



**Yamhill Carlton School District
Board of Directors – YCIS Library
310 E Main St – Yamhill, OR 97148**

Tuesday, June 26th, 2018

Special Session- 6:00 PM

AGENDA

- I. Flag Salute
- Regular Session
- II. Call to Order

Public Comment – The Board welcomes you to its meeting. We ask that you complete an Intent to Speak Form and turn it in to the Board secretary. The Board will receive public comments at this time but will defer issues to the appropriate administrator. During public comment, the board listens but neither discusses, nor responds to questions and concerns. Speakers are limited to three minutes.

- III. Review of Agenda

- IV. New Business:
 - I. Approve Turner GMP #8 (Action Item)

Adjournment

Note: Unless approved, Regular Meetings of the Board of Directors will be no longer than 3 hours in length at any single session.

INTERPRETERS FOR THE HEARING IMPAIRED: To request interpreter services for this meeting call 503-852-6980 at least 24 hours prior to the meeting.

Bond Budget Status Worksheet
06.21.18 (Tami Working Document) through GMP7

Scenario 1

Total Resources	Source	Notes	Amounts
	Bond	Original Bond Amount	\$14,200,000
	Matching Funds	Oregon State Grant	\$4,000,000
	Bond Premium		\$1,923,680
	Sale of Land	Line of Credit/Loan	\$727,331
	Rebate from Energy Trust		\$5,928
	Other Funding Sources		\$0
		Total	\$20,856,939

Total Projects

Elementary School			Paid To Date	Committed	Total Project
	Self Contracted Construction	Miscellaneous Construction	687,460	96,071	783,531
	Owner Costs	FFE, Hazardous Abatement, Move-In Logistics	162,061		162,061
	Turner GMP 1		472,479		472,479
	Turner GMP 2		1,267,497		1,267,497
	Turner CO		454,625		454,625
	Turner GMP 4		5,822		5,822
Total Elementary School			\$3,049,944	\$96,071	\$3,146,015

Intermediate School			Paid To Date	Committed	Total Project
	Self Contracted Construction	Flat Roof Section	59,240	103,776	163,016
	Self Contracted Construction	T-11 Siding	-	-	-
Total Intermediate School			\$59,240	\$103,776	\$163,016

High School (Including Site Work)			Paid To Date	Committed	Total Project
	Self Contracted Construction	Gym Lights, Locker Rooms, Gym Floor	93,122		93,122
	Owner Costs	Demo, FFE, Hazardous Abatement, Move-In Logistics	534,082	5,000	539,082
	Deferred Maintenance				-
	<i>Flooring and Wall Carpet</i>			28,092	28,092
	<i>Tuck Pointing</i>			50,000	50,000
	<i>Seal Brick</i>			10,000	10,000
	<i>Crack at Rear Stair</i>			10,000	10,000
	<i>Misc Building Exterior Maint (Wood)</i>			17,964	17,964
	<i>Access Control and Security Upgrades</i>			75,850	75,850
	<i>Trussel at YCHS (Pinning)</i>			-	-
	<i>Column on Back of Gym</i>			-	-
	<i>Painting of Gym</i>			-	-
	<i>Life Skills Bathroom</i>			-	-
	FFE & Owner Contingency			117,399	117,399
	<i>Bleachers</i>			-	-
	<i>Network Equipment</i>			-	-
	<i>Projectors/Screens</i>			-	-
	<i>Curtain for Gym</i>			-	-
	Turner GMP's 1 - 6 (HS/CTE/Gym/Site work)		6,168,222	5,238,608	11,406,830
	Turner	GMP 6a (All GYM)		514,747	514,747
	Turner	GMP 7 (\$212,584 of this is GYM)		1,134,983	1,134,983
	Turner	Change Orders (inc in GMP 8)		23,400	23,400
	Turner	GMP 8 (just Gym flooring and steel)		80,000	80,000
	Turner	GMP 9		-	-
	Turner	GMP 10 (Full Completion of GYM)		-	-
	City of Yamhill	Offsite Water	616,438	(250,000)	366,438
Total High School (Inc Site Work)			\$7,411,864	\$7,056,043	\$14,467,907

