



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

Thursday, October 26th, 2017

Special Session- 5:30 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 #4 (Action Item)
  - II. Approval to move forward on Public Contract w/City Of Yamhill (Action Item)
  - III. Approval to Negotiate Contract with ES^2 Engineering (Action Item)
  - IV. Resolution 2018-07 Surplus of Property/Intent to Sale (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.

# DRAFT AIA® Document A133™ – 2009

## Exhibit A

### Guaranteed Maximum Price Amendment

#### for the following PROJECT:

(Name and address or location)

«Yamhill Carlton School District, 2016 Bond Measure Projects»  
«120 N Larch Place  
Yamhill, OR 97148»

#### THE OWNER:

(Name, legal status and address)

«Yamhill Carlton School District»« »  
«120 N Larch Place  
Yamhill, OR 97148»

#### THE CONSTRUCTION MANAGER:

(Name, legal status and address)

«Turner Construction Company»« »  
«1200 NW Naito Parkway, Suite 300  
Portland, OR 97209»

#### ARTICLE A.1

##### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish the Guaranteed Maximum Price for Phase 4 (GMP #4). As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed for the Work as represented in attached Exhibits B, C, D, E and F. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement. Future amendments to the Agreement for other Phases of the Project will be by either another Exhibit A or by Change Order as provided in the Contract Documents.

§ A.1.1.1 The Contract Sum shall be increased by the amount of « Three Million Twenty Seven Thousand Nine Hundred Forty Two Dollars and Zero Cents » (\$ « 3,027,942.00 ») as summarized under the "Total Amount" column on page 1 of attached Exhibit C. Including the above amount, the cumulative GMP amount to date is guaranteed by the Construction Manager not to exceed « Nine Million Five Hundred Thirty Three Thousand Four Hundred Forty Six Dollars and Zero Cents » (\$ « 9,533,446.00 »), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized----- Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.  
(Provide below or reference an attachment.)

«Reference attached Exhibit C, GMP #4 Budget Summary »

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

#### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

**ELECTRONIC COPYING** of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

« none »

**§ A.1.1.4** Allowances included in the Guaranteed Maximum Price, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
«Reference Attached Exhibit F, Allowances dated October 16, 2017	

**§ A.1.1.5** Assumptions, if any, on which the Guaranteed Maximum Price is based:

«Reference attached Exhibit E, Assumptions and Clarifications dated 10/16/2017»

**§ A.1.1.6** The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract (see attached):

Document	Title	Date	Pages
Exhibit B	Approval Letter	July 7, 2017	
Exhibit C	GMP #4 Budget Summary	October 16, 2017	
Exhibit D	Executive GMP Summary	October 16, 2017	
Exhibit E	Assumptions and Clarifications	October 16, 2017	
Exhibit F	Allowances	October 16, 2017	

**§ A.1.1.7** The Guaranteed Maximum Price is based upon the following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

« »

Section	Title	Date	Pages
Reference attached Exhibit E, "General," Item 2			

**§ A.1.1.8** The Guaranteed Maximum Price is based upon the following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

« »

Number	Title	Date
Reference attached Exhibit E, "General," Item 2		

**§ A.1.1.9** The Guaranteed Maximum Price is based upon the following other documents and information:

(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

« »

**ARTICLE A.2**

**§ A.2.1** The anticipated date of Substantial Completion established by this Amendment:

This GMP Amendment authorizes funding for continued subcontractor work on the project through December 31, 2017. The overall project Substantial Completion date will be adjusted in a future GMP Amendment.

»

<< >>

OWNER *(Signature)*

«Charan Cline, »«District Superintendent »

*(Printed name and title)*

<< >>

CONSTRUCTION MANAGER *(Signature)*

«Dan Kavanaugh, »«VP, General Manager»

*(Printed name and title)*





July 7, 2017

Mr. Michael Marino  
M Marino Consulting  
652 SE Zapata Place  
Madras, OR 97741  
Phone 541-325-1510

Re: **Yamhill Carlton School District – 2016 Bond Measure Projects**  
**Award Approval Letter #AL-009**

Dear Mr. Marino,

We request your approval to award the Special Construction-Thin Shell Envelop/Shotcrete trade in the amount of **\$2,417,361.00 (TWO MILLION FOUR HUNDRED SEVENTEEN THOUSAND THREE HUNDRED AND SIXTY ONE DOLLARS & NO CENTS)** for the Footing Excavation, Concrete Footings/Rebar, CMU Masonry/Rebar, Steel Framing, Roofing, Waterproofing, Interior Dome Painting and complete Thin Shell Dome Envelop/Shotcrete scopes of work to **Dome Technology**. This scope of work and cost is for work to be performed at the Yamhill campus only.

