

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

### **Minutes of December 18, 2019 Meeting #2**

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The Gresham-Barlow School District Bond Oversight Committee met at 6:00 p.m., Wednesday, December 18, 2019 at North Gresham Elementary School located at 1001 SE 217<sup>th</sup> Ave. Gresham, OR 97030

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

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

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

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

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

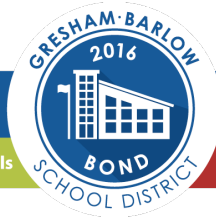
#### **WELCOME AND INTRODUCTIONS**

Chair George Seaman called the meeting to order at 6:05 p.m., welcoming all present to the second Bond Oversight Committee meeting this school year. Introductions were exchanged. Mr. Seaman turned over the meeting to Dr. Perera that brought a small token of appreciation to Mr. Schofield for his commitment to Gresham Barlow and bond work. Mr. Schofield thanked Dr. Perera and committee and turned it over to George Seaman, Chair.

Committee discussed new elementary school openings and the community feedback. Brianna Bigham also part of the boundary committee added that boundary was necessary and its hard for the community to accept the change but Facebook posts would be ideal to show the work necessary for the boundary work.

#### **PROJECT UPDATES**

Mike Schofield former CFO of Gresham-Barlow went over project schedule for 2020-21. The spreadsheet went into detail on replacement cost of all schools as well as what projects moved to 2021.



Emil Hameed Project Manager for North Gresham went over status report. Status at a Glance: On time & on budget. There have been several highlights since the last meeting in September. The dedication of the school took place in October and the community was also invited to participate.

The cherry tree in the courtyard as well as the twinkle lights in the library making it look like a starry night sky for students.

Mr. Hameed commented that it was an ideal project that also had the perfect process. It was a smooth finish and the details show for that.

Emil Hameed Project Manager for East Gresham went over status report. Status at a Glance: On time & over budget. The project from the beginning went through several hurdles and extra abatement work. There are also highlights since the last meeting in September. The dedication of the school took place in November and the community was also invited to participate.

The dedication video had students give their input and the natural light came up over and over again. The high ceilings, window placement and light walls have brought so much light into the building! Students and staff notice the impact.

East Gresham couldn't do all the small details that North Gresham did due to being over budget and time. The old building was sitting on where the playground is currently. The playground still has the rubber tile left to be complete.

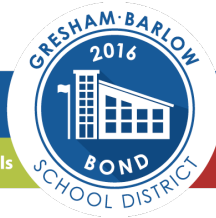
John Abel Project Manager for Sam Barlow High School went over status report: Schedule and construction as planned; budget is as planned. The project from the beginning has been challenging. It seems that we have broke through the storm and it's calmer. Elements that needed repair have gotten updated. Over Christmas break the college / career & athletics' area will get updated. The portables will be going away opening up parking spaces once again. The sewer line will be getting complete causing Lusted Rd over Christmas break to be closed.

The auditorium space looks amazing! The center of the school has all the work and it seems that students, staff and contractors have a rhythm in place so it's been a smooth process. The performing arts area has opened up and the band room is brand new. The choir room and black box theatre are getting completed. February will be when they will be occupied; it's a highlight of the school.

MS- How much unforeseen do we have left?

JA- We have projected everything and shouldn't have anymore unforeseen at this point. We have remodeling of some bathrooms left and we will see if we have money left over and if we do then some parking lot and paving will take place.

The City was also a great partner to all the schools being opened. We met with them on Labor Day to get the band room opened.



John Abel Project Manager for Gresham High School went over status report: Schedule and construction as planned; budget is as planned. We are working in phase 2 Administrative area, pouring for gym floor and are right in the middle of the campus.

Fortis has done a great job in keeping the site safe for students and staff. The auditorium will be wrapped up and will be ready shortly. The auto shop is being worked on and close to completion. The parking lot and bus loop will be completed.

The concession stand is part of the scope to get complete. We are working to tie in the swimming pool as well. If budget allows we are trying to modify the deck area, locker room and pool areas. We have items on our future work list.

MS- we tried applying for grants to help with pool area and we got denied.

JV- is the school wireless going to maintain the 5G network?

MS- The wireless and wire is beyond what we need. According to our tech director we have 7-10 year capacity. 5G require a transmitter for super high frequency. The equipment we have in the school is the 'dark fiber line' we can dial up or dial down. Wireless is within the school.

BB- Being a Chaperone recently at GHS it was very difficult getting out of the parking lot. Can we have better signage?

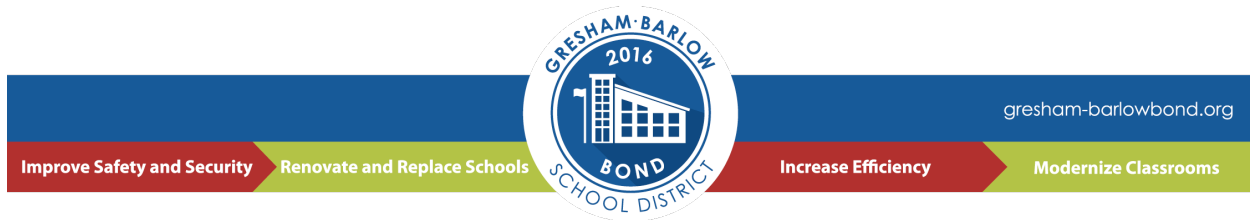
JA- I will talk to contractors to get more signs up then what we have now. It has been noted.

