

M. MARINO

CONSULTING

OWNER REPRESENTATIVE/CONSTRUCTION PROJECT MANAGER

Yamhill Carlton School District

COC Meeting Minutes

June 8th 6:30PM

Called to Order: 6:36PM

** List of Hot Items to review, discuss, and document status accordingly. **

Minutes Approval

1. Changes: Before item No. 10, Chuck Mitchell distributed alternative site plan to COC.

Budget

1. MMC distributed executive summary for estimating.
2. Current estimate at 90% Construction Documents is \$18,300,000.00.
 - a. Target is \$17,200,000.00 leaving project \$1,100,000.00 over projection.
3. The results of the 90% Construction Documents Estimate indicated a budget increase from the previous 100% Design Development Estimate and an overall budget shortfall of approximately \$1.1 million. The increase is due to the following items.
 - a. The current construction market has been saturated and there is a limited supply of subcontracting firms.
 - b. A significant amount of additional information and unexpected inclusions in the Design Documents.
 - c. Further investigation of existing conditions at both the YCES and the YCHS sites have developed.
 - d. Results of bids for the new Agricultural Building yielded unexpected bids of approximately \$700k. This result exceeded the expected budget by approximately \$450k. Alternative options are being pursued.
4. On June 7, 2017 Turner Construction compiled a list of the cost reduction options with estimated pricing for consideration by the District.
5. A final reconciliation of the Master Budget has been delayed due to the extended bidding period. MMC will complete the final budget once Turner receives bids from their subcontractors and provides their final GMP to the District.

Communications Plan

1. Minutes being posted to the School District's website.
2. COC needs administrative support to develop communications plan.
3. Turner continues to work closely with the District and jurisdictions on planning and permit items.
4. Turner is continuing mobilization on site with an anticipated state date of June 20, 2017 and following PGE's disconnect of power.

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CM/GC: Turner Construction

1. On May 7, 2017 following several rounds of Value Engineering, Turner submitted GMP #2 in the amount of \$3,637,244.00.
2. GMP #2 and cost reduction options presented to the COC on June 8, 2017.

Value Engineering

1. See attached sheet documenting the COC's Value Engineering exercises for GMP #2.

Permits

1. Michael Marino provided an update regarding the variance application associated with proposed building heights of being 45' at the highest point, compared to a maximum height of 35' for the City of Yamhill.
 - a. On May 2, 2017, a Planning Commission hearing was held at the City of Yamhill to hear and vote on the height variance application. The Planning Commission agreed that the variance is necessary and approved the application.
 - b. An appeal was submitted by a community member to the City of Yamhill during the (15) day public appeal period following the May 2nd meeting. A public City Council hearing was held on June 7, 2017. The City Council deferred a vote on the matter for an additional (14) days in order to receive and review additional written input. As of the date of this report a vote and decision are pending.
2. Building Permit Drawings were submitted to the City of Yamhill on May 26, 2017 and are currently under review by the City.
3. The City has done a cursory review of the Permit Documents and has stated that they will not provide a review and/or distribute permits until they have complete construction design of the onsite water system as shown in the design documents. OHPD is currently working with the City to provide the information they are requesting.

Water Flows and Hydrants

1. As 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.
2. 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.
3. 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. The improvements may include the installation of an on-site reservoir system (tanks) or upgrades to the City's primary transmission line.

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4. By recommendation by MMC Inc the District procured Interface Engineering to review the current conditions, make a recommendation and provide preliminary engineering of a system that meets the 1500gpm code requirements.
5. On May 11, 2017 Interface Engineering submitted a report and proposal for a “dry hydrant cistern system” and an on-site water reservoir to the City of Yamhill and the Fire Department and scheduled a meeting to review and discuss the recommendation. The recommendation was based on Interface Engineering’s interpretation of the current fire code for municipal water systems that are inadequate and/or unreliable. The proposed system has been estimated at \$200k to \$250K.
6. On May 12, 2017 the Fire Department rejected the recommendation and stated that Interface Engineering’s interpretation of the code is incorrect and that the portion of the code referred to in the report does not apply in this instance because the City does maintain and adequate and reliable water utility.
7. In order to achieve the Fire Department’s requirements an on-site reservoir, a fully enclosed redundant pumping station and significant improvements will need to be designed and implemented. Discussions continue on how to achieve this within the current bond budget. Current estimates for this work range from \$600k to \$800k.
8. MMC has recommended that the District receive all of the construction bids, finalize the budget and then consider reductions to the current scope of construction to accommodate the Fire Departments requirements and to continue to discuss the issue with their consultants to develop equitable alternatives and solutions.
9. The District fully intends to meet all code compliance requirements in all aspects of the project.

Schedule Status

1. The project continues to be on schedule with a minor change of the start date.
2. 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 Upgrades

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Other Items / Discussions

1. Richard Bernstein brought to attention that there needs to be action taken on part of the COC to record meeting minutes and not MMC.
2. Discussions on how to partner with the Fire Department and the City of Yamhill to work together for reaching long term goals and fire code requirements.
3. Discussed reaching out to state for extra funds to cover cost of replacing City of Yamhill's transmission line to the reservoir.

THE ABOVE CONSTITUTES M. MARINO CONSULTING'S UNDERSTANDING AND INTERPRETATION OF THE MEETING'S DISCUSSIONS. IF THIS IS NOT THE CASE LET ME KNOW AND I WILL AMEND ACCORDINGLY. – MICHAEL MARINO