The pricing represents a lump sum number established by the subcontractor with holds for items not priced or currently defined; based on the 100% Construction Documents, plans, specification, and reports issued by Oh Planning + Design, dated 5/31/17. This competitively bid scope of work has been leveled among the bid proposal received and the result are as follows:

SUBCONTRACTOR	HOME OFFICE	TRADE GMP \$
Dome Technology	Idaho Falls, ID	\$ 2,417,361.00
CC&D	Lehi, UT	\$ 2,752,300.00
South Industries	Menan, ID	\$ 2,896,837.00
Domtec	Idaho Falls, ID	\$ 4,345,165.00

This award amount will be included in the next GMP to be issued. In order to stay on track for our targeted construction schedule start date, we ask that you please return a signed copy of this letter indicating your approval to award the Special Construction package to **Dome Technology** no later than Tuesday July 11th.

Sincerely,

TURNER CONSTRUCTION COMPANY



Martin Davis  
Project Manager

Yamhill Carlton School District

M Marino Consulting

Signed:  DATE July 13, 2017

Print Name: Michael Marino

Signed: \_\_\_\_\_ DATE \_\_\_\_\_

Print Name: \_\_\_\_\_



**Exhibit C Page 1 of 2 - Yamhill-Carlton School District GMP#4 Budget Summary**

CSI SUMMARY	TOTAL AMOUNT	\$/SF	SITWORK	\$/SF	ELEMENTARY SCHOOL	\$/SF	CTE	\$/SF	GYM	\$/SF
		39,017		349,133		47,704		17,032		21,985
GENERAL REQUIREMENTS	191,236	4.90	110,231	0.32	2,766	0.06	41,158	2.42	37,081	1.69
SELECTIVE DEMOLITION	-	0.00	-	-	-	-	-	-	-	-
SITWORK	162,269	4.16	13,970	0.04	-	-	44,445	2.61	103,854	4.72
CONCRETE	93,418	2.39	-	-	2,500	0.05	39,493	2.32	51,425	2.34
MASONRY	619,762	15.88	-	-	-	-	262,538	15.41	357,224	16.25
METALS	10,085	0.26	-	-	-	-	10,085	0.59	-	-
WOOD & PLASTICS	36,306	0.93	-	-	-	-	36,306	2.13	-	-
THERMAL & MOISTURE PROTECTION	131,104	3.36	-	-	-	-	69,498	4.08	61,606	2.80
DOORS & WINDOWS	123,289	3.16	-	-	-	-	78,446	4.61	44,843	2.04
FINISHES	-	0.00	-	-	-	-	-	-	-	-
SPECIALTIES	-	0.00	-	-	-	-	-	-	-	-
EQUIPMENT	-	0.00	-	-	-	-	-	-	-	-
FURNISHINGS	-	0.00	-	-	-	-	-	-	-	-
SPECIAL CONSTRUCTION	1,058,021	27.12	-	-	-	-	470,126	27.60	587,894	26.74
FIRE PROTECTION	-	0.00	-	-	-	-	-	-	-	-
PLUMBING	-	0.00	-	-	-	-	-	-	-	-
MECHANICAL	-	0.00	-	-	-	-	-	-	-	-
ELECTRICAL, FIRE ALARM & ACCESS CONTROL	20,170	0.52	20,170	0.06	-	-	-	-	-	-
COMMUNICATIONS	-	0.00	-	-	-	-	-	-	-	-
<b>TOTAL DIRECT COSTS</b>	<b>2,445,660</b>	<b>62.68</b>	<b>144,371</b>	<b>0.41</b>	<b>5,266</b>	<b>0.11</b>	<b>1,052,096</b>	<b>61.77</b>	<b>1,243,928</b>	<b>56.58</b>
ESTIMATING CONTINGENCY	-	0.00	-	-	-	-	-	-	-	-
<b>SUBTOTAL CONSTRUCTION COSTS</b>	<b>2,445,660</b>	<b>62.68</b>	<b>144,371</b>	<b>0.41</b>	<b>5,266</b>	<b>0.11</b>	<b>1,052,096</b>	<b>61.77</b>	<b>1,243,928</b>	<b>56.58</b>
Pre-Construction Costs	-	0.00	-	-	-	-	-	-	-	-
Green Energy Allowance	-	0.00	-	-	-	-	-	-	-	-
General Conditions Staff	345,974	8.87	6,103	0.02	-	-	149,543	8.78	190,328	8.66
Construction Contingency	83,854	2.15	4,514	0.01	263	0.01	36,049	2.12	43,028	1.96
Corporate Guarantee Letter	15,140	0.39	816	0.00	29	0.00	6,517	0.38	7,778	0.35
General Liability Insurance	25,738	0.66	1,387	0.00	49	0.00	11,078	0.65	13,223	0.60
Builders Risk Insurance	6,359	0.16	343	0.00	12	0.00	2,737	0.16	3,267	0.15
Contractors Fee	105,218	2.70	5,671	0.02	202	0.00	45,289	2.66	54,056	2.46
<b>TOTAL CONSTRUCTION COSTS</b>	<b>3,027,942</b>	<b>77.61</b>	<b>163,205</b>	<b>0.47</b>	<b>5,822</b>	<b>0.12</b>	<b>1,303,308</b>	<b>76.52</b>	<b>1,555,607</b>	<b>70.76</b>
Escalation	-	0.00	-	-	-	-	-	-	-	-
<b>TOTAL CONSTRUCTION COSTS</b>	<b>3,027,942</b>	<b>77.61</b>	<b>163,205</b>	<b>0.47</b>	<b>5,822</b>	<b>0.12</b>	<b>1,303,308</b>	<b>76.52</b>	<b>1,555,607</b>	<b>70.76</b>