Mike Schofield, former CFO gave us update on Deep Creek/ Damascus K-8 School. Doing a couple more things. The floors are squeaky; they believe a different finish was used. The warranty will cover it.

Mr. Schofield let us know about the Hall Elementary update. New bus loop open and in-use since early October 2019. New 6-classroom addition complete and TCO granted. Teachers will begin using new classrooms after winter break. The classrooms are for the 2020-21-boundary change. New egress signage to be installed in existing building over winter break per requirements from City of Gresham. Also, new site lighting installed on e-power.

Mr. Schofield then went into detail of Hall's sisters school Hollydale Elementary School. New 6-classroom addition completed and TCO granted. Teachers to begin using the new classrooms after winter break once furniture is moved. New egress signage to be installed in existing building over winter break per requirements from City of Gresham. Also, new site lighting installed on e-power.

Playground /Tracks/Fields/Asphalt Project – Tracks at Dexter McCarty & Gordon Russell were complete during summer 2017. However, due to defects, both tracks resurfaced in summer 2019 and ready for students in September at no cost to the district. Field drainage



improvements at Clear Creek are complete, playground installation at North Gresham & Deep Creek complete.

Playground- installation at Hall complete and East Gresham substantially complete waiting on rubber tiles to get installed in January.

Door Locks/Hardware/Security Project - Installation complete at all schools except remaining classrooms at Gresham high school & Sam Barlow High School. The final cleanup efforts for remaining doors to be complete in December during winter break.

Furniture – All classroom furniture delivered or ordered. Additional areas for furniture identified and delivered. Remaining furniture needs are accounted for in the school project budgets (primarily GHS).

Technology Project- All technology infrastructure projects complete or currently under contract for completion summer 2020. Devices for instructional technology will follow the same schedule as future school projects. The teaching walls will be at all our schools. We will have some money left to get us closer to have student devices to get us to 1:1.

Mr. Schofield let us know about the Clear Creek Middle School update. The City is requiring that we bring the rest of the building up to code. We asked the city inspection one last favor about the maintenance to be only 10% of the cost. CCMS will do some TI work; we are going to move admin offices into what was the library so they can be in front of the building.

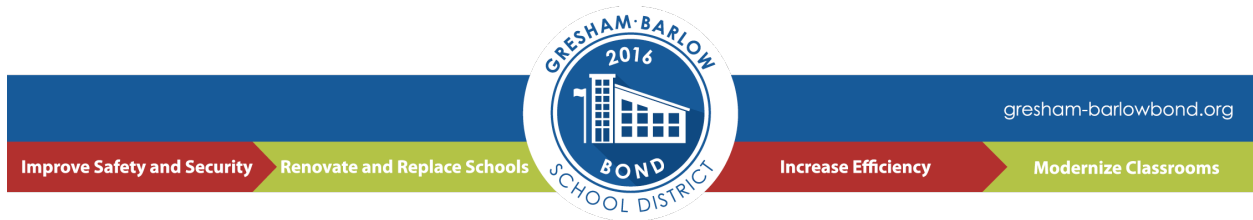
John Abel Project Manager for Dexter McCarty went over status report: Schedule and construction as planned; budget is as planned. The bid documents will be the end of January towards end of February. Upgrading some spaces for a flexible space. Ceiling replacements, tech upgrades in every classroom. Boiler replacement and we will be doing some parking lot upgrades. Roofing improvements will be done as well.

Schedule will start in April and work through the summer; pod-by-pod.

John Abel Project Manager for Gordon Russell went over status report: Schedule and construction as planned; budget is as planned. We are currently 1 month ahead of schedule and will be taking plans over to the city over holiday break. We will be bidding in January. The budget is tight and we are setting up bid alternatives. We are designing what we need as a minimum and add ones if needed.

MS- we feel confident in meeting our bond process.

Program Contingency Summary- We have asked for reconciliation from the board. They wanted to see the numbers in the positive and listed as well. DLR signed what money we will be getting back due to the tilt panels at East Gresham (it was a design flaw). City of Gresham will send us \$215,000 that will come in.



Each project is shown step by step on what has been distributed/added from program contingency.

We are bringing the budgets to the projects. We are funding the projects that are listed. We looked at the work in front of us. We have bids in Jan/Feb; there will also be ways to stay on budget for remaining projects.

Emil Hameed also added that I have worked with business office to close PO's out and improve our bottom line.

Bond Budget Summary- Mr. Schofield went over the bond budget summary. We have the data to show how the money is be sliced its been updated in estimate for each school/projects.

It is showing us total to date and what is also encumbrance for the project(s).

### **Questions & Good Thoughts**

Jason Dugan, Vice Chair commented about property taxes coming out and the community's response to it. The community is seeing what the dollars have done and they are happy with the outcome. They are getting amazing schools.

The district is wise is getting more done then they said they would.

Mr. Schofield commented, "It's balancing the money and how we spend it. We don't want to be using all the funds but we are in education so it comes down to it being a budget of integrity."

Mr. Seaman thanked everyone for attending the meeting. Adjourned the meeting at 7:20pm.

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