

April 6, 2017
6:30 PM
Citizen Oversight Committee: Meeting Notes

Prepared By: Sam Robertson

<u>Present:</u>	COC Members	Alex Hurley Brent Kerr Chuck Mitchell Cliff Jensen Keith Spande Murray Paolo Richard Bernstein Susan Fitzgerald Tim Pfeiffer
	MMC Inc.	Michael Marino, Project Manager Sam Robertson, Project Engineer
	YCSD	Charan Cline, Superintendent

1. Call to Order

- Meeting called to order at 6:30 PM by Murray Paolo

2. Review for approval, previous meeting minutes

- Tim Pfeiffer moved to favor minutes and Murray Paolo approved.

3. Financial Reporting

- Keith Spande reviewed his budget and how he reached the numbers that were presented in his handout. He explained why the money is moved around and how it helps shape the project. The budget is essentially the genealogy of the project.
 - Each number in Keith Spande's budget is linked to a budget of MMC for further detail if needed.
 - Michael Marino will post Keith Spande's budget to share file and keep it updated.
 - Brent Kerr expressed the need for the COC to protect the numbers that have been presented and to be more positive about the process. It is important that the School Board understands what is near and dear to the community's heart.
 1. MMC: Brent Kerr is right about the need for conceptual details to be protected.

2. Brent Kerr: Everything is conceptual until we receive real numbers and quantities. Until then numbers are not set in stone.
 - Susan Fitzgerald suggests that budget reporting for the School Board continue to come from MMC.
 - Susan Fitzgerald moves to accept Keith Spande's budget and Tim Pfeiffer seconds.

4. Communications

- Charan Cline has distributed four 2016 Bond Projects signs around the community. There was also a presentation and Carlton business administration to discuss where the project is currently at. Charan has also met with FFA alumni to discuss direction and thoughts.
- There are a few individuals that want to pursue building the Agg building for the school district and then selling it back to the school district down the road.
- The cards that were in the displays which were distributed around the community have been converted into a letter. The intention is to mail them out or to place them in a box holder for members of the community.
 - Chuck Mitchell: Community thinks that the GYM is where the CTE is to be located.
 - Charan Cline: Will include on the sheet why the building locations were swapped.
 - Committee approves the direction of distributing to the community.

5. Debrief on Planning Commission Meeting & Development Permit:

- Develop Permit has been filed and the community meeting was on March 20, 2017. City Planner went through submittal and planning direction. OHPD gave presentation about the project. There were multiple questions at the meeting and all of them were answered well. As it stands right now we are in a 15-day waiting period for potential appeals and are waiting to see if there will be an appeal. Final days for an appeal is April 7, 2017.

6. MMC's Project Report:

- Turner has completed the DD estimate. We are at about \$18.2 million which puts us at \$2 million over the school district's budget. This is due to unforeseen costs in site work. Bond language estimated \$500k in site work and we are nearly at \$4 million.
 - MMC: Everything in Turner's numbers are very conservative till something is hard costed.
- Sat down with Turner for value engineering options and discussed cost reductions as seen in the DD BCR documents. Numbers are MMC approved and not District approved.
- Turner is updating and refining the DD estimate.