CSI SUMMARY	TOTAL AMOUNT		SITEWORK	\$/SF	ELEMENTARY SCHOOL		CTE	\$/SF	GYM		INTERMEDIATE SCHOOL	\$/SF	HIGH SCHOOL		AG BUILDING	\$/SF
		178,033				47,704		17,032		21,985		52,434		36,874		2,004
GENERAL REQUIREMENTS	379,877	2.13	173,075	0.50	22,839	0.48	82,317	4.83	74,161	3.37	24,430	0.47	3,054	0.08	-	-
SELECTIVE DEMOLITION	522,824	2.94	227,921	0.65	118,484	2.48	-	-	-	-	142,666	2.72	33,752	0.92	-	-
SITEWORK	4,540,222	25.50	4,180,854	11.97	209,706	4.40	45,807	2.69	103,854	4.72	-	-	-	-	-	-
CONCRETE	574,489	3.23	-	-	-	-	259,080	15.21	315,409	14.35	-	-	-	-	-	-
MASONRY	642,453	3.61	-	-	-	-	262,538	15.41	357,224	16.25	22,691	0.43	-	-	-	-
METALS	101,501	0.57	-	-	0	0.00	60,510	3.55	24,577	1.12	9,518	0.18	6,896	0.19	-	-
WOOD & PLASTICS	531,624	2.99	-	-	98,409	2.06	242,255	14.22	143,024	6.51	16,299	0.31	31,636	0.86	-	-
THERMAL & MOISTURE PROTECTION	369,721	2.08	-	-	173,909	3.65	68,187	4.00	96,816	4.40	18,203	0.35	12,606	0.34	-	-
DOORS & WINDOWS	375,002	2.11	-	-	-	-	191,772	11.26	134,736	6.13	24,189	0.46	24,305	0.66	-	-
FINISHES	2,050,325	11.52	-	-	59,037	1.24	817,954	48.02	1,007,043	45.81	119,510	2.28	46,781	1.27	-	-
SPECIALTIES	150,845	0.85	-	-	8,875	0.19	39,111	2.30	44,544	2.03	56,197	1.07	2,118	0.06	-	-
EQUIPMENT	64,443	0.36	-	-	-	-	8,925	0.52	55,518	2.53	-	-	-	-	-	-
FURNISHINGS	2,269	0.01	-	-	-	-	-	-	-	-	2,269	0.04	-	-	-	-
SPECIAL CONSTRUCTION	1,731,195	9.72	-	-	-	-	770,996	45.27	960,198	43.68	-	-	-	-	-	-
FIRE PROTECTION	323,275	1.82	-	-	-	-	127,071	7.46	163,377	7.43	29,801	0.57	3,026	0.08	-	-
PLUMBING	994,117	5.58	-	-	31,679	0.66	327,763	19.24	492,148	22.39	105,340	2.01	37,187	1.01	-	-
MECHANICAL	2,644,174	14.85	-	-	806,836	16.91	312,635	18.36	416,511	18.95	1,008,416	19.23	99,776	2.71	-	-
ELECTRICAL, FIRE ALARM & ACCESS CONTROL	1,970,952	11.07	-	-	450,108	9.44	506,715	29.75	489,998	22.29	473,582	9.03	50,549	1.37	-	-
COMMUNICATIONS	12,435	0.07	-	-	-	-	-	-	-	-	10,576	0.20	1,859	0.05	-	-
AG Building ALLOWANCE	400,000														400,000	
TOTAL DIRECT COSTS	18,381,741	103.25	4,581,851	13.12	1,979,882	41.50	4,123,635	242.11	4,879,138	221.93	2,063,689	1,029.79	353,546	176.42	400,000	199.60
ESTIMATING CONTINGENCY	306,405	1.72	68,728	0.20	-	-	61,855	3.63	103,306	4.70	61,911	1.18	10,606	0.29	-	-
SUBTOTAL CONSTRUCTION COSTS	18,688,147	104.97	4,650,578	13.32	1,979,882	41.50	4,185,490	245.74	4,982,444	226.63	2,125,600	40.54	364,153	9.88	400,000	199.60
Building Permit Plan Check Fee Allowance	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Green Energy Allowance	137,067	0.77	-	-	-	-	62,782	3.69	74,285	3.38	-	-	-	-	-	-
General Conditions Staff	1,263,856	7.10	196,005	0.56	45,820	0.96	396,582	23.28	493,216	22.43	119,462	2.28	12,770	0.35	-	-
Construction Contingency	692,657	3.89	145,398	0.42	112,918	2.37	139,346	8.18	163,897	7.45	112,253	2.14	18,846	0.51	-	-
Corporate Guarantee Letter	108,289	0.61	26,482	0.08	11,716	0.25	25,445	1.49	29,929	1.36	12,601	0.24	2,116	0.06	-	-
General Liability Insurance	184,091	1.03	45,020	0.13	19,918	0.42	43,257	2.54	50,878	2.31	21,421	0.41	3,596	0.10	-	-
Builders Risk Insurance	45,481	0.26	11,123	0.03	4,921	0.10	10,687	0.63	12,570	0.57	5,292	0.10	889	0.02	-	-
Contractors Fee	745,903	4.19	182,686	0.52	81,426	1.71	175,089	10.28	205,938	9.37	86,279	1.65	14,485	0.39	-	-
TOTAL CONSTRUCTION COSTS	21,865,491	122.82	5,257,292	15.06	2,256,600	47.30	5,038,679	295.84	6,013,157	273.51	2,482,908	47.35	416,855	11.30	400,000	199.60
Escalation	192,308	1.08	39,160	0.11	-	-	50,387	2.96	59,264	2.70	37,244	0.71	6,253	0.17	-	-
Pre-Construction Costs	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL CONSTRUCTION COSTS	22,057,799	123.90	5,296,452	15.17	2,256,600	47.30	5,089,066	298.79	6,072,422	276.21	2,520,152	48.06	423,108	11.47	400,000	199.60



