



Bond Oversight Committee
Meeting Minutes
Friday, April 15, 2022 12:00-1:15 PM
CPSD Board Room/Zoom

Attendees

BOC Members: Bret Moore, CJ Shipley, Erin Linthorst, Rob Hernandez, Tyson Corcoran (online), Will Clelland
D6 Staff: Walt Davenport, Spencer Davenport, Amy Shipley
DAY CPM: Steve Ennis, Michelle Keizer (online)
Wright Public Affairs: Jeremy Wright

OVERVIEW

- Overview of Agenda, review of why we are here.

BOND PROJECT STATUS

- Under Construction – Rogue Primary
 - Schedule/Fall Opening at risk, plan to start year at CPE is being refined.
 - Want to open Rogue Primary when we are able to support a stellar experience for the students.
 - Keeping the pressure on GC and subcontractors.
 - Questions about Cross-Laminated Timber (CLT), etc.
 - Rationale was that it is all part of the one system, so important to keep one supplier. Purchased as one system from one vendor. District has been working with them and encouraging them, but CLT is an integral part of the design and is a critical path item. Discussion about manufacturer - and School District emphasized that they have been working with them for months. Discussions early on about shifting gears and moving to another system but would have resulted in a re-design which carried a minimum impact of 3 months to the schedule.
 - Pricing was competitive w/steel but CLT added design aspects we desired for a school (i.e. warmth, cozy feel), School District has used CLT before at Crater Works with good success. Added bonus was that it is an Oregon product - there was excitement and support for the decision. Requires a lot of coordination in terms of delivery and sequencing of materials.
- Under construction – Hanby Middle School
 - 1910 Remodel, 2003 Building, Gym, and portables
 - Explanation of historic panel, which will be added. School District is following historic preservation rules & regulations.
 - Modernizing the building - FRP (Fiber Reinforced Polymer) wall panels to strengthen for seismic activity, designed to flex in a seismic event.
 - Schedule on track for Summer 2022- (currently August, original schedule called for completion of 1910 building by July, but the schedule recently slid 3 weeks)
- Projects in Closeout
 - 4 Elementary School Mechanical, Electrical, and Plumbing (MEP) projects
 - MEP 3rd party commissioning agents/firm hired by District nearly complete
 - The School District continues to work towards closing out these projects, for example T-stat issue is a warranty issue being address with supplier
 - HVAC in the schools is a complex system - not just heating/cooling, adjusting all the time for indoor air quality; along with comfort this was part of the Bond promise.
 - Roof top screens – School District explained summary level how extensive this work is; received positive feedback from group on the appearance.
 - Jewett & MRE summer work- reviewed scope

- Delay/deferral of parking lot work at Jewett due to coordination with the City's large storm drain project.
 - Delay/deferral of fencing at MRE due to pending decisions and/or planning revisions with the City of Central Point.
- Summer 2022 Projects
 - Reviewed list of all work planned for this summer – both bond and non-bond funded.
- Projects In Design
 - Crater High School-GYM MEP, Seismic, Student Investment Account (SIA) funded upgrades to locker rooms
 - Upgrades at Scenic Middle School gym to allow for competitive high school sports while the gym at Crater is out of commission for construction.
 - Over Budget - looking for cost savings prior to Guaranteed Maximum Price (GMP) in June
 - Crater High School-MEP: Campus wide MEP upgrades, design by ORW
 - Estimates based on a cost/sqft metric. Better numbers after Phase 1 GMP bids - will inform and guide total outlook/forecast.
 - Scenic Middle School-MEP: Campus wide MEP upgrades, design by ORW
 - Estimates based on a cost/sqft metric. Better numbers after Phase 1 GMP bids - will inform and guide total outlook/forecast.
 - Architectural impacts that make it difficult to budget
 - Scenic Middle School –New Building
 - School District explained how arrived at additional classroom space and Modular building process - not a temporary classroom/trailer. Schedule is a benefit of this type of construction.
 - Over budget - some scope reduction, team continues to look for opportunity.
 - Similar to building at Table Rock Elementary, feedback solicited from teachers at Table Rock as well.
 - Scenic Middle School-Parking Lot
 - Upon completion will increase current 77 spots to over 120! Includes new configuration, new bus loop currently in planning with the City and if approved will move the Bus Loop to back of the School and separates from parent pick up/drop off. Planning commission hearing for the bus loop- feedback from group was to avoid a delay in the parking lot improvements because of any issues with the bus loop approval. BOC member suggested that the School District split up the approvals to not impact schedule on the parking lot.
 - *BOC Member Question – Do you have an alternate plan if Bus Loop is not approved?*
 - School District explained that the current parking lot design allows for a lot of student pick up/drop off traffic. If the bus loop is not approved, student pick up/drop off would be cut in half (approximately). It could accommodate busses, but would not avoid some of the current challenges with traffic.
 - Student Investment Account (SIA) funded improvements to restrooms and counselor spaces at five (5) schools; including Scenic, Crater, MRE, SVE, and Patrick.
 - Budget is in development, but w/some scope reductions things look promising.

HEADWINDS AND CHALLENGES

- Rising Construction costs (inflation)
 - Current hinge points for future projects are Phase 1 for Crater and Scenic MEP projects. School District will have more accurate estimates at that time (Summer 2022)

- Supply Chain and Labor Shortages continue
 - Ordering equipment as early as possible and conducting early work where possible.
- Covid-19 is still out there.

CPSD BOND PROGRAM DASHBOARD

- Overview of the Dashboard Metrics
 - Updates on progress toward 85% spending requirement and encumbrance
 - Currently at 50% level and expect to reach threshold in October of 2022
 - Reasons for Delay - School District's Bond Counsel is involved; District has strong documented rationale.
 - Phasing of projects to minimize impacts to instruction
 - Leveraging additional funding
 - Covid slowdowns (staffing and supply chain issues)
 - Limited resource in the valley: A/E teams, contractors, & subcontractors
 - Proceeding cautiously (due diligence /scoping phase) in scheduling projects

Q&A

- *What is the happening with the fencing at MRE and city code?*
 - School District - MRE falls within a Transit Oriented District (TOD), which comes with additional requirements on what you can and can't do on the property.
 - City planning/code for MRE would have required all wrought iron fencing due to TOD zoning, due to MRE's location with a lot of street frontage wrought iron would be extremely expensive/budget buster. City is still reviewing code and the School District does not anticipate that review being complete until later this spring. Therefore, fencing at MRE is on hold for this summer; unless the School District receives information and can proceed.
- *If the current plan at Patrick is to fence off school and playground during non-school hours- is that the plan for all school sites?*
 - School District - Generally the approach is to not fence off all of the playgrounds – We currently do not have playgrounds fenced off after hours at MRE, Jewett or SVE, but we do have the playground fenced off after hours at CPE. Some locations it is not feasible to fence off completely and we try to avoid making schools looking “prison-like”. At this time there is no current plan to fence off MRE and Jewett completely during after hours.
- *Is the public aware that access at Patrick is going to be gone when Bond work is complete?*
 - School District - no further discussions have occurred, currently Patrick is still accessible.
- *Will the School District conduct another round of site visits?*
 - Spencer to send out an email regarding timing for those interested

NEXT MEETING

Friday, July 22, 2022 at 12:00pm -1:00pm in the District Office Board Room

END OF MINUTES