



Roseburg Public Schools
Roseburg, Oregon

Building & Sites Committee

11:30 AM

July 17, 2019

X	Steve Patterson, Chair	X	Jared P. Cordon, Superintendent
X	Joe Garcia	X	Cheryl Northam, Chief Operations Officer
X	Rev. Howard Johnson	X	Robert Freeman, Human Resources Director
	Rod Cotton, Alternate	X	Tracy Grauf, Physical Plant Manager
		X	Mike Jardine, District Project Manager

Summary of the Building & Sites Committee meeting held on Wednesday, July 17, 2019 at 11:30 a.m.

Committee members present were Chair Patterson, Director Garcia and Director Johnson. Administrators present were Superintendent, Jared Cordon, Robert Freeman and Cheryl Northam. Physical Plant Manager, Tracy Grauf and Project Manager, Mike Jardine were also present.

Call to Order: Director Patterson called the meeting to order at 11:37 a.m.

Fullerton, Hucrest and Melrose Seismic Rehab Update – Mike Jardine:

Fullerton Elementary classroom buildings and abatement in the gym are expected to be completed this week. The gym interior Moment Frame design was reworked and finalized to start next week. The roof will be complete following some detail work. RSD is currently painting overhangs and breezeways. In spite of nearly 2 weeks of delays caused by the discovery of asbestos, construction is expected to be completed by the end of August. The majority of the asbestos has been covered under the existing contract, but a change order for \$23,000 was signed for the balance.

Hucrest Elementary abatement is being finished up and construction is starting in the final corridor. HVAC, drywall and finishes are underway in the first corridor. Roofs are dried in at the gym and the first and second corridors. Seismic restraints are being installed in the multi-purpose room interior and finishes will begin next week. Exterior footings are 75% complete and expected to be finalized next week. Even with minor weather delaying progress in the schedule, the delivery date is still expected by the end of August.

The Melrose Elementary gym roof is complete, the interior is prepped, and structural steel is in fabrication. The exterior footings are dug, awaiting concrete next week. The roof above the cafeteria and storage rooms are currently stripped and receiving seismic upgrades. There are no delays and completion is expected by the end of August.

Mike expressed that he is very impressed by S & B James exceptional work, strong communication and inclination to increase crew force to avoid falling behind on schedule.

The committee plans to schedule a walk-through to see the completed projects.

With no further updates, Mike was excused at 11:50 a.m.

Long Range Facility Planning – Jared Cordon:

Cooperative Strategies has provided a variety of assessments and a couple of analysis for the district to review, laying out a plan for educational adequacy and an evaluation of our facilities conditions. Superintendent Cordon inquired of the Committee Members regarding their thoughts given to the next steps that would be most beneficial in addressing the facility needs of the district. Extensive consideration will need to be given to determine whether to recondition or replace our aging buildings. In either case, funding will be a key element to address in order to move forward.

The committee felt that the endeavor might be best facilitated by a strategic project manager that could assist the District in delivering concise and intentional communication to the community as well as support in formulating survey questions to bring before the community. These efforts would be coordinated with additional aid from the media to keep the community informed, followed by a voter survey in May.

Superintendent Cordon and his team plan to gather useful information to present to the Board at the August 14th Board Meeting that will help coordinate this search.

Summer Maintenance Projects - Tracy Grauf:

Tracy gave an overview of numerous summer projects with a goal to complete the majority of them by the end of August, but some will be held over and completed during the school year.

ADA compliance at RHS: install automatic openers for the doors into the gym lobby and the major project area of the Votec; and replace three failing automatic door openers.

Asbestos abatement: main building attic at Eastwood and the steam tunnel at Fremont.

Boiler: repair main boiler leak at Eastwood.

Cameras: install 3 cameras each at Eastwood, Fullerton and Green, 5 at Sunnyslope, 4 at Winchester. Up to 14 at Fremont, 16 at JoLane, and 40 at RHS as funding allows. The central server for the elementary cameras will be housed at the district office complex.

Entry doors: delay the installation of the main lobby security doors at RHS in order to consult with security experts to address student flow concerns.

Fencing projects: East and West fence lines at Winchester; behind the grandstands and concession stand at RHS and a gate into the tennis courts; behind a modular at JoLane; and enclose the entrance to the maintenance area on the District Complex.

Hot Water Tank: replace the heat exchanger at Fremont with a new 100 gallon stand-alone heater.

Improvements during seismic projects: remove old chimney and replace all gym and media center siding at Melrose; replace two exhaust fans, add light switches in hallways, install environmental conditioning units, reroof the gym and a small section of the main building which was not included in the seismic project at Hucrest; reside the gym and install proper blocking for the kitchen hood to allow the removal of support poles at Fullerton.

Intercoms and clocks: intercoms and clocks should be in place before school starts at Green, but Winchester will likely be a winter project.

Painting: The Fremont exterior has been finished, the courtyards were left over from last summer. Currently in the process of painting Fullerton's exterior.

Paving projects: JoLane entrance; Green, Hucrest and Winchester playground; Sunnyslope bus lane; Eastwood playground, bus lane, truck access and walkway.

Roofing projects: Maintenance office and breakroom and JoLane sheds.

Room alterations are intended at Fremont and JoLane and Winchester's stairway to the media center will be enclosed.

Siding: finish replacing T-111 with lap siding at Green to match seismic project.

Open Maintenance Positions Update – Tracy Grauf:

Tracy updated the committee on the current openings in the maintenance department. With four recent vacancies, one general maintenance position has been filled, but there is still a need for a journeyman plumber, journeyman electrician and a lead journeyman electrician. There was discussion about whether it would be more cost effective to contract out the jobs that these positions would maintain or continue the search to fill the positions.

Exit 124/Bellows Update:

With no more time remaining, Superintendent Cordon offered to be available for any questions regarding the project.

ADJOURNMENT: The meeting was adjourned at 1:17 p.m. The next scheduled meeting for this committee is August 21, 2019.

Prepared by:

Patty Boggs, Administrative Assistant