Project: Yamhill-Carlton School District

Location: Yamhill-Carlton

Date: 16-Oct-17

Exhibit D Page 1 of 1

DRAFT

Program				APPROVED, FUNDED			APPROVED, FUNDED			APPROVED, FUNDED			APPROVED, FUNDED			PENDING, 10/16/17			PENDING, 10/30/17			PENDING - Q1 2018			Overall 100% CD ESTIMATE 10/16/17								
				GMP#1 - PVHP's, Main Swithboards, & Phase 1 GC's			GMP#2 Yamhill Site and Elementary School			COR's 2 thru 10			GMP#3 Limited Release - Domes, Site			GMP#4 Domes complete, Site, Ext Doors, Windows			GMP#5 ESTIMATE			GMP REMAINING after GMP 5											
Item	PROGRAM DESCRIPTION	QTY.	um																														
1	Sitework	349,133	SF	94,622	0.27	/SF	2,370,221	6.79	/SF	124,622	0.36	/SF	599,174	1.72	/SF	163,205	0.47	/SF	819,144	2.35	/SF	1,125,465	3.22	/SF	5,296,452	15.17	/SF						
2	Elementary	47,704	SF	472,479	9.90	/SF	1,267,497	26.57	/SF	443,044	9.29	/SF	-	-	/SF	5,822	0.12	/SF	-	-	/SF	67,757	1.42	/SF	2,256,600	47.30	/SF						
3	Intermediate	52,434	SF	47,045	0.90	/SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	2,473,107	47.17	/SF	2,520,152	48.06	/SF						
4	High School	36,874	SF	5,029	0.14	/SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	418,079	11.34	/SF	423,108	11.47	/SF						
5	Agricultural Building	2,004	SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	-	-	/SF	400,000	199.60	/SF	400,000	199.60	/SF						
6	CTE Building	17,032	SF	91,567	5.38	/SF	-	-	/SF	-	-	/SF	362,803	21.30	/SF	1,303,308	76.52	/SF	2,471,613	145.12	/SF	859,774	50.48	/SF	5,089,066	298.79	/SF						
7	Gym Building	21,985	SF	107,330	4.88	/SF	-	-	/SF	-	-	/SF	438,382	19.94	/SF	1,555,607	70.76	/SF	2,993,910	136.18	/SF	977,193	44.45	/SF	6,072,422	276.21	/SF						
TOTAL PHASE 1 CONSTRUCTION COSTS:				178,033	SF		818,072	4.60	/SF	3,637,718	20.43	/SF	567,666	3.19	/SF	1,400,358	7.87	/SF	3,027,942	17.01	/SF	6,284,666	35.30	/SF	6,321,376	35.51	/SF	22,057,799	123.90	/SF			
Escalation				Included above			Included above			Included above			Included above			Included above			Included above			Included above			Included above			Included above					
TOTAL CONSTRUCTION COSTS:				178,033	SF		818,072	4.60	/SF	3,637,718	20.43	/SF	567,666	3.19	/SF	1,400,358	7.87	/SF	3,027,942	17.01	/SF	6,284,666	35.30	/SF	6,321,376	35.51	/SF	22,057,799	123.90	/SF			