- Turner is ordering the HVAC systems.
- The GMP guaranteed by Turner is \$818,072.00 for direct cost general conditions
 - The Direct Cost total is just for the equipment and the unit's manufacturer is Modine.
 - MMC: The MEP sent information about the units currently located in a local hospital if anyone wants to see them in person.
 - Chuck Mitchell: The \$403,942 is just for YCES?
 1. MMC: Correct, that number is just for equipment for YCES
 - MMC: General Conditions is cost for Turner to be on site for 2017: Cost to operate the project (man power, fencing, equipment and general costs).
 - Keith Spande: Would like to review payment requests from Turner when they are sent over.
 - Chuck Mitchell: When will we know costs to put everything in?
 - MMC: Bids will be received in a separate bid package and all documents are to be completed by April 7th. All bids are due to Turner on May 7th and they will need 5 business days for vetting. MMC will provide numbers to the COC on May 15th for Bid Package #1.
- Design status is moving forward and DD was completed on March 4th. OHPD is moving forward on Construction Documents and schedule is to complete at the end of the month.
- Everything is on schedule and only difference is discussions with Turner to do YCIS work over summer and based on manpower available, Turner is requesting to push work from summer of 2017 to 2018. Turner is having a problem finding a company that can take on work in short time frame over summer.
 - MMC: We are asking why Turner isn't going with multiple companies to get the work done.
 - Brent Kerr: Pushing to 2018 is going to be expensive. Portland companies tend to be more change order oriented.
 - Keith Spande: If an electrician knows he has work for 2 years he won't want to push to complete the job in one year.
 - Chuck Murray: Motion to recommend the GMP for Turner to the board?
 1. GMP is pre-ordering the units and what has to be considered is recommending a motion to the board to take action.
 - MMC: The COC is recommending to the board the GMP Package #1 for electrical, HVAC equipment and general conditions for 2017 work.
 - Tim Pfeiffer moves to recommend and to accept the GMP for Phase 1 for Carlton Elementary School. Murray Paolo moves and the motion is approved by Keith Spande.
 1. Motion is approved at 7:37 PM
 - Brent Kerr: Make sure Turner is getting consistent numbers for each trade and make sure they are lumping trades together per type of work.
- MMC: Everything is filed and is currently in Share File. Can send the link to COC members if needed.
- Water flow has had ongoing tests since starting March 1, 2017, which resulted in 999gpm @ 20psi while code is 1500gpm @ 20psi. After going back to the City of Yamhill and the Fire Chief, they asked for a flow test just downstream from their

reservoir which resulted at 1373gpm @ 20 psi, which means the City of Yamhill does not meet the code that we are required to reach for the Yamhill Carlton School District. It is very difficult for the school district to reach the code requirements without piping nearly 3 miles back to the reservoir with larger piping.

- Another item discussed is an onsite reservoir. OHPD is working on a proposal that will get us to a point where we will be able to pass our code requirements that will increase our flow rates so that will be prepared for the 1500gpm code limits. This will increase density and the number of sprinklers that are going to be in the buildings. We are going to Type 1 construction that will make the buildings safer. OHPD is going to submit to the Fire Chief documents on how to go about this, and he will inform us whether he will approve it or not. Goal is to submit to the documents to the City of Yamhill on April 10, 2017.
- In the case of an onsite reservoir it will require roughly 200-250k gallons to be stored on site.
- There are some differences on how the engineers and the COY and FD is reading the code.
 - Charan Cline: If this doesn't go well with the Fire Chief, Rick Yeo has put us in contact with alternative options.
 - MMC: OHPD is working on cost to eliminate all the bio swells. Alex Hurley was correct that such swells are not required and can be replaced with storm drains. Water retention in Yamhill is not a priority.
 - MMC: Fire Chief is saying YCSD isn't building anything till we hit code minimums by reaching 1500gpm's. We are only going to reach 999gpm with our current system and need to upgrade the lines so that when the City of Yamhill upgrades their lines, the Yamhill Carlton School District will be able to maintain sufficient flow and reach the 1500gpm code requirements.
 - Murray Paolo: We want to be in compliance for the safety of the city and kids.
 - Brent Kerr: I am concerned that the City of Yamhill knew about the problems ahead of time and waited till the school district passed their bond and then placed the problem on the them.
 - Alex Hurley: I too believe that the City of Yamhill knew this all along.
 - Chuck Mitchell: During Phase 3 of upgrading the city's infrastructure the intention was to run a larger line into town from the reservoir to increase fire flow. Over the last 18 years this upgrade has been needed to be done and the City of Yamhill was bidding the costs to upgrade to an 18" line back in approximately 1999.
- Alex Hurley: What is the cost for setting up permits?
 - MMC: The first step is the development process, then when the City of Yamhill gives approval, then you file for 90% Construction Documents and then the City of Yamhill is to distribute those accordingly. The abnormality is that we have to submit to Brian Jensen separately, instead of having the city supply him with the documents.

