

**Junction City School District
2016 Bond Measure
Citizens Advisory Committee**

Meeting #2

January 11, 2017 (December skipped due to weather, but e-mail update provided)

5:30 p.m.

District Board Room

PRESENTERS TO 1/23 BOARD: Ken and Allen at 6:00

NEXT MEETING: Wednesday, 2/15/17 at 5:30 p.m. at the District Board Room

MEETING SUMMARY

ATTENDEES

MEMBERS

Billy Dover
Ken Bells
Mike Kaiser (absent)
Lynda Taylor
Judy Kazmierkoski
Allen Schweigert

BOARD

Judy Croce (absent)
Denise Pratt

OTHER

Scott Rose (DLR Group)

STAFF

Alison Covey
Chris Meyer
Stephanie White (absent)

PROCESS

- Introductions with Allen were provided (absent at first meeting)
- DLR Group facilitated this meeting. As an update, the District is hiring a project manager, but the original RFP process only resulted in a single proposal, so the RFP was issued and more consultants contacted. Five (5) proposals were received in this second round. These will be evaluated with the intent to make an award recommendation to the Board on 1/23/17. It is the intent that future meetings will be facilitated by that firm.

BUDGET

- A budget summary sheet was provided at the meeting (attached) and reviewed.
- The District priority list was not provided but is attached to this summary. There is slightly less than \$475K in unallocated funds. As projects are completed and unused funds re-distributed back to the unallocated line item, there may be other opportunities to address more needs. It is recommended that no additional projects beyond those identified in the budget summary be accomplished till the high school construction is mostly complete, so as to minimize risk.
- A question was raised that if at least 85% of the bond funds must be spent in the first 3 years, how long does a district have till they spend the remaining 15%? **ACTION:** DLR Group will find this answer.

DESIGN PROGRESS DOCUMENTS

The approved Schematic Design package was reviewed in the meeting and previously provided to the CAC digitally.

SCHEDULE

The overall bond schedule was provided and reviewed. Of note, the security improvements at 3 of the sites has pushed back till security improvements are bid out on the high school, so the same system can be implemented at the other three sites. Additionally, the Oaklea Mechanical improvements were pushed out till the ESCO audit can be completed and the seismic rehabilitation grant determination can be made

- The ESCO (energy services contract) is outside the bond but will influence the planned mechanical improvements. The RFP was issued, and two responses were received. These will be evaluated, and an award is expected at the 1/23/17 Board Meeting.
- The SRG (seismic rehabilitation grant) for the Oaklea Gym was turned in, but the award time frame has been extended by the State, so no word as yet whether Junction City SD will be the recipient of those funds (also outside the bond, but also influencing the work at Oaklea).

COMMUNICATIONS

The group thought that the District should communicate out when any company or individuals are used / hired from Lane County. **ACTION:** DLR Group to discuss and coordinate with District. Methods discussed:

- District Website
- Facebook
- Newsletters
- Chamber (quarterly)

The group also thought that each project (big or small) should be celebrated and used as an opportunity for community outreach.

Current suggestion is to hold the 3/15 CAC meeting at Territorial and instead use it as a night to celebrate the completion of the play shelter and talk about what is coming up next. It will need advanced publicity. **ACTION:** DLR Group to discuss and coordinate with District.

MEETING CALENDAR

It was agreed to keep the meetings on Wednesdays at 5:30 p.m. The group targeted the middle of each month and set the following dates:

- 12/14/16 (skipped due to weather)
- 1/11/17
- 2/15/17
- 3/15/17
- 4/19/17

Dates beyond these will be established at a future meeting.

End of Meeting (about 7:40 p.m.)

