



GERDING BUILDERS, LLC

Benefiting Communities Throughout the Northwest Since 1967

Monroe School Bond Project Community Construction Advisory Board Meeting #5 – July 25, 2017 @ 7:00pm

Attendees:

Tim Warden
 Tony Stroda
 Alan Rutherford (Owner's Rep)
 Bill Crowson (Interim Superintendent)
 Dennis Brandt
 Matthew Richardson
 Gregory Wright
 Lance Horning
 Brian Lillie
 Ryan McAlister – Gerding Builders
 Zach Stokes (ZCS) - Absent
 Tim Johnson

Meeting Frequency: The committee will meet on the 4th Monday of the Month @ 7:00pm (typically 2 weeks prior to the school board meeting).

Purpose: The purpose of the meeting is to engage with selected community members and get their input on the project. The advisory board will be able to offer suggestions and thoughts that will be taken back to the school board for discussion. At this point it has not been determined if the authority of this committee will extend any further than advice and input on how the project is moving along. The committee is also to be acting as liaison members to the community at large to inform community members of the project progress.

Project Overview: Tim reviewed the overall goals of the bond project at a high level and will be providing the bond language along with previous estimates/scopes that have been generated for the school district prior to the bond vote. One of the major themes/goals is to build in such a way that these dollars are able to carry the school district facilities another 50 years into the future. This is a lofty goal and will need to be evaluated once the design team is selected to determine the cost impacts implied with this goal. Further refinement may be needed to maximize the project scope and touch as many critical areas of the buildings as possible.

Action Items:

4-3-17 – 1: An RFP needs to be generated to select Architect/Engineering Team for the project. School District will need to initiate with their attorney. Review of RFP language should be done with stakeholders prior to issuance. RFP to incorporate a Needs Assessment/Evaluation for work.

4-24-17-1: A/E RFP was discussed at length in the group. Tim has examples of A/E RFP's that will be used as a baseline and has solicited input about the RFP content from CAC. Tim will continue to press forward with the RFP and seek to get a final draft together in the next 2 weeks. Once draft is completed and reviewed, the RFP process will begin (An RFQ will be issued first, after the field is narrowed down, an RFP will be issued).

5-22-17-1: RFP for A/E services is not yet complete; it is expected in 2 weeks from the attorney. The scope of services will be in accordance with the bond language.

6/26/17-1: Due the week of July 10th

4-3-17 -2: A preliminary project schedule for Summer 2017 work was provided for high level understanding of the work coming up this summer and the critical path items.

4-24-17-2: Ryan reviewed the updated schedule (V2) with the group and went over project milestones.

5-22-17: Updated Schedule for RFP Solicitation was discussed. Schedule depends upon date of RFP issuance.

4-3-17 – 4: A master budget/project cost spreadsheet should be created and monitored (not discussed, but this item added by Ryan McAlister).

4-24-17-4: Not discussed at this meeting.

5-22-17-4: Monroe School District will be setting up accounting to track the costs.

4-24-17-5: Existing Building Conditions were discussed, the following are follow up items to be investigated:

- a.** Existing HVAC penetrations in roof sections to be re-roofed. Can these penetrations be removed or do we have to keep them. Tony was going to talk to HVAC contractor to find out his thoughts on the issue. Going forward with the bid package, we may need to include alternate pricing to flash and roof around these existing penetrations.
- b.** Can the existing brick chimney be removed as a part of the re-roof project? Undetermined at this point, but it appears to be not in use. This will need further investigation.
- c.** Re-roof bid package will have a base bid of Composite Roof at back areas, with an add alternate to change this to all Standing Seam Metal Roofing.
- d.** Zach Stokes explained the engineering logic behind the seismic upgrade designs for the building and exactly what the grant dollars are for (as it pertains to design). The intent is to provide code minimum life safety upgrades so that people can exit the building in a seismic event. This does not mean the building will be able to be immediately re-occupied.

5-22-17-5: *The existing brick chimney can be removed and will be shown on the plans a being removed to roof.*

6-24-17-5: Get an add alternate to take chimney to floor level

7-25-17-5: Work is complete

4-24-17-6: Building HVAC system was discussed at length.

- a.** What does a Temporary HVAC system look like? No answers on this yet.
- b.** Can we add a second RTU Lennox Unit to serve the other parts of the building for a short term fix? Undetermined at this point.
- c.** The rented boiler is able to stay on site for the summer at no cost to the district. Could this system continued to be used for another year? Undetermined.
- d.** Will NW Natural Gas bring service to Monroe? Undetermined, but the question should be asked.

5-22-17-6: Monroe School district will be contracting directly with Mechanical Heating and Air to provide split systems to 11 classrooms. The units will be ceiling hung, have the need for a 4" outside air intake, electrical service and composite pads for the condensers. It is understood that this work will need to be coordinated around the summer seismic work and cannot impede that project.

The district is also looking at adding 1 unit to the gym and 1 unit to the cafeteria. Exact scope is being vetted out.

6-24-17-6: A preconstruction coordination meeting will be set up to coordinate the work among owner subs and Gerding Builders

7-25-17-6: Work is complete

4-24-17-7: Tim will be providing a copy of the Level 1 survey (for hazardous materials) to Ryan & Zach.

5-22-17-7: Level 1 Survey Pending. Update 6-21-17; Level 1 survey provided by WL Thomas.

4-24-17-8: The board is open to the possibility of pursuing future seismic grants for the High School Buildings once the 2017/2018 state budgets are published in a few months. Each building can qualify for its own grant.

5-22-17-8: The board is working with ZCS to get this next round of grant money submitted for.

6-24-17-8: Tim W will follow with ZCS on this item

7-25-17-8: No Updates on this item

4-24-17-9: New High School Bleacher selections were discussed and reviewed with CAC.

5-22-17-9: Power Requirements for new bleachers are pending, District has electrician on board to help with this scope of work.

6-24-17-9: New bleachers are being installed, district electrician is working on power.

7-25-17-9: Ongoing work for bleachers, electrical work done

End of Meeting.

Next Meeting TBD, Monroe High School Library.

PO Box 1082, 200 SW Airport Road, Corvallis, OR 97339

office: 541-753-2012 | fax: 541-754-6654

www.gerdingbuilders.com