

# ASHLAND PUBLIC SCHOOLS

JACKSON COUNTY SCHOOL DISTRICT #5

Samuel Bogdanove  
*Superintendent*

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## **Bond Oversight Committee**

Virtual Meeting via Zoom

March 10, 2021 4:00 pm – 5:30 pm

### **Attendance**

Curtis Bacon, Secretary  
Samuel Bogdanove, ASD  
Jill Franko, Vice-Chair  
Shane Hunter  
Kathleen Kane  
Chris McKay, HMK  
~~David McKay, HMK~~

Steve Mitzel, ASD  
Ryan Schnobrich, Chair  
Alana Valencia, ASD  
Dustin Way  
Jim Westrick, ASD School Board  
ASD District Staff: Kristi Nelson

## **Meeting Minutes**

- **Call meeting to order:** Ryan Schnobrich called the meeting to order at 4:05 pm.
- **Review and approval of previous meeting minutes:** A motion to approve the 1/13/2021 DBOC meeting minutes, as presented, was made by Curt Bacon and seconded by Kathy Kane. The motion was unanimously approved by the committee.
- **Review End of Month (EOM) reports:** presented by Chris McKay
  - **EOM December 2020/EOM January 2021:**
    - **Overview:** Demo took off at the middle school; the two front wings of AMS are gone. Abatement is nearly complete, with continuous 24/7 asbestos monitoring and reports sent to HMK daily. At AHS, core team meetings continued as Gerding Builders joined as CM|GC. Walker Elementary completed the second phase of design. As of January, every project in the District has been launched. Two new contracts were issued. Professional service contracts total just under \$15M, and construction contracts just over \$35M.
    - **AMS/JMOS, December:** Chris shared aerial shots of AMS/JMOS with corresponding plan views, with construction areas highlighted. This project is nearly 90% through demo and abatement. Ryan questioned if materials from demo were being salvaged or reused.

Chris replied that a salvager has come to look at lumber; demo concrete will be used for structural fill, metal will be recycled.

- **AMS/JMOS, January:** With the elevation change of the campus, the high water table creates a challenge with soils, which was expected based on the geotech report. Chris highlighted the sky bridge, which connects the new 6<sup>th</sup> grade building and the middle gym. Along with the addition of an elevator in the new building, the bridge will grant ADA access to the upper floor of the middle gym. Kathy asked about the cost of maintenance on District elevators. Steve Mitzel responded that regular inspections need to be performed, as well as maintaining communication lines, but most maintenance is preventive and can be supported locally, therefore costs are minimal. Shane Hunter was concerned about the possibility of shenanigans in the sky bridge. Steve responded that the sky bridge is enclosed with glass and is very visible, to help deter such activities. A 3D flyover video of the planned sky bridge is available on the Bond website, Chris will send this video out to the group.
- **Helman Elementary, December:** Early site work continued, West wing building footings and stem wall were poured.
- **Helman Elementary, January:** The GMP was awarded for the full building package. Underground electrical, mechanical and plumbing installation began. To mitigate water concerns, a new drain system will route water around the building. The addition of hydronic lines to the new main concrete pathways will help alleviate maintenance issues with the constant freeze/thaw that happens.
- **AHS, December:** Gerding Builders walked the site and submitted an estimate. The team is currently working on a construction phasing plan to minimize impact to students.
- **AHS, January:** The Humanities Building at the high school received a seismic grant that has very strict requirements for the work to be done. Of main concern are the guard rails around the building that could collapse in a seismic event, causing injury. During the design process, siding options included polycarbonate mesh siding, of which estimates came in nearly 75% lower than metal siding counterparts. This selection has not been finalized, and alternative options are being explored. Kathy stated she has been contacted by many community members about this and how it will alter the look of the front of the school. She has been researching polycarbonate siding and is not convinced it would be the best, and hoped that the core team would be given genuine options and remain open-minded in the selection process. Both Steve and Chris thanked Kathy and commended her investigative efforts. Steve shared that he is aware of the community outcry over this, but he added that he has to stay focused on the priority, which is student safety and security; even at the expense of aesthetics. Ryan interjected that there'll be a lot of feedback on all components of the Bond and how the money is spent, but he would like to see the District stick to the process and listen to the experts. Samuel Bogdanove reiterated that multiple choices have been considered, and there has been strong engagement throughout the process and the hope is to find options that are affordable and aesthetic. Jim Westrick added that we all have a tendency to think of school safety in regards to an active shooter scenario; this is really about seismic safety and the proposed design was developed to keep students safe in a seismic event.
- **Walker Elementary, December:** Design Development phase was completed, and an estimate was put together based on the DD set. The energy model for the school, similar to that of Helman Elementary, will allow for significant savings for the District.

