average. If we have 50 million left for the middle schools.

MH- anymore hold up with the sewer situation?

MS/JA- the results of the hearing let us know we got approval. Last hearing, we had a number of permits that need to be released. We are 1-2 weeks from getting finals approval. Bringing the sewer into the City and they will pay us for the work.

JA- we had to go to the state to get an exception. Multnomah County was very supportive with the process. Anonymous vote.

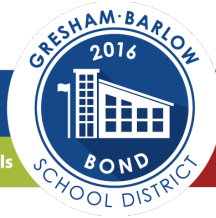
JD-length of time to get construction done?

MS- if we get going it would be done before school. Konell has been doing the work.

JD- any hiccups or issues with the phasing's? Any successes?

JA- School has been great to work with. No incidents with students. The contractors have been getting to site. Re-plumbing the entire school. There are many moving parts; staff, students and community have been great to work with.

Administration wanted a demolition day.... Suppose to be a video coming out with it 😊



John Abel Project Manager for Gresham High School went over status report. Budget, schedule and construction as planned. There are 3 phases to the project. Building completed from top to the bottom. Second floor ceiling grids, lights, tiles, painted and floors has been polished. The 1<sup>st</sup> floor is finishing up dry wall and starting paint. 3<sup>rd</sup> floor classrooms are completely ready. The classroom tower is coming along nicely.

The classroom tower will be complete in the fall. The Administrative & Counseling staffs are out of their building. Abatement crews are in the space; areas in between pool and new building are phase 2 of the project.

Band, choir and black box will be open by the beginning of the school year. The shop space won't be ready until November. The Auditorium will be worked on in the fall and will be turned over in January 2020.

Working on phasing plans with staff and students to make sure safety is a priority. Working on egress; where students will congregate.

Phase 3 will be the parking lot in summer 2020. Traffic flow is the same as it was 18-19 school year. We still have the 400 building; the 2<sup>nd</sup> phase will be tough tying the two buildings together.

The architects have done a wonderful job connecting the new construction with the historical ties. The muses will be a focal point in the courtyard as well as the entrance of the building.

EH- the old elements that are going to be a Gresham, East also is doing the same. Salvaging the bleacher beams from the current building and putting it into the new building as the windowsills. Sam Barlow has turned the old gym floor into a conference table.

KJ- How big is the auto shop?

JA- 4,000 feet, 4 classrooms. It's 2 bases with 2 lifts or 4 lifts? I can check in on that

JD- has the district Collaborated with any local shops?

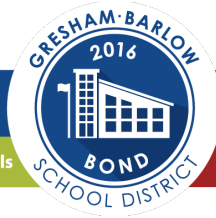
MS- some discussion with MHCC reaching out to Bess or Karen in our Bond Committee. We should discuss this fall.

BB- any more information on Swimming pool?

JA –pool is getting a new entrance. Also, getting systemic pricing to at least get a quote on what the cost would be.

MS- we will talk to board and committee once we get a quote. We will see what it costs to get it replaced. We have some work to do with it. The discussion needs to be upkeep, cost, etc.

JD- our pool is the laughing stalk in the MHCC conference. The electronics, score board, etc. We need to look at electronics and safety concerns need to be addressed.



KJ- have we looked at the pool area to make money? Lease them out? Help maintain them?  
JH- pure competitive pool you don't make money.  
MS- we are looking on how we can get some value from the pool investment?

MS- Tualatin / Beaverton school district has had parks and recreation take it over to manage.

MS- at Gresham weight room will be on the 2<sup>nd</sup> floor.

JD- where does REY Academy go?

MS- it was accounted for in the original plan not sure location but will be at Gresham High School.

JA- we transitioned well after former principal resigned. Assistant Principal has been great and Head Secretary as well. The Head Custodian has been a great team member with Fortis. Right now, it is the most stressful time for team moving into the new tower. Once we get moved in the fall will be easier.

JA- scheduled to have Elevator Company on stand by while we move furniture in. Should have sign off on the 1<sup>st</sup> week of August.

Mike Schofield, CFO gave us update on Deep Creek/ Damascus K-8 school. The project includes a 4-classroom addition. It was an elementary school now it will be set up as a K-8 school. 90% dry wall complete, asbestos abatement and overall project is ahead of schedule. Perlo has done a wonderful job with the construction.

Mr. Schofield also let committee know that they are negotiating the lease with Lewis and Clark Montessori School. The district is wanting to be a good partner with the school as well as share costs during the term of the lease.

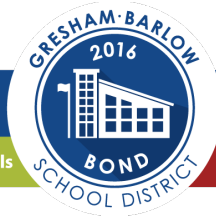
Hollydale & Hall Elementary has the same floor plans. Hall does not have a building permit. There is a resolution coming up. The City has made courtesy inspections. The classroom additions won't be needed until fall of 2020 so we are on schedule.

The small issue we have come across in the exterior firewall not steel or pre-treated wood as we thought it was. Both schools had same architect & contractor.

New bus loop getting ready to go. Waiting on permit but haven't had much of an issue.

Bremik Construction is working on both locations.

Playground / Tracks/ Fields- Worked on Dexter McCarty & Gordon Russell two summers ago. Both the tracks are getting re-surfaced. The company believes they know what caused the failure; chemicals they used. Hall, Deep Creek, East Gresham & North Gresham will get playgrounds this summer.



Improve Safety and Security

Renovate and Replace Schools

Increase Efficiency

Modernize Classrooms

District Wide Furniture- Remaining classroom furniture order complete and delivered. An additional \$400,000 allocated from program contingency.

West Orient HVAC Project- The project is from 2017 when we discovered that 10 classrooms had no airflow. The work inside the classroom is complete. Some electrical/controls work (outside the classroom) is necessary for final completion.

Program Contingency Summary- Showing our current program contingency as of today. Mr. Schofield is feeling comfortable with the numbers. The community is getting what the district has promised.

Budget Summary- Went over the bond budget summary and committee asked that we color code dollar amounts so its easier to understand. Would like to see the project's that are completed with a color to distinguish those are complete.

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

Mr. Schofield attached the draft version he would like presented to the Board sometime in August/ September. Asked members to please review draft as well as examples of what would be presented. There would be a PowerPoint full of examples and pictures of what they have done. The entire board would be invited; Chair & Vice Chair would be key to attend.

Mr. Seaman thanked everyone for attending the meeting. Adjourned the meeting at 7:36pm.

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