District Wide			Paid To Date	Committed	Total Project
	Insurance		82,048		82,048
	Fees and Permits		92,713		92,713
	OH! Architect (Pre-Design)		142,498		142,498
	OH! Architect		1,782,557	196,381	1,978,938
	Project Manager		336,980	50,852	387,832
	Site Surveying		56,774	18,226	75,000
	Printing and Publications		4,360	1,640	6,000
	Community Coordination		800	1,200	2,000
	Legal Counsel		29,706		29,706
	Testing & Inspection		19,288	25,712	45,000
	Bond and Investment Costs	Bond Closing Fees	160,814		160,814
Total District Wide			\$2,708,538	\$294,011	\$3,002,549

Total All Projects			\$13,229,586	\$7,549,901	\$20,779,487
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Total Revenue	\$20,856,939	
All Projects Paid to Date	\$13,229,586	
Total Encumbered/Contracts Remaining	\$7,549,901	
Total All Projects Committed	\$20,779,487	
Remaining	As of 06/25/2018	\$77,452
Encumbered Amounts anticipating returns		
Balance Remaining	\$77,452	\$77,452

Other Information	Line of Credit Information		
	GMP #6a	Approved to be paid from Line of Credit	\$514,747.00
	GMP 7	Gym work (to be presented to Board for Approval)	\$212,584.00
	Total LOC Approved		\$727,331.00

Turner Construction Through GMP 7		
	Pre Construction	\$81,709.00
	Sitework	\$5,227,392.00
	Elementary	\$2,200,423.00
	Intermediate	\$47,045.00
	High School	\$5,029.00
	Agriculture	\$0.00
	CTE Building	\$5,111,228.00
	Gym Building	\$2,666,205.00
	Total	\$15,339,031.00

Scenario 1 Highlights

- * Leave line of Credit at \$727,331 as approved to date and make no additional commitments from the sale of land.
- * Green Highlighted Cells are not committed but on the deferred maintenance list.
- * FFE & Owner Contingency: \$117,399 to cover the items listed.
- * Expectation that the City of Yamhill will return \$250,000 from the off-site water project.
- * Approved Turner through previously approved GMP7, plus the purchase of Gym Flooring and Steel (\$80k)
- * Leave \$77,000 to finish deferred maintenance (green highlighted list).

Bond Budget Status Worksheet
06.21.18 (Tami Working Document) through GMP 9 (no locker rooms)

Scenario 2

Total Resources	Source	Notes	Amounts
	Bond	Original Bond Amount	\$14,200,000
	Matching Funds	Oregon State Grant	\$4,000,000
	Bond Premium		\$1,923,680
	Sale of Land		\$2,524,846
	Rebate from Energy Trust		\$5,928
	Other Funding Sources		\$0
		Total	\$22,654,454

Total Projects

Elementary School			Paid To Date	Committed	Total Project
	Self Contracted Construction	Miscellaneous Construction	687,460	96,071	783,531
	Owner Costs	FFE, Hazardous Abatement, Move-In Logistics	162,061		162,061
	Turner GMP 1		472,479		472,479
	Turner GMP 2		1,267,497		1,267,497
	Turner CO		454,625		454,625
	Turner GMP 4		5,822		5,822
Total Elementary School			\$3,049,944	\$96,071	\$3,146,015

Intermediate School			Paid To Date	Committed	Total Project
	Self Contracted Construction	Flat Roof Section	59,240	103,776	163,016
	Self Contracted Construction	T-11 Siding	-	-	-
Total Intermediate School			\$59,240	\$103,776	\$163,016