Attachments: Budget Summary
Schedule Summary
District Priority List

Junction City School Budget Break Down
12/7/2016

| Line Items | Project Budgets | | | | | | | | | |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|-----------------------|---------------------|
| | Territorial | | | Laurel | | Oaklea | | | JCHS | |
| | Shelter | Paving | Security & ADA | Security & ADA | Roofs & Gutters | Mechanical | Security & ADA | Cedar Shake Siding | Addition & Renovation | Combined All Sites |
| Building & Site Work | \$165,000 | \$418,000 | \$85,000 | \$247,000 | \$260,000 | \$550,000 | \$375,000 | \$300,000 | \$13,139,900 | \$15,539,900 |
| State Required Solar (1.5%) | | | | | | | | | \$200,100 | \$200,100 |
| Inspections & Testing | \$3,000 | | | | | | | | \$67,000 | \$70,000 |
| Bond Issue Expenses | | | | | | | | | | \$219,000 |
| Legal Fees | | | | | | | | | | \$37,000 |
| Construction Management | | | | | | | | | | \$350,000 |
| Topographic Survey | \$5,000 | \$10,000 | | | | | | | \$30,000 | \$45,000 |
| Soils Report | \$5,000 | \$5,000 | | | | | | | \$20,000 | \$30,000 |
| Design Fees | \$25,000 | \$50,000 | \$23,000 | \$47,000 | \$40,000 | \$105,000 | \$56,000 | \$30,000 | \$1,364,000 | \$1,740,000 |
| Commissioning | | | | | | \$60,000 | | | \$60,000 | \$120,000 |
| Permits | \$2,000 | \$3,000 | \$1,000 | \$3,000 | | \$15,000 | \$3,000 | | \$64,000 | \$91,000 |
| Printing | | | | | | | | | | \$49,000 |
| Legal Advertisements | | \$1,000 | \$1,000 | \$2,000 | | \$1,000 | \$1,000 | | \$2,000 | \$8,000 |
| Furniture & Equipment | | | | | | | | | \$408,000 | \$408,000 |
| Contingency (10% of revenue) | | | | | | | | | | \$2,153,350 |
| Unallocated | | | | | | | | | | \$473,149 |
| Totals | \$205,000 | \$487,000 | \$110,000 | \$299,000 | \$300,000 | \$731,000 | \$435,000 | \$330,000 | \$15,355,000 | \$21,533,499 |

Design Fee increases Pending (see below) 30k 10k 25k 40k 20k 30k

NOTES

- 1) We would recommend that security and ADA for three sites be issued as a single bid package for contractor interest and cost efficiency. These can be broken out by site post-bid and budgets between sites re-aligned based on bid results.
- 2) We would recommend security and ADA improvements at JCHS be combined with the larger project for cost efficiency and coordination
- 3) The green highlighted projects were added with the increased revenue stream but are still compliant with the overall bond title wording. Until that scope and approach is more clearly defined, no design fees have been negotiated, only a budget reserved.
- 4) The yellow highlighted budget were existing projects that have had their budgets increased for a more comprehensive scope at those systems and areas. The design budgets, but not fees, have been increased at these until scope is more clearly defined.

Income Revenue Stream

\$14,635,000 Bond Sales
 \$4,000,000 State Match Grant
 \$2,898,499 Bond Premiums
\$21,533,499 (Excluded are interest earnings which are nominal)

Junction City School District

Capital Project List

Sept. 20, 2016

| Site | Scope | Category |
|-------------|--|------------------------------------|
| Territorial | Covered Play Shelter - New shelter, surface improvements, and provisions for games | In Bond |
| Territorial | Paving - Repairs to the main entry drive and the main lot in front of the school, including storm control | In Bond |
| Territorial | Security & ADA - New entry vestibule and classroom locks; ADA - one ADA restroom needs minor improvements | In Bond |
| Laurel | Security & ADA - new entry vestibule, auto lockdown, classroom locks, and new phone / intercom system; ADA - improvements needed at one set of exterior doors (step) and one set of restrooms | In Bond |
| Oaklea | Mechanical Upgrades - Repair or replacement of central units, room units, and controls - assuming piping and duct work changes are ancillary to main work | In Bond |
| Oaklea | Security & ADA - new entry vestibule, auto lockdown, classrooms locks, and camera system; ADA - improvements needed at teacher's lounge, gym bleachers, specialty classroom sinks, and north parking | In Bond |
| JCHS | Addition & Renovation -14 new classrooms, new media / tech hub, new central plant, and associated site work, parking ,and demolition | In Bond |
| JCHS | Security & ADA - new entry vestibules (3), auto lockdown, classrooms locks, and camera system; ADA - improvements needed at most restrooms, sinks at specialty classrooms, and entries to shops | In Bond |
| | District bond program soft costs and contingency | In Bond |
| sub total | | |
| Oaklea | Infrastructure - Phone System Modernization / Upgrades | safety & security |
| JCHS | Science Classrooms to New Structure ((4) 1250 sf labs plus storage and grossing) | safety & security |
| JCHS | Infrastructure - Phone System Modernization / Upgrades | safety & security |
| Territorial | Infrastructure - Phone System Modernization / Upgrades | safety & security |
| sub total | | |
| Oaklea | Replace all cedar shake siding on upper walls of school with metal siding. | increased efficiencies/maintenance |
| JCHS | Add boiler to W.W. HVAC system | increased efficiencies/maintenance |
| JCHS | Demo lower E W hall after new addition is done and all electrical and mechanical connections have been switched to new building. | safety & security |
| sub total | | |
| JCHS | Update HVAC in Cafeteria (with new addition) | increased efficiencies/maintenance |

