

**Yamhill Carlton School District
Citizen Oversight Committee Meeting**

August 8, 2017

Present: COC Members: Keith Spande, Murray Paolo, Richard Bernstein, Thomas Shu, Holly Nettles, Cliff Jensen, Alex Hurley,
MMC Inc.: Michael Marino, Project Manager, Sam Robertson, Project Engineer, Jonathan Morse, Turner Construction
YCSD: Charan Cline, Superintendent, Brian King, Facilities Manager
School Board: Tim Pfeiffer, Susan Fitzgerald
Visitors: Patricia Manson, Glenn Manson, Rocky Losli

1. Call to Order:

- After short tour of excavation sites for parking and dome buildings, meeting called to order at 6:53 p.m. by Murray Paolo. A virtual tour of YCHS and YCIS construction sites for student movement was presented by Jonathan Morse, Turner Construction, emphasizing guarded walkways between buildings, bus areas and fire lanes.

2. Meeting minutes:

- Motion to approve June 8, 2017 minutes made by Tim Pfeiffer, second by Keith Spande. Motion carried.

3. Financial Report:

- Keith-Financial Report presented with concerns he is not getting all the information he needs to have updated numbers. Sam will go over share files with Keith to help him locate information.
- Motion to approve financial report made by Cliff Jensen, second by Tim Pfeiffer. Motion carried.

4. Communications:

- Holly presented contact sheet for COC member to fill out for future communications.
- Communication with community: After survey most popular ways to communicate information is via Facebook, District website, possible community listening sessions.
- Discussion to have information tables at Back to School night at each school with tours of renovations completed at YCES. Murray and Keith volunteered to lead tours. Consider information tables at sporting events.
- Would like to develop bond development chart/flowsheet.

- Discussion to request funds from School Board to pay for printing costs. Murray to request Communication Outreach Budget line item to School Board. Keith will approach Copycats as being a sponsor and donating printing.
- Charan proposed a Community BBQ on the day of dome inflation in late November. He will work up a budget.

5. Permits, appeals:

- Permits all in and waiting for approvals.
- Appeals: Dome height variance has been appealed to LUBA. Attorneys have advised to continue with construction.

6. Mikes Report:

- Mike presented Project Monthly Status Report to committee which included, Construction Status on YCSH, YCIM and YCES sites. See report below.
- Motion to accept Project Managers Report made by Tim Pfeiffer, second by Keith Spande. Motion carried.

7. Other items:

- Possible meeting prior to next scheduled meeting to discuss GMP #3. Will recommend to school board to approve limited scope of work notice to proceed while getting approval for GMP #3.

Next scheduled meeting will be Thursday, September 7, 2017 at 6:30 p.m.

Meeting adjourned at 8:14p.m.

Minutes respectfully submitted by Patti Bertrand.

YAMHILL CARLTON SCHOOL DISTRICT
2016 BOND MEASURE PROJECTS
COC INTERIM PROJECT MANAGER STATUS REPORT
July, 2017

PROJECT MONTHLY STATUS REPORT

Project: Yamhill Carlton School District 2016 Bond Measure Projects, District Wide Report

Completion Date: Preliminary: October 23, 2018

1. Construction Status

Yamhill Carlton High School and Intermediate School Sites

- Mobilization and Construction began in June with set up of erosion control, site security fencing and the demolition and disposal of existing structures which have been completed as of this date.
- Turner continues working on site grading and underground utilities and is making excellent progress in areas where work is not impacted by constraints.
- A delay has occurred due to the discovery of contaminated soils associated with the decommissioning and removal of existing heating oil tanks. To date the delay in this area of work is expected to be approximately (2) weeks. Excavation of the contaminated soils continues with an estimated 200 cubic yards of material needing to be removed and disposed of. The area of work primarily impacts development of the CTE building and adjacent site work.
- The intent through the remainder of August will be to complete site grading and underground utility work back to the areas where the dome buildings will be located, to develop the new parking areas at the North and South ends of the property for student and staff parking and to develop clear paths for movement of students. (Please see attached logistics plan)
- It is anticipated that due to the contaminated soils and permitting constraints that the parking areas will be in a compacted gravel state at the start of the school year. However, Turner is currently anticipated (1) lift of asphalt shortly following the start of school.
- An "in session" student and staff logistics plan is currently being developed by Turner and will be presented to the COC and the Board by Turner at the respective meetings.
- Work on the existing girl's locker room began last week with the removal of old fixtures. Tile work is ongoing this week. Work is anticipated to be complete by the start of school.