High School (Including Site Work)			Paid To Date	Committed	Total Project
	Self Contracted Construction	Gym Lights, Locker Rooms, Gym Floor	93,122		93,122
	Owner Costs	Demo, FFE, Hazardous Abatement, Move-In Logistics	534,082	5,000	539,082
	Deferred Maintenance				-
	Flooring and Wall Carpet			28,092	28,092
	Tuck Pointing			50,000	50,000
	Seal Brick			10,000	10,000
	Crack at Rear Stair			10,000	10,000
	Misc Building Exterior Maint (Wood)			17,964	17,964
	Access Control and Security Upgrades			75,850	75,850
	Trussel at YCHS (Pinning)			-	-
	Column on Back of Gym			-	-
	Painting of Gym			-	-
	Life Skills Bathroom			-	-
	FFE & Owner Contingency			117,399	117,399
	Bleachers			-	-
	Network Equipment			-	-
	Projectors/Screens			-	-
	Curtain for Gym			-	-
	Turner GMP's 1 - 6 (HS/CTE/Gym/Site work)		6,168,222	5,238,608	11,406,830
	Turner	GMP 6a (All GYM)		514,747	514,747
	Turner	GMP 7 (\$212,584 of this is GYM)		1,134,983	1,134,983
	Turner	Change Orders (inc in GMP 8)		23,400	23,400
	Turner	GMP 8		1,309,131	1,309,131
	Turner	GMP 9		610,000	610,000
	Turner	GMP 10 (Full Completion of GYM)		-	-
	City of Yamhill	Offsite Water	616,438	(250,000)	366,438
Total High School (Inc Site Work)			\$7,411,864	\$8,895,174	\$16,307,038

District Wide			Paid To Date	Committed	Total Project
	Insurance		82,048		82,048
	Fees and Permits		92,713		92,713
	OH! Architect (Pre-Design)		142,498		142,498
	OH! Architect		1,782,557	196,381	1,978,938
	Project Manager		336,980	50,852	387,832
	Site Surveying		56,774	18,226	75,000
	Printing and Publications		4,360	1,640	6,000
	Community Coordination		800	1,200	2,000
	Legal Counsel		29,706		29,706
	Testing & Inspection		19,288	25,712	45,000
	Bond and Investment Costs	Bond Closing Fees	160,814		160,814
Total District Wide			\$2,708,538	\$294,011	\$3,002,549

Total All Projects **\$13,229,586 \$9,389,032 \$22,618,618**

Total Revenue		\$22,654,454	
All Projects Paid to Date		\$13,229,586	
Total Encumbered/Contracts Remaining		\$9,389,032	
Total All Projects		\$22,618,618	
Remaining	As of 06/25/2018	\$35,836	
Encumbered Amounts anticipating returns			
Balance Remaining		\$35,836	\$35,836

Other Information	Line of Credit Information		
	GMP #6a	Approved to be paid from Line of Credit	\$514,747.00
	GMP 7	Gym work (to be presented to Board for Approval)	\$212,584.00

Turner Construction	Through GMP 8	
	Pre Construction	\$81,709.00
	Sitework	\$5,233,868.00
	Elementary	\$2,200,423.00
	Intermediate	\$47,045.00
	High School	\$5,029.00
	Agriculture	\$0.00
	CTE Building	\$5,128,153.00
	Gym Building	\$3,975,315.00
	Total	\$16,671,542.00

Scenario 2 Highlights

- * Allocate entire proceeds from sale of land.
- * Green Highlighted Cells are not committed but on the deferred maintenance list.
- * FFE & Owner Contingency: \$117,399 to cover the items listed.
- * Expectation that the City of Yamhill will return \$250,000 from the off-site water project.
- * Approved Turner through GMP 9, functional Gym (no locker rooms).
- * Leaves approximately \$35,000 to finish deferred maintenance (green highlighted list).

Bond Budget Status Worksheet
06.21.18 (Tami Working Document) through GYM buildout (GMP 10)

Scenario 3

Total Resources	Source	Notes	Amounts
	Bond	Original Bond Amount	\$14,200,000
	Matching Funds	Oregon State Grant	\$4,000,000
	Bond Premium		\$1,923,680
	Sale of Land		\$2,524,846
	Rebate from Energy Trust		\$5,928
	Other Funding Sources		\$350,000
		Total	\$23,004,454

Total Projects

Elementary School			Paid To Date	Committed	Total Project
	Self Contracted Construction	Miscellaneous Construction	687,460	96,071	783,531
	Owner Costs	FFE, Hazardous Abatement, Move-In Logistics	162,061		162,061
	Turner GMP 1		472,479		472,479
	Turner GMP 2		1,267,497		1,267,497
	Turner CO		454,625		454,625
	Turner GMP 4		5,822		5,822
Total Elementary School			\$3,049,944	\$96,071	\$3,146,015

Intermediate School			Paid To Date	Committed	Total Project
	Self Contracted Construction	Flat Roof Section	59,240	103,776	163,016
	<i>Self Contracted Construction</i>	<i>T-11 Siding</i>	-	-	-
Total Intermediate School			\$59,240	\$103,776	\$163,016