| Site | Scope | Category |
|--|--|------------------------------------|
| JCHS | YTP relocate / combine with CTE building (due to metal building going away)?? Perhaps in the existing gravel lot between that and the large group area- to also address the CTE teacher's interest in having some kind of covered pad outside the CTE building (assuming minor mods to double car garage at corner property) | safety & security |
| Territorial | Pave lower gravel lot and rear gravel lot | Enhancements/beautifications |
| sub total | | |
| JCHS | Consider doing the enhanced entry now (to tie to the future phase that will replace the WW), and having all of the offices for counseling, admin, athletics located together to achieve more consolidation of the campus and more centralized access (assuming 3,000 sf plus lobby plus grossing factor) | |
| Laurel | Close access from back lot to playground (covered walkway by cafeteria) & soccer fields (enclosed playground) - includes fencing and gates - approximately 120 linear feet | safety & security |
| Laurel | Re-roof gym (single ply) | increased efficiencies/maintenance |
| Laurel | New gutters and paint building (whole building; lead issue) | Enhancements/beautifications |
| JCHS | Remodel Existing Media Center to repurpose to create a student work hub and instructional spaces for those programs that have tech labs- like business, publications/yearbook, digital media, etc. | Enhancements/beautifications |
| PROJECTS ABOVE THIS LINE TO PROCEED. PROJECTS BELOW THIS LINE TO HOLD | | |
| Territorial | Enclosure of back breezeway (safety - assumes roughly 700 sf) | safety & security |
| JCHS | The attendance staff, health and SRO move to the existing WW office to monitor visitors to that entrance AND the existing attendance office be re-purposed for the school psych, speech specialist, ELD program, food services (assuming light remodel and 1800 sf) | Enhancements/beautifications |
| JCHS | Restroom remodels in west wing gym areas and large group (assuming approx. 1500 sf) | Enhancements/beautifications |
| Territorial | Re roof (whole school and portables), paint all exterior, and replace bad siding on south wall of gym | increased efficiencies/maintenance |
| Territorial | Cameras - assuming system and under 10 strategic cameras | safety & security |
| District Office | Cameras - assuming system with under 10 cameras placed strategically | safety & security |
| JCHS | Re roof district office and science wing buildings and repaint building (go to metal roof) | increased efficiencies/maintenance |
| Oaklea | Covered Play Structure (Master Plan - 60' x 94' (basketball court)) | supporting long-range plan |
| JCHS | Paved Access / Driveways (assuming 25' wide and 400' long) | safety & security |

| Site | Scope | Category |
|-------------|--|------------------------------------|
| JCHS | Remodel Pitney for the College and Career Center space that is now in the lower EW (minor) | Enhancements/beautifications |
| JCHS | Tech hub (3 district staff and shared conference) | supporting long-range plan |
| All Schools | Reseal all paved parking lots - assuming approximately 8 acres between Laurel, Oaklea, JCHS, and District Office - includes minor repairs at damaged areas | Enhancements/beautifications |
| Oaklea | Re-Roof School | increased efficiencies/maintenance |
| JCHS | Add culinary arts program for 30-36 students - roughly 2,000 sf (includes storage rooms and double-sized classroom) plus grossing factor | supporting long-range plan |
| JCHS | Pave and do drainage work for gravel lot west end of high school. | Enhancements/beautifications |