

## **GRESHAM-BARLOW SCHOOL DISTRICT BOND OVERSIGHT COMMITTEE**

### **Minutes of September 18, 2019 Meeting #1**

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The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, September 2019 at East Gresham Elementary School located at 900 SE 5<sup>th</sup> St. Gresham, OR 97080

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

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

Guests: John Abel and Emil Hameed of Cornerstone Management Group, Inc.,

#### **OPTIONAL TOUR OF EAST GRESHAM ELEMENTARY**

Dr. Perera & Emil Hameed took the committee on a tour of the school. The tour concluded at 6:00 pm.

#### **WELCOME AND INTRODUCTIONS**

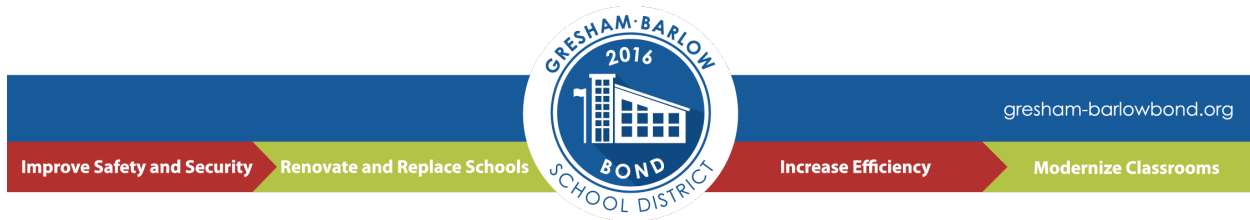
Chair George Seaman called the meeting to order at 6:04 p.m., welcoming all present to the first Bond Oversight Committee meeting this school year. Introductions were exchanged. Mr. Seaman turned over the meeting to Mr. Schofield that turned it over to Mr. Hameed to showcase the new technology the classrooms have with the clever screen that was in the conference room.

#### **PROJECT UPDATES**

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

Status at a Glance: On time & under budget. The planning, design and construction went seamless the entire process. Building construction started on 6/18/18 and building TCO was received on 8/30/19.

Principal Klinger and her staff did a wonderful job getting in before school started to add final touches to the interior of the building.



There are still a few exterior items that need to be completed such as landscaping and ball fields, which are scheduled to be complete on 10/18/19; Successful completion on time for the first day of school.

Emil Hameed Project Manager for East Gresham went over status report. Status at a Glance: On time & over budget. From the beginning there was abatement work that took longer than expected and there was continued asbestos that needed to be removed.

There were many hurdles and obstacles that continued on the project but through it all we got through it with a successful ending. Bremik did a wonderful job re-purposing elements from the old building into the new. The windowsills are the old gym floors and the reading nocks under the stairs are also the old gym floors.

East received their TCO before North Gresham did which was a huge accomplishment. The Bremik crew was competitive in the construction with the North crew so that was a great way to finish a difficult and challenging project.

John Abel Project Manager for Sam Barlow High School went over status report: Schedule and construction as planned; budget is caution. The project from the beginning has been challenging and intercut. There are 12-13 phases to the project and this summer the new building addition – 20 classrooms, new administration space, new bus loop and new commons all got complete. The remodel work of 21-classroom renovation complete, old administration converted to special education spaces and art rooms.

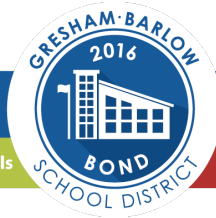
The existing building; performing arts area (band, choir, black box) had asbestos abatement completed. Currently in demolition phase.

The Stadium has been a huge success and is fully complete. First football game Friday September 6<sup>th</sup> (win!) Renovation included: new restrooms, ticket booth, concession stand, scoreboard, sound system, visitor bleacher, new track (8 lanes), new long jump, shot put, new field turf and goal posts.

There is caution on the budget since additional funding may be required for truss replacement in the existing building. Engineering and pricing is underway with no total dollar amount. Unforeseen, conditions encountered such as a home remodel projects such as underground electrical line installed in old concrete footing that was damaged and required removal and new installation.

Lease Crutcher Lewis is also re-purposing some of the old into new pieces for the building. Pieces of the gym floor got turned into a conference table. The gym floor is also going up as wainscoting in the building as well.

John Abel Project Manager for Gresham High School went over status report: Schedule and construction as planned; budget is caution.



This summer we got 53 new classrooms (two currently being used for temporary administration area), band room, choir room and black box theatre complete.

Auditorium stage had rigging installed, concrete seating poured and excavation in process for main seating area; the exterior windows, brick and metal installation underway. The Auto shop, and scene shop are under construction. The new pool entry expansion has been completed as well.

Mike Schofield, CFO gave us update on Deep Creek/ Damascus K-8 School. The project received TCO for entire building on August 23rd. It got a 4-classroom addition to accommodate the 6-8 program, window replacement and ADA entrance updates.

Mr. Schofield let us know about the Hall Elementary update. The entry at Hall got a new paint and a polished concrete floor. It took a long time to get permitted and work with DEQ eventually it happened. New fire & water line transition scheduled to be completed today, existing building interior remodel 95% complete; new office and conference room scheduled for completion October 2019.

New addition fully framed and sheathed; exterior brick installation to begin 9/23 and new bus loop will be completed by 10/7.

The building received TCO for existing building on 8/30 right before school started.

The budget concern is the fire/water line transition which will requires overtime hours and working with the city about the non-conforming updates (bike racks).

Mr. Schofield then went into detail of Hall's sisters school Hollydale Elementary School. There will be no separate bus loop since it will not fit on the property. The new fire and water line transition, existing building interior remodel, re-roofing of existing are all substantially complete.

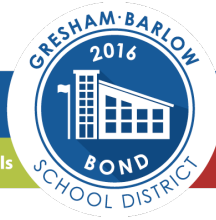
New addition fully framed and dried-in and interior finishes are underway. The project is projected to be complete by December 2019.

Playground /Tracks/Fields/Asphalt Project – All playground is in all elementary schools except East Gresham and Hall Elementary which will be completed October 2019.

District Wide Furniture- Installation complete at all schools except remaining classrooms at Gresham High School & Sam Barlow High School. It must have gotten missed during the transition of a new principal and it is something we will see in December the actual dollar amount.

Door Locks/Hardware/Security Project – Installation complete at all schools except remaining classrooms at Gresham High School and Sam Barlow High School.

John Abel Project Manager from Cornerstone went into detail about Clear Creek, Dexter McCarty and Gordon Russell. Schematic Design completed by architect. We are still in the



Improve Safety and Security

Renovate and Replace Schools

Increase Efficiency

Modernize Classrooms

process of getting estimates and permits. We have Lease Crutcher Lewis at Dexter McCarty and Gordon Russell and Perlo at Clear Creek Middle School.

KJ- I know that Clear Creek has had water leak issues in the past will that be taken into consideration?

MS- Yes, we have looked at all the issues that caused that. There are five exterior surfaces that those will also be replaced.

Program Contingency Summary- Showing our current program contingency as of today. Mr. Schofield is feeling comfortable with the numbers. There is 50 million dollars left of work.

Budget Summary- went over the bond budget summary. Mr. Seaman asked that we show a chart of the how the money has changed through the start of the Bond to current to visually see the contingency.

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

Mr. Schofield mentioned to the board that he would like to know a date they would like to present to the board on their finding.

Mr. Seaman thanked everyone for attending the meeting. Adjourned the meeting at 7:09pm.

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