

Nestucca Valley School District Bond Oversight Committee Meeting  
December 2, 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 - Absent  
Marge Jozsa, Community Member  
LuAnn Anderson, Community Member  
Josh Armstrong, Community Member/Maintenance  
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 November 4, 2020. There was no notes taken at this meeting.

Financial Report:

Janice reported that all is moving along well. Interest earnings at Beaver school property and the bond project. We've spent through \$2.37 million since last time we met in November, primarily payments to O'Brien Construction, meaning the work is getting done. We claimed \$355,000 with the OSSOM grant through September. We have not yet claimed the seismic grant, but it should happen soon. Brian updated the smartsheet budget with change order five and with doing so Janice was able to breakdown some of the reimbursables for the architects. Expenditures are right on track with the work and were in good shape.

Upcoming Milestones;

Through the end of October were at 65.7% complete. Physical work 62% complete. Pay application for Month of November, very close to 75% complete mark. There is a contractual hold point in the contract that the CMGC has deliverables before we pay beyond the 75% mark by the state general conditions of their contract, which means they owe us all their draft copies of owner maintenance manuals, as built drawings, all of the close out documentation, warranties, guarantee's in a draft form for the school district and DLR to review. If these documents aren't acceptable there's no ticky no washy past 75%. That's the way the state contracts are written. Brian is expecting this for the November pay period, but thinks it will come in just under 75% therefore the November draw will appear as normal, but the December draw we would receive in January would definitely get us past the 75%. They've been given fair notice, we've been very overt advising them where it's stated in the contract and it is going to be a decisive point in their contract to deliver materials. Contingency wise we are still holding at our \$3 million. We've made a few adjustments to the CMGC, we allowed them to spend a little more of their internally contract help contingency and that went from \$225,000 down to \$195,000. We found a scope error in one of their original bids, so we allowed them to tack that from the contingency in their contract so we're still holding on at 95 within their contract. We have one outstanding issue of understanding scope and cost alignment with the acoustic ceiling scopes in the drywall scope within their contract, we hope to be able to get final numbers and presented to us and if we need to attach any remaining contract contingency to settle any issue there, but we are waiting on their numbers and how they want to proceed with that. It definitely will not exceed that contingency. We want to get the right scope and the right dollars in front of us before we can make a

review and a decision.

#### General Milestones:

We have all of our windows and storefront glass installed. For the systems installed we have eight pieces of glass remaining and they are around the most important part in the gym. They are laminated glass that is manufactured in Canada and we're being told it's in the United States in their shop and there is a manufacturing issue, so we're holding on that eight pieces. We did some additional window air and water filtration testing today on the East side windows, no issues they both passed, we have one side of the building left to do and pick some random windows for quality assurance testing that's in our scope. Paving has started this week, which includes the parking lot and driveway. Remainder of the paving on the South side where the contractors currently park, there is two sections of three inch material and the first lift is supposed to start in about three weeks if the weather cooperates and then the final lift would be completed as they back themselves out of the job, in March/April. Water system is scheduled to start up which includes flushing and testing, starting Wednesday and running through Friday next week. Manufacturer testing, chemicals and making sure the system is slowing the way it should and all the sensors are working properly. Test results will get sent out and once reviewed we will receive a operational permit, so put that water system into final function. The existing building, the last three classrooms and the toilet rooms will be completed by December 14<sup>th</sup>. Changing the ceiling tile in the existing building, it was not performing the way we thought it should, it's in the process of being switched out and we are pursuing a claim with the Manufacturer, through the design team. Looking to get some compensation for what Brian wouldn't even call a system, were moving back to the 2x4 ceiling in the classrooms and easily maintainable. First phase of furniture delivery is slated for the week of December 14<sup>th</sup>, we will have Work Point and Wanger Furniture. Wanger is the music storage furniture and Work Point is all the rest of the classrooms and administrative areas. They will assemble and then push it out into the classrooms through the rest of December, everything will be in by January 4<sup>th</sup> in time for staff to come back if the metrics are good. In the new addition the exterior is about 90% complete, little bit of siding to do and some expansion joints to tie the two buildings together. With the glass almost complete we can proceed with our drywall and insulation inspections. All the rough in, mechanical, electrical and all the specialty systems in the existing building is 90-95% complete and just waiting on inspections so we can start some finish work. We're running at about 110 individuals onsite on a daily basis and once we get through the water system and start getting the finishes going we will see a flip of people from rough in and electrical and getting into the finer finish trades. Should stay at around 90-100 people onsite through February. April 2021 is still the date for completion on the new addition. We talked last time about were coming up with some budgeting proposals for addback scopes to attached to the current contingency dollars left unspent and right now that's considering design costs and fees for the replacing the CTE building at the high school, these options will be coming before the board for decisions and approvals. Also on the table, is the high school track and alignment and adding two lanes to get to a certified OSAA track. Possibly work at creating a play field at the K-8 facility in the adjacent tax lot to the East so that would be ready for kids if we had students back Spring term after Spring Break. We know we don't need any grading permits for that, so what we're planning on doing is not held by any county planning, but we do need to get a design on the board and have the board approve.

Meeting adjourned at 6:44 pm. Next meeting will be January 6<sup>th</sup> at 6:00 pm. Location to be determined. Meeting will be both in person and by Zoom.