- **Walker Elementary, January:** The project was submitted for land use approval. To date, the process to work through land use and site improvements continues, but has become quite complicated with the City. Steve admitted that it's been a struggle to get some plans through the City; they have expectations of the District to address improvements that are not in the project scope. The team will continue to push through and collaborate, while keeping the best interests of the District in mind. At this point, land use approval won't come in until this summer, which could impact the schedule. Chris noted that the delay is not due to unreasonable expectations of the District for the timeline of review, but rather what's being asked of the District.
- **Budget:**
  - Chris shared the budget that has only been updated through the end of December.
  - Each major project has been kicked off, two are in construction and two are in design. An additional project at Willow Wind is currently out to bid. Risk continues to reduce significantly. The overall program budget shows \$5.5M unallocated owners contingency and \$2.4M inflation.
  - Steve asked Chris to make a statement regarding the current cost of materials and how things continue to transpire. Chris said that this has been a tough year, between the fires and Covid, there's been a reduction in supply chain and lumber prices have skyrocketed. Builders risk policies are also playing a factor, nearly doubling for the AMS project. We are still within our budgets. Kathy praised the team for staying on task and being fiscally responsibly as possible with the current situation.
  - Alana Valencia shared that the District received the full award of the OSCIM grant. After initially receiving just over \$1M, we were just notified that the grant award was increased to the full \$4M allowable.
  - The District has applied for the current round of seismic grants, and should be hearing back in April whether or not we've been awarded anything.
- **Questions and Comments:**
  - Chris shared that the School Board will now hold Bond specific meetings, happening the 3<sup>rd</sup> Wednesday of each month. He suggested moving DBOC meetings to the 3<sup>rd</sup> Wednesday of every other month to follow the School Board meetings, so this committee does not fall behind in information. Shane made a motion to move the DBOC meetings to the 3<sup>rd</sup> Wednesday of every other month, and Dustin Way seconded. The motion was unanimously approved by the committee.
  - Ryan asked for an update on the fees imposed by the City. Samuel responded that there has been positive conversation with the City Manager. They are open to looking at the fees, and we are currently working on a letter that will help initiate a fee study. However, the money that's been assessed for our projects is currently in their budget, so most likely that money would not come back to the District even if there was an adjustment. He stated that keeping strong schools is a huge draw for the area, and is in the best interest of all public entities serving the community. Ryan wondered if putting projects on hold until this is settled would be an option. Chris stated that he would have to work through the impacts of construction bidding and phasing before resorting to something along those lines. Ryan then inquired about the deal structure for the City's sale of Briscoe Elementary to OCDC and how it affects the District? Steve answered that District doesn't have an interest in managing the debt, if the City wants to transfer the title to OCDC, then the District needs to be paid out. Samuel reiterated that the District will not pick up the debt for OCDC. Jim made it clear that Briscoe Elementary is no longer District property, the District is only the note holder and if the City sells, they need to pay

- out the District, however they can. Ryan noted that the school District cannot always be the solution to the City's financial needs; we are the same community and it would be appreciated if we could all work together for the benefit of the greater community. Discussion regarding the District and City relationship continued, Jill Franko and Dustin echoed the frustration over the relationship with the City. Ryan and Jill both shared an offer to show support at City meetings if Steve needed. Steve reminded the committee that they are all taxpayers of the community and can attend any City meeting to voice their opinions, and that he would also let them know if the time came to call upon them as committee members.
- Alana notified the group that the annual continuing disclosure report was recently completed on the EMMA website. Kristi Nelson will send this information to the group.
  - **Next Meeting:** Next meeting will be Wednesday May 19, at 4:00 pm.
  - **Adjourn:** A motion to adjourn the meeting at 5:27 pm was made by Jill, and seconded by Dustin. The motion was unanimously approved by the committee.