

Ashland School District No. 5, Jackson County, Oregon - The School Board and Capital Project Advisory Committee met in a work session Monday, February 1, 2010 at 7:00 p.m. in the District Board Room. Present were:

Ruth Alexander  
Bill Anderson  
Rick Barth  
Karen Clarke  
Carol Davis  
Alan DeBoer  
Gary DeCock  
Juli Di Chiro  
Kate Kennedy  
Mat Marr  
Keith Massie  
Heidi Parker  
Amy Patton  
Bob Rasmussen  
Gary Sisk  
Eva Skuratowicz  
Jill Turner  
Rich Whitley

I. Call to Order

The meeting was called to order at 6:25 p.m. by Juli Di Chiro.

II. Roll Check

All members were present with the exception of Ben Bellinson, Jeff Schlecht, and Jim Teece.

III. Hear Final Project Management Report from Heery

Gary DeCock presented the final project management report from Heery and highlighted what had been completed as well as items that need to be followed up on by district staff. These items for follow up are summarized and attached hereto.

Scott Peralta from Heery also attended and commented on the positive aspect of the entire bond facilities improvement program. All projects that were promised to the voters were accomplished and an unallocated amount of \$2.4 million remains. Committee members asked questions about various aspects that require follow up, and suggested that district staff attempt to schedule a walkthrough with DLR Architects to review all projects. The consensus of the committee is that the entire bond and facilities improvement project was well managed due to the teamwork of all involved.

#### IV. Review Potential Costs of Additions

Gary Sisk and Jill Turner presented a report on the potential costs of needs that have been identified throughout the district. That report is attached hereto. The Phase I of the roofing projects will be completed this summer. Those projects were all identified during the initial bond phase, and had been delayed to ensure that the roof treatment warranties will last until the next bond project.

The remainder of the projects on the list will be managed by district staff and will be expended as needs arise throughout the district. It is anticipated that these funds will be expended over the next three years. Jill Turner suggested that a \$5 million reserve fund be created for unanticipated problems that may arise for roofs or other vital systems so the district will have the opportunity to respond.

Other potential work for next summer includes beginning improvement in the irrigation system. There was discussion around establishing more TID water rights, and the district will pursue this. However, the irrigation systems need renovation regardless of the water source, so that work will not be delayed while TID water rights are discussed.

The current estimate for the projects which have been identified is approximately \$3.8 million. It is anticipated that not everything on the list will be accomplished over the next three years.

There was general discussion between committee members and district staff regarding the various projects.

This was the final meeting of the committee and all members were thanked for their service to the district and the many hours of volunteer work.

#### VII. Adjournment

There being no further business, the meeting adjourned at 8:10 p.m.

Respectfully submitted by Jeanne Peterson, Administrative Assistant

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Chair

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Clerk

**Project List – Bond work to be done after 2-1-2010**

001 – Bellview Elementary School – Flooring Issues.

002 – Briscoe Elementary School

1. 2010 Roof Maintenance Project  
Repair of maintenance items on roof and applied emulsion coating to roof membrane.

003 – Helman Elementary School

1. Small Projects Package – Walkway Soffit  
Install a metal soffit at new walkway and play area and relocate lighting.
2. 2010 Roof Maintenance Project  
Repair of maintenance items on roof and applied emulsion coating to roof membrane on some of the quads.

004 – Lincoln Elementary School – None

005 – Walker Elementary School

1. 2010 Roof Maintenance Project  
Repair of maintenance items on roof and applied emulsion coating to roof membrane at east classroom wing and at original building.

006 – Middle School

1. 2010 Roof Maintenance Project  
Repair of maintenance items on roof and applied emulsion coating to roof membrane on large gymnasium.

007 – High School

1. Small Projects Package – Phase 2 Egress Hardware Upgrade  
Replace doors and hardware at English building.
2. HVAC Upgrade – Quad Landscape & Green Roof Upgrade  
Install new irrigation system and new landscaping at High School Quad and at District Office parking lot. Install structural and seismic upgrades to the school locker roof; install stair, chain link security fence, safety railing, and plantings.
3. AHS Renovations & Additions – Re-Roof of Choir, Team, & Electrical Rooms  
Re-Roof three roof areas not done during the remodel work.
4. Ticket Booth – Provide a movable structure for a ticket booth for football games in the west gym parking lot area.

008 – Maintenance – None

009 – Transportation – None

010 – District Office – None

013 – Willow Wind Community Learning Center

1. 1894 Barn Restoration Project  
Rebuild existing historic barn for an assembly space for the school.

## Ashland School District Bond Projects

### EXPENDITURES

|  |         |              |
|--|---------|--------------|
| <b>1 Irrigation System</b>             |         |              |
| Labor for three years @ 80 %           | 128,000 |              |
| Materials, pump station                | 80,000  |              |
| Equipment                              | 5,000   |              |
| Tid Water rights                       | 50,000  | 263,000      |
| <b>2 Roofing Phase 1</b>               |         |              |
| Briscoe                                | 123,000 |              |
| Helman                                 | 58,000  |              |
| Walker                                 | 135,000 |              |
| Middle School                          | 208,000 |              |
| AHS / GYM                              | 124,000 | 648,000      |
| Roofing Phase 2                        | 500,000 | 500,000      |
| <b>3 Water lines</b>                   |         |              |
| Environmental issues                   |         | 900,000      |
| Phase I AHS Science, Backflows         |         | 100,000      |
| <b>4 Football field</b>                |         |              |
|  |         | 500,000      |
| <b>5 telephones/VOIP</b>               |         |              |
|  |         | 200,000 Plus |
| <b>6 AHS Entrance</b>                  |         |              |
|  |         | 200,000      |
| <b>6 AHS Student Parking</b>           |         |              |
|  |         | 314,000      |
| <b>7 HVAC District office</b>          |         |              |
|  |         | 35,000       |
| <b>8 Food service office</b>           |         |              |
|  |         | 10,000       |
| <b>9 Relocate technology/Generator</b> |         |              |
|  |         | 100,000      |
| <b>10 Transportation</b>               |         |              |
|  |         | 50,000       |
|  |         | 3,820,000    |