**GENERAL**

1. This Guaranteed Maximum Price (GMP) Agreement, along with any exhibits, appendices, addenda, schedules, and amendments hereto, incorporates by direct reference all previous understandings and Agreements between the parties, specifically all prior AIA Agreements for this project and their associated exhibits, appendices, addenda, schedules, and Amendments, including but not limited to:
  - A. Fully Executed Standard Form of Agreement Between Owner and Construction Manager as Constructor dated January 19, 2017.
  - B. Fully Executed Guaranteed Maximum Price Amendment GMP # 1, incorporating "Guaranteed Maximum Price Proposal #1" dated April 3, 2107.
  - C. Fully Executed Guaranteed Maximum Price Amendment GMP # 2, incorporating "Guaranteed Maximum Price Proposal #2" dated June 12, 2107.
  - D. Fully Executed Change Order Number 001 dated July 24, 2017.
  - E. Fully Executed Change Order Number 002 dated August 25, 2017.
  - F. Guaranteed Maximum Price Amendment GMP #4 Fully Executed September 22, 2017.
2. This GMP proposal is based upon the following design documents from Oh Planning + Design, Architecture:
  - A. Volume 4 – Gymnasium 100% CD Drawings dated 5/31/17
  - B. Volume 5 – CTE 100% CD Drawings dated 5/31/17
  - C. 100% CD Gym and CTE Specification Manual dated 5/31/17
  - D. Revised Geotechnical Report dated 4/6/17
  - E. Architect's Supplemental Instructions ASI 1-01 dated 6/30/2017
  - F. Architect's Supplemental Instructions ASI 1-04 dated 7/24/2017
3. This GMP Agreement is intended to provide for completion of the dome shell structures including.
  - A. Dome structural masonry complete, including specified sealant
  - B. Airform roof membrane complete
  - C. Dome and CMU spray-applied insulation complete
  - D. Monolithic thin-shell dome structural shotcrete complete
  - E. Dome structural steel at building popouts complete
  - F. Flat roofs at popouts complete, including concrete, steel deck, insulation
  - G. Furnish-only to jobsite of windows and doors to be installed and coordinated within the dome masonry and shotcrete structure
  - H. MEP sleeves only at footings, foundations
  - I. Temporary electrical panels, gear, cabling for temporary power required to complete dome structures only.
  - J. Staff and Non-staff General Conditions, General Requirements
  - K. Associated markups for above items

L. Scope identified in attached Exhibit F “Allowances” dated October 16, 2017

4. The value of this GMP proposal represents the total cumulative GMP value to date established through the individual above-listed Agreements.
5. Line item values shown in the included Budget Summary for this GMP Agreement are for general reference only, and are not provided as scope line-item guarantees. This GMP Amendment and all prior GMP amendments do not include “line-item” Guaranteed Prices.
6. The construction start date and subsequent progress is contingent on necessary design and permits being issued by the Authorities Having Jurisdiction (AHJ) including City of Yamhill, Yamhill Fire Department, County of Yamhill, and Oregon Department of Transportation. Anticipated and ongoing permit-related delays may impact the project substantial completion date and increase project cost. Schedule changes and added cost related to design and permitting impacts will be itemized and included in future GMP Amendments as appropriate.
7. Ongoing Value Engineering and Scope Reduction efforts may also impact project Critical Path Schedule and Total Budget. Schedule changes and added cost related to Value Engineering and Scope Reduction will be itemized and included in future GMP Amendments as appropriate.

**EXCLUSIONS:**

1. Design, engineering, and cost of any design, engineering.
2. All scope related to “Vol. 4 – Gymnasium” Sheet S4-001 Notes 1&2 regarding dome structural design
3. Permits
4. Furniture, fixtures and equipment (FF&E)
5. Direct costs resulting from delays associated with unforeseen conditions.
6. Dewatering
7. Cost for electricity, water, or data to site
8. Cost or time associated with weather-related delays or conditions which could impact the quality and quantity of site construction work being performed.
9. Cost or time associated with the assessment, testing, reporting, monitoring, remediation, removal, and or disposal of any Hazardous Materials including but not limited to asbestos containing materials, contaminated soils, lead paint, mold, biological, PCB’s, radon gas, etc. that may be encountered during construction activities.
10. 3<sup>rd</sup>-party testing and inspections, whether required by Code or the local AHJ, including but not limited to the following: Special Inspections, geotechnical testing, water testing and environmental testing or monitoring. Turner will coordinate with Owner’s designated testing and inspection agencies as required to support the progress of the work.

11. Testing, remediation, removal or installation of any process, system or structure related to the detection, testing, removal, diffusion or any other type of remediation associated with Radon or any other naturally occurring gas.
12. Utility company system fees, development and assessment fees, engineering planning fees, and utility connection costs.
13. Siding and trim work on the exterior of the dome buildings.
14. Installation of windows, doors, door frames.
15. Any interior build-out or finishes.
16. Building mechanical, electrical, plumbing, fire protection, and electronic safety and security systems beyond 5' of the dome foundation perimeter and electrical systems complete from this proposal as these will be included in the next GMP.