High School (Including Site Work)			Paid To Date	Committed	Total Project
	Self Contracted Construction	Gym Lights, Locker Rooms, Gym Floor	93,122		93,122
	Owner Costs	Demo, FFE, Hazardous Abatement, Move-In Logistics	534,082	5,000	539,082
	Deferred Maintenance				-
	<i>Flooring and Wall Carpet</i>			28,092	28,092
	<i>Tuck Pointing</i>			50,000	50,000
	<i>Seal Brick</i>			10,000	10,000
	<i>Crack at Rear Stair</i>			10,000	10,000
	<i>Misc Building Exterior Maint (Wood)</i>			17,964	17,964
	<i>Access Control and Security Upgrades</i>			75,850	75,850
	<i>Trussel at YCHS (Pinning)</i>			-	-
	<i>Column on Back of Gym</i>			-	-
	<i>Painting of Gym</i>			-	-
	<i>Life Skills Bathroom</i>			-	-
	FFE & Owner Contingency			117,399	117,399
	<i>Bleachers</i>			-	-
	<i>Network Equipment</i>			-	-
	<i>Projectors/Screens</i>			-	-
	<i>Curtain for Gym</i>			-	-
	Turner GMP's 1 - 6 (HS/CTE/Gym/Site work)		6,168,222	5,238,608	11,406,830
	Turner	GMP 6a (All GYM)		514,747	514,747
	Turner	GMP 7 (\$212,584 of this is GYM)		1,134,983	1,134,983
	Turner	Change Orders (inc in GMP 8)		23,400	23,400
	Turner	GMP 8		1,309,000	1,309,000
	Turner	GMP 9		610,000	610,000
	Turner	GMP 10 (Full Completion of GYM)		400,000	400,000
	City of Yamhill	Offsite Water	616,438	(250,000)	366,438
Total High School (Inc Site Work)			\$7,411,864	\$9,295,043	\$16,706,907

District Wide			Paid To Date	Committed	Total Project
	Insurance		82,048		82,048
	Fees and Permits		92,713		92,713
	OH! Architect (Pre-Design)		142,498		142,498
	OH! Architect		1,782,557	196,381	1,978,938
	Project Manager		336,980	50,852	387,832
	Site Surveying		56,774	18,226	75,000
	Printing and Publications		4,360	1,640	6,000
	Community Coordination		800	1,200	2,000
	Legal Counsel		29,706		29,706
	Testing & Inspection		19,288	25,712	45,000
	Bond and Investment Costs	Bond Closing Fees	160,814		160,814
Total District Wide			\$2,708,538	\$294,011	\$3,002,549
Total All Projects			\$13,229,586	\$9,788,901	\$23,018,487

Total Revenue		\$23,004,454
All Projects Paid to Date		\$13,229,586
Total Encumbered/Contracts Remaining		\$9,788,901
Total All Projects		\$23,018,487
Remaining	As of 06/25/2018	-\$14,033
Encumbered Amounts anticipating returns		
Balance Remaining		-\$14,033 -\$14,033

Other Information	Line of Credit Information		
	GMP #6a	Approved to be paid from Line of Credit	\$514,747.00
	GMP 7	Gym work (to be presented to Board for Approval)	\$212,584.00

Turner Construction Through GMP 10		
	Pre Construction	\$81,709.00
	Sitework	\$5,233,868.00
	Elementary	\$2,200,423.00
	Intermediate	\$47,045.00
	High School	\$5,029.00
	Agriculture	\$0.00
	CTE Building	\$5,128,153.00
	Gym Building	\$4,985,315.00
	Total	\$17,681,542.00

Scenario 3 Highlights

- * Allocate entire proceeds from sale of land.
- * Allocates the interest earned in bond account to projects.
- * Green Highlighted Cells are not committed but on the deferred maintenance list.
- * FFE & Owner Contingency: \$117,399 to cover the items listed.
- * Expectation that the City of Yamhill will return \$250,000 from the off-site water project.
- * Approved Turner through GMP 10 (at this time \$400,000 is the rough estimate).
- * Would need \$14,144 to finish the committed projects (CET funds).
- * Complete deferred maintenance (green highlighted) as CET money becomes available.