

Nestucca Valley School District Bond Oversight Committee Meeting
September 30, 2020

Meeting Minutes

Open Meeting (via Zoom and a few in person) at 6:00 pm

Attendance:

Doug Olson, Community Member
Zach Hudspeth, Community Member
Marge Jozsa, Community Member - Absent
LuAnn Anderson, Community Member
Josh Armstrong, Community Member/Maintenance - Absent
Misty Wharton, Superintendent
Diane Boisa, School Board Member
Janice Essenberg, Chief Financial Officer, Absent
Brian Hardebeck, Day CPM Project Manager
Jamie Carver, NVSD Administrative Assistant

Review and approve minutes with corrections (noted below) from August 26, 2020 meeting.

1. None

Financial Report:

Janice reported that all is moving along well. The project is progressing nicely so there are some large expenditures coming through. 47% of \$33.39 million budget through the 25th of September, but the latest bill of \$1.6 million will put us at 53% completed of total expenditures. We are 10-12% ahead of schedule according to Brian. Financials look good.

Covid Impact:

Misty reported we have been able to handle it since so much of the construction is outdoor work. All meetings and hand washing stations are in an outdoor setting on the job site. Comprehensive Distance Learning is still in affect. Negativity coming from the adults regarding online learning.

Milestones;

At the end of August work was 52% complete. Lost four work days due to the smoke and smoke hazard conditions, time only extension to O'Brien for those four days, which is six calendar days. Contingency still sits at \$3M. Working with O'Brien on the scope issues of drywall whether it's included in the bid or not, it won't exceed what's in the GMP. We ate through the owners dollars in the GMP so that's at \$0. The GMP is holding at \$202,000 in contractor contingency and \$2.7 in owner bucket, puts us at that \$3 million mark. Found some structural anomalies in the water filtration room, we are working through now, about \$13,000 worth of structural enhancement that is needed. Almost all window frames are installed, now installing the remainder of the glass and glazing. Scheduled for exterior envelope water filtration testing, within the next week or two, part of quality control, random selection of windows, to make sure installation is going as planned. Also some water penetration testing within the next couple of weeks. The mock up passed. One group of windows will get tested on

each face of the project, two faces in one day within the next couple of weeks. Existing building there was a three day delay on the water skid, but we are still pushing to be done by October 31st, then be tested by the county to get a temporary certificate of occupancy, by the first full week of November, so we can bring Elementary staff back. Tillamook County is still very accommodating, things are moving ahead. Septic drain field installation is complete, CES design has one inspection left, passed by them and then a letter of recommendation to DEQ for operation. Operational ability by mid-October, which will allow us to service the existing system and tie the two systems together. That will be needed for occupancy for the existing building. Progress on the new addition is going well, their schedule is showing completion in late April, which puts us at 4 ½ months ahead of schedule. Mechanical testing is moving into mid-October from September, which includes electrical and HVAC. Exterior is about 80% on, by the end of October we should see a completely enclosed envelope with windows (interior and exterior), stone and storefront doors, meaning we will be able to secure the new addition. Working from the end back, we received the new furniture bids, they are within budget, little bit of wiggle room to enhance that a little bit, we are giving the respected bidder a letter of intent this week, final order squared away in the next couple weeks, it's right on track. Existing classrooms are firewall finished, starting drywall mud and tape, along with ceilings in the next couple of weeks. Peak out at about 100 individuals on site within the next two months then it will start to tail off. Interior finished it will ramp back up to finish millwork, flooring and paint at the end of December into January time frame.

Brian likes to do an owners risk check around the third quarter, he did a survey today to make sure we have active sprinklers and fire alarms in the existing building to make sure we aren't at risk from the owners side. There is still a lot of exposed wood in the addition, so the quicker we can get the fire water tied in and activate the sprinklers we will have protection. Not much hot work, biggest risk now, getting the roof on and getting the envelope tied in to avoid any environmentally impact of rain and humidity to mess with the exposed wood. The gym, addition, classroom addition all have the final roofs on. Peel and stick initial layer of roofing is going on now, to keep rain out. No labor issues. Drywall is the biggest chunk to manage because it's all at once.

Misty taking Janice to tour the high school and elementary school and anyone else that wants to tag along.

Meeting adjourned at 6:30 pm. Next meeting will be October 28th at 6:00 pm. Location to be determined. Meeting will be both in person and by Zoom.