#### **SPECIAL DOME CONSTRUCTION**

1. Airform will be comprised of radial pattern material in lieu of transverse parallel pattern indicated in design documents, due to constructability and fabrication constraints. Turner will provide a submittal indicating exact airform material layout prior to fabrication.



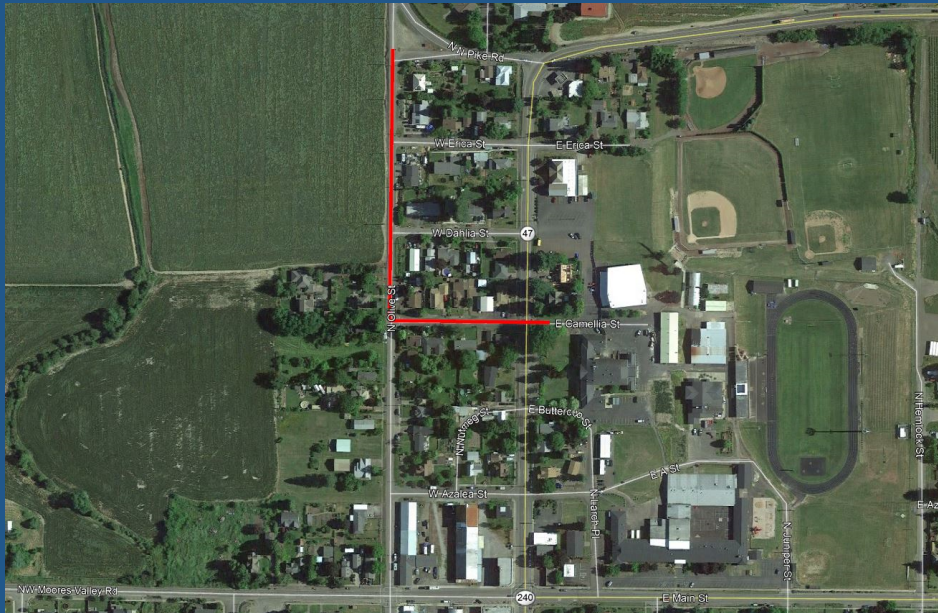
## GENERAL

1. This GMP budget amendment includes the following specific budget allowances. Turner anticipates project cost associated with these scope items, however the scope is not clearly defined as of the time of this GMP.
2. Allowance values are Rough Order of Magnitude estimates. If cost of the associate scope exceeds the allowance budget, Turner will submit requests for additional funding via Change Order or within a future GMP Amendment. If the cost of the associated scope is less than the allowance budget, Turner will re-allocate the budget as necessary to successfully complete the project. Following re-allocation, remaining budget may be included in a future deductive Change Order to YCSD.
3. Allowance usage will be tracked by Turner as Allowance budgets are committed to completing the work. Turner will periodically provide a log of Allowance expenditures.
4. Allowance values noted below include direct cost of work only. Markups are calculated separately and are included in the overall GMP value.
5. The following allowances are in addition to, and not intended to replace or supersede any previously published allowances for this project. Each line item includes total allowance to be divided between the domes
6. Turner will pursue buyout options for the scope listed below to include it with larger scope award packages when possible to achieve the most competitive market pricing. Total allowances listed below \$458,000.

No.	Item	Description	Allowance
1	Gutter	Stainless steel gutter plate at dome roof radius perimeter	\$36,000
2	Drain	Perimeter under-slab drain system	\$12,000
3	Excavation	Foundation excavation and backfill beyond dimensions shown – over-ex	\$83,000
4	Base	Aggregate base course beyond pad layout associated w over-ex	\$45,000
5	Protection	Weather protection for dome structure/CMU during rainy season	\$40,000
6	Caulk	Caulking required at structure, roofs, connection points	\$15,000
7	Iron	Miscellaneous structural embeds if required during shotcrete	\$10,000
8	Sheet metal	Prefinished parapet cap, soffit finish, flashing, downspouts	\$110,000
9	Storefront	Procurement and shop drawings for storefront to coordinate w/CMU	\$27,000
10	Door frames	Procurement and shop drawings for exterior doors to coordinate w/CMU	\$20,000
11	Windows	Procurement and shop drawings for exterior punch windows	\$52,000
12	Isolation	Sound isolation enclosure for dome inflation equipment	\$8,000

*City of Yamhill, Oregon*  
*Off-Site School Water Main Extension*

**Preliminary Design**  
**Engineers Estimate of Probable Construction Cost**



<b>Date:</b>	September 27, 2017
<b>Client:</b>	City of Yamhill, Oregon
<b>Engineering Contact:</b>	Monty Hurley, PE, PLS
<b>Engineering Firm:</b>	AKS Engineering & Forestry, LLC
<b>AKS Project No:</b>	3940-16



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
P: (503) 563-6151  
[www.aks-eng.com](http://www.aks-eng.com)

---

## **Cost Summary**

This document summarizes the City of Yamhill, Off-Site School Water Main Extension project and the data, information sources, and assumptions used in developing the Engineers Estimate of Probable Construction Cost (Cost Estimate).