Yamhill Carlton Elementary School

- Turner mobilized on site in June and began coordination and demolition in their areas of work.
- PVHP and Electrical Equipment was delivered and placed.
- Installation of new electrical and mechanical equipment is ongoing through July and August and good progress is being made with no anticipated delays at this time.
- PGE is currently installing new power lines from Main Street to the ES in anticipation of all the new upgrades and based on their progress appear to be on schedule.
- District contracted work continues on site and excellent progress is being made. Work includes:
 - New flooring throughout
 - New classroom counter tops
 - New classroom sinks and faucets.
 - New bathroom at upper level
 - New cafeteria cooler and freezer
 - New exterior siding
 - Roofing and Gutters
 - Interior and exterior painting

2. Budget

- As of June 27th Turner completed bidding of GMP #3 Dome Building Shells.

- Bidding results for GMP #3 (as designed) and current estimate forecasts for the remainder of the project have resulted in an overall budget shortfall of approximately \$1.1 million. (Please see attached Dome Comparison Sheet)
- It was originally anticipated the GMP #3 would be presented to the Board at the August Board Meeting however the presentation has been deferred until the September Board Meeting as cost reduction alternatives continue to be developed and priced.
- In an effort to reduce costs and bring the project within budget Turner and their subcontractors continue to develop pricing on the cost reduction items that were discussed at last month's COC and Board Meetings (see attached BCR report) while the entire Team continues to review the current design and develop additional recommendations for cost reductions. The Team remains confident that we will meet the required budget.
- GMP #3 and further GMP's will not be presented for approval by the Board until such a time that all Value Engineering options have been fully priced and reviewed by the COC and the Team can demonstrate that the Project is on budget.
- While the cost reduction items are being priced and developed MMC Inc is recommending that a Notice to Proceed based on a limited scope of work be provided to Turner Construction. This will allow construction to continue without delay and maintain the schedule.
- Once GMP #3 is presented to the District a Value Engineering effort will be conducted with the COC prior to making a recommendation to the Board.
- A final reconciliation of the Master Budget continues to be pending final costs on the remainder of bidding and GMP's and finalization of the cost reduction alternatives. MMC will present the final

3. Status of Design

- An additional services proposal has been submitted by OHPD for the design of the public utility offsite water line and is currently under review pending a final resolution of the requirements. The proposal is in the amount of \$67,000.00.
- An additional services proposal has been submitted by OHPD for the development and design of an on-site water storage and hydrant system if it is determined that it is required. The proposal is in the amount of \$34,500.00 and is currently pending the determination of requirement.
- An additional services proposal was submitted by OHPD for additional work required due to the City's requirement that a separate design package and permit be provided for the Camelia ROW work. Design includes the separation of documents and additional details required by the City to issue a permit for this work. The proposal is in the amount of \$37,500.00 and is currently under review.