- Alex Hurley: Is there a condition where the Fire Department requires 1500gpm for the development permitting? You can't have an appeal process till you have all approval. How can someone appeal what hasn't been approved?
 - Brent Kerr: What does MMC think the delta is between what the flow rate is and what the flow rate is in the buildings?
 - Alex Hurley: Fire Chiefs have a great of power and lot of what is being stated is subjective.
 - MMC: We are putting in sprinkler systems with increased drops and at this time we don't know the delta costs yet. We were going to loop the system. As to what direction we are going to take, there are two different direction. How we are reading the code and what the code says, and then another code where insufficient flow is present, which directs to a national fire code that states the Fire Chief can make an exception and reduce code requirements.
- Girls locker room was deferred to Summer 2017 work as there was too much to complete over spring break.
 - Demo of modular and cafeteria was completed over spring break.
 - Batting cage construction has been completed and is currently awaiting a fresh coat of paint on the exterior.
 - Hazardous material abatement of the metal and wood shop buildings was completed.
 - The art room which was in the modular, was moved to room 214 in the High School.
 - Working with PGE on projects for electrical disconnects.
 - Alex Hurley has donated time to provide detail on building storage area for the conex containers where the JV softball field is currently located.
 - Charan Cline: What about locating the conex containers near Camelia Street, just past the gate in the triangle?
 - MMC: On the north end of Hemlock Street the Fire Chief is requiring a fire truck turn around near the new maintenance building, so this could be an option since work will already be under way in that area.

7. Budget Reductions

- To reduce the costs since we are roughly \$2 million over the school districts budget, value engineering is required. The value engineering items can be seen in the DD BCR documents. The numbers are MMC approved and not District approved.
- First to eliminate is the parking lot scope from the elementary school:
 - Savings of \$262,000
 - Goal is to top coat and seal instead
- Second is to decrease sight lighting to basic code and compliance:
 - Savings of \$507,000
- Third is to eliminate Agg building from scope:
 - Savings of \$163,000
 - Proposing to go with a local contractor instead of Turner

- MMC: Have called an attorney on how to jump through loop holes.
- Brent Kerr: Break the building up on separate contracts to avoid prevailing wage.
- Fourth is to eliminate the parking lot on north side of school district office and add the 6 spaces to another parking lot.
 - Savings of \$30,000
- Provide alternate price to asphalt paving of all walkways:
 - Savings TBD
- Absorb Green Energy allowance into the MEP budgets:
 - Savings of \$132,000
- Agg building elimination for fire suppression system:
 - Savings of \$7,000
- Total Value Engineering Items – ROM Cost: \$1 million
 - Alex Hurley: If there is extra money left over can it be added back to the budget?
 - MMC: Yes, anything left over will be added back to the budget. Goal is that everyone is in agreement with everything that is a value engineering item if in fact we are over budget.
 - Keith Spande: Let's move forward right now on approving the value engineering items.
 - There was a consensus agreement to go with the Value Engineering items and add them back in later if and or needed.

8. Alternative Discussion Items

- Chuck Mitchell: Will we be cutting costs on more work and why did we bring in a CMGC?
 - MMC: We brought in a CMGC for real work knowledge on construction costs. We are sitting on a contingency for yearly construction cost increases.
- Brent Kerr: Who is the landscape architect? Want to make sure we don't get the downtown Portland look with pretty trees.
 - MMC: OHPD is going to be handling that.
 - Alex Hurley: Send landscape architect designs to a landscaper to find ways to cut costs. Let's also use local suppliers of local trees for the site.
- Tim Pfeiffer: The school district has met with Ron Gilbert for the 12 acres owned by the school district and Ron is estimating we would receive about \$950,000 if we were to sell 6 acres of that land. The downside to this is it is potentially removing our future for expansion. The goal is to use the funds to put back into the athletic field and grandstands.
 - Alex Hurley: If the sale funds are used for a project, it will be another BOLI project.
- Brent Kerr: Another option to resurfacing the elementary school parking lot is to roto-mill it, plug the alligator spots and then overlay from there.

9. Closing Discussions

- The minutes should be inclusive to the committee and a general statement should be targeted to what it references
- COC meetings are the Thursday before the board meets. The next meeting on May 4th, will start at 6:30PM.

End of Meeting Minutes