## **PROJECT DESCRIPTION**

The Off-Site School Water Main Extension project starts approximately 150 feet east of the N. Maple Street (Hwy 47) and W. Camelia Street intersection. The waterline will connect to a new 12" water line to be constructed by the School District and will then traverse west along the south side of East and West Camelia Street to North Olive Street, then north in the southbound travel lane of N. Olive Street to Fuscia Street where it will connect to the existing distribution system. The project includes abandonment of approximately 1,400 lineal feet of existing waterline and construction of approximately 1,400 lineal feet of new 12-inch diameter water line, replacement of 10 existing residential water services, replacement of two existing hydrants, one new hydrant, and restoration of the paved roadways following construction.

## **BASE MAP**

The preliminary "Boundary and Topographic Survey" for Yamhill Schools prepared by KPFF and dated 8/22/2017 and Sheet C4.1 of the Public Improvement Plans for the Yamhill-Carlton School District 2016 Bond Improvement Project dated 9/1/2017 were used as base maps for this estimate.

## **PRELIMINARY PLANS**

A conceptual level preliminary design was prepared for estimating construction quantities. The conceptual design is attached for reference.

## **PRELIMINARY HARD AND SOFT COST ESTIMATE ASSUMPTIONS AND EXCLUSIONS**

- This cost estimate reflects our professional opinion of costs based on current conditions at the project location. This estimate is subject to change through the project planning and design process. Actual construction cost will depend on the cost of labor, materials, and services provided by others, contractor's methods of determining prices, competitive bidding and market conditions.
- This cost estimate is based on a conceptual level design plan and incorporates numerous assumptions. This cost estimate should be considered preliminary and approximate.
- This estimate is in "today's dollars" and does not account for future inflation or increases in costs.
- This estimate does not include items not specifically listed.
- It is intended for the items listed to include all construction necessary for a complete project, including incidentals.
- All estimates are preliminary estimates and are intended for the client's informational purposes only.

## **HARD COSTS**

- Estimate is based on using ductile iron pipe.
- Estimate assumes that the School District will provide a new 12" stub connection approximately 140' east of the East Camelia Street and N. Maple Street intersection.

- 
- Estimate assumes that the School District will provide a new 12" stub connection with gate valve approximately 140' east of the East Camelia Street/N. Maple Street intersection.
  - Estimate assumes that new water line will be placed under the existing paved roadways throughout.
  - Pavement surface restoration is assumed to be three (3) inches thick. Restoration limits are assumed as follows:
    - Surface restoration for E. Camelia Street is limited to a 4' wide trench width.
    - Maple Street (Hwy 47), surface restoration limited to a 4' wide trench width
    - On W. Camelia Street, surface restoration extends from 2 feet north of the new waterline to the south edge of the existing pavement and also includes restoration for new water service lines.
    - On N. Olive Street, surface restoration extends from 2 feet east of the new waterline to the west edge of the existing pavement and includes restoration for new water service lines.
  - Sawcut quantities are limited to sawcutting required immediately prior to surface restoration. Additional sawcutting by the contractor during trenching operations is considered incidental to construction.
  - Estimate assumes typical open trench construction methods.
  - Estimate assumes that existing residential water services will be replaced. This includes direct tapping the main, all materials to the angle meter stop, and a new water meter box.
  - Estimate includes removal and replacement of two existing hydrants.
  - Estimate includes one new hydrant near the intersection of W. Dahlia and N. Olive Streets to meet spacing requirements.
  - Estimate includes connecting the new water main to a new water main to be constructed by the School District in E. Camellia Street.
  - Estimate includes connecting the new water main to the existing 6" water main at the intersection of N. Maple Street and W. Camellia Street. Connection includes cutting existing line and all necessary shutdowns and fittings
  - Estimate includes connecting the new water main to the existing water main at the intersection of W. Camelia and N. Olive Street. Connection includes cutting existing line and all necessary shutdowns and fittings.
  - Estimate includes connecting the new water main to the existing water main at the intersection of N. Olive Street and Fuscia Street. Connection includes cutting existing line and all necessary shutdowns, valves and fittings.
  - Estimate includes a 12"x8" tee, 2-12" valves, and 1-8" valve and plug at the intersection of W. Olive and W. Dahlia and at the intersection of W. Olive and W. Erica for future connection.
  - Estimate includes a 12" tee and valves for future connection of a booster pump station near the intersection of N. Olive and Fuscia. Location is approximate.
  - Estimate assumes existing waterlines will be abandoned in place, including cutting, capping and filling with sand or other media.