4. Schedule Status

- The project continues to be on schedule with a minor change of start date.
- Turner has provided a construction Master Schedule.
 - Beginning June 20, 2017
 - Begin Construction Mobilization
 - Demolish Existing Buildings
 - Begin Site Work on HS/IS
 - Summer/Fall, 2017
 - Site Work, Site Utilities, Excavation and pads for new Dome Buildings
 - Dome Shells starting fall 2017
 - Elementary School Upgrades
 - Agriculture Building
 - Summer/Fall, 2018
 - Dome Interiors
 - Site Completion
 - High School Upgrades
 - Intermediate School Upgrade

5. Permits

- All construction permit drawings have been submitted to the City of Yamhill and are currently under review. Comments from the City are anticipated the week of August 1, 2017. Several meetings have taken place with the City in regards to questions and clarifications and the City is making good progress in finalizing their review. The City has also made arrangements with Turner to review specific areas of work and provide complimentary inspections to avoid schedule delays.
- All permit drawings have also been provided to Yamhill County and have been reviewed and approved. However, permits will not be released until the City and the Fire District provide approval.
- On June 30, 2017 a permit for site work associated with the ROW work on Camelia was provided to the City. City review of this work is underway and the first round of comments are expected the week of August 1, 2017.

6. Water Flows and Hydrants

- As has been reported an on-site fire hydrant flow test was conducted on March 1, 2017 at the High School/Intermediate School Campus which determined that the existing fire system flow is 997gpm and does not meet minimum hydrant flow requirements as required by code.
- As also reported a hydrant flow test was conducted on the City's off-site water line on March 22, 2017 with results determining that the City of Yamhill's primary distribution fire line currently has a flow rate of 1373gpm.
- As a result of the offsite hydrant test it has been determined that achieving a 1500gpm flow rate from the City's water line within the campus hydrant system is not possible without additional improvements.
- MMC is happy to report that last week has seen excellent progress in the resolution of the water flow issues. There have been several meeting with the Public Works Director and the Fire Chief to discuss options on both a temporary plan for water flow while construction is ongoing and a permanent solution to the overall water flow issue.
 - On July 27th MMC met with the Public Works Director to discuss a resolution and alternatives to the water flow issues. As a result of that meeting a meeting was held with the Public Works Director, the Fire Chief, KPFF and MMC to discuss viable alternatives for both a temporary system to allow for construction and a more permanent solution and based on these meetings a positive solution was developed.
 - Currently MMC and Turner are developing a proposal for a temporary alternative so that construction can continue. The proposal will consist of providing a temporary water supply (reservoir) that will contain enough water to make up the difference between the current fire flow and what is needed to meet a 1500gpm requirement. In addition the District would provide the City with a guarantee (bond) that permanent to the public water system will be made during the course of construction to achieve the required 1500gpm requirement. The proposal is anticipated to be completed by August 4, 2017.
 - In addition, OHPD, KPFF and MMC are currently working on a proposal to achieve the required 1500gpm requirement with feedback and input from the City and Fire Chief. The proposal would consist of upgrading the City's transmission line to a 10" utility from Pike Street south to the District property, increasing the on-site piping system to 10" overall and providing a connection at Hwy 240 south of the District property. It is believed that these upgrades will achieve a GPM very close to the requirement.
 - The City has agreed that if the upgrades do not quite meet the 1500GPM requirement that the Fire Chief and Public Works Director will work with the District in developing a temporary plan to achieve the required flow.
- These options have been discussed with both the Public Works Director and the Fire Chief, they have provided excellent recommendations on the concept and have both agreed from preliminary

discussion that these options are viable and requested that the Team provide an official proposal with a plan describing the intent. A proposal for these options are anticipated by August 4, 2017.

- MMC is recommending that the District proceed in continuing to work with the City and Fire

District to develop these options as the least expensive and most time saving alternatives

- A further update will be provided to the COC and Board as the plan develops.
- The cost for these upgrades is estimated at between \$350k and \$400k of unanticipated costs.

8. Currently Underway

- Continued site preparation and grading at HS/IS Site
- Continued installation and upgrades to the ES
- Continued District Contracted work
- Continued negotiations and coordination of water flow constraints
- Procurement of required Construction Consultants
- FF&E coordination and procurements
- Administration of BOLI requirements
- Continue VE review options and pricing effort.
- Reconciliation of Master Budget

9. Critical Issues:

- Resolution on water flow deficiencies at District hydrants.
- Budget Reconciliation