- 
- Hard rock and boulder excavation are excluded from this cost estimate.
  - This estimate does not include relocation of utilities to facilitate the installation of the new water main. Estimate assumes there are no utility conflicts that require relocation.
  - Mobilization is included at +/- 10% of hard costs (prior to including mobilization).
  - Traffic control is included at +/- 3% of hard costs (prior to including traffic control)
  - Erosion and Pollution Control is included at +/- 1% of hard costs (prior to including Erosion/Pollution Control).
  - This estimate includes restoration to existing conditions.
  - All items listed include materials and installation.
  - Volumes and quantities listed are approximate.
  - All items, quantities, volumes, etc. listed are based on “in-place” measurements.
  - Units that are in L.F., S.F., or S.Y. are based on 1-dimensional (linear) or 2-dimensional (horizontal plane) measurements. They are not 3-dimensional (slope) measurements.
  - Environmental cleanup and/or soil remediation work is not included in this estimate.

#### **SOFT COSTS**

- This estimate does not include costs for easement or right-of-way acquisition.
- Estimate does not include any city, county, or state permit fees.
- This estimate does not include any attorney fees.



## ENGINEERS OPINION OF PROBABLE COST

**PROJECT :** City of Yamhill- Off-Site School Water Main Extension  
**AKS JOB # :** 3940-16  
**LOCATION :** Yamhill, Oregon

**ESTIMATE CLASS :** 4  
**DATE :** 9/27/2017  
**BY :** BLW  
**REVIEWED :** MBH

ITEM	SPEC	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST
<b>PART 200 - TEMPORARY FEATURES AND APPURTENANCES</b>						
1	00210	Mobilization	1	LS	\$ 40,000	\$ 40,000
2	00225	Temporary Work Zone Traffic Control, Complete	1	LS	\$ 12,000	\$ 12,000
3	00280	Erosion Control	1	LS	\$ 3,000	\$ 3,000
4	00290	Pollution Control Plan	1	LS	\$ 2,000	\$ 2,000
<b>PART 300 - ROADWORK</b>						
5	00310	Removal of Surfacings	950	SY	\$ 10	\$ 9,500
6	00310	Remove Existing Hydrant	2	EA	\$ 500	\$ 1,000
7	00310	Abandon Existing Water Pipe	1,370	FOOT	\$ 15	\$ 20,550
8	00320	Asphalt Pavement Sawcutting	1,900	FOOT	\$ 1.50	\$ 2,850
<b>PART 400 - DRAINAGE AND SEWERS</b>						
9	00495	Trench Resurfacing	950	SY	\$ 60	\$ 57,000
<b>PART 860 - PERMANENT TRAFFIC SAFETY AND GUIDANCE SYSTEMS</b>						
10	00860	Longitudinal Pavement Markings-Paint	800	FOOT	\$ 2.50	\$ 2,000
<b>PART 1100 - WATER SUPPLY SYSTEMS</b>						
11	001140	6 Inch Potable Water Pipe, Fittings and Couplings with Restrained Joints and Class B Backfill	50	FOOT	\$ 85	\$ 4,250
12	001140	8 Inch Potable Water Pipe, Fittings and Couplings with Restrained Joints and Class B Backfill	20	FOOT	\$ 95	\$ 1,900
13	001140	12 Inch Potable Water Pipe, Fittings and Couplings with Restrained Joints and Class B Backfill	1,400	FOOT	\$ 115	\$ 161,000
14	001140	Blowoff Assembly, 2 Inch	1	EA	\$ 2,000	\$ 2,000
15	001140	12 Inch Connection to 8 Inch Existing Main (w/ shut down)	1	EA	\$ 20,000	\$ 20,000
16	001140	8 Inch Connection to 8 Inch Existing Main (w/ shut down)	1	EA	\$ 6,000	\$ 6,000
17	001140	12 Inch Connection to 12 Inch Existing Main (Stub from School)	1	EA	\$ 3,000	\$ 3,000



## ENGINEERS OPINION OF PROBABLE COST

**PROJECT :** City of Yamhill- Off-Site School Water Main Extension  
**AKS JOB # :** 3940-16  
**LOCATION :** Yamhill, Oregon

**ESTIMATE CLASS :** 4  
**DATE :** 9/27/2017  
**BY :** BLW  
**REVIEWED :** MBH

ITEM	SPEC	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST
18	001140	12 Inch Connection to Existing 6" Main (Hwy 47 cross)	1	EA	\$ 15,000	\$ 15,000
19	001150	6 Inch Gate Valve	2	EA	\$ 1,800	\$ 3,600
20	001150	8 Inch Gate Valve	3	EA	\$ 2,000	\$ 6,000
21	001150	12 Inch Gate Valve	14	EA	\$ 2,500	\$ 35,000
22	001150	1 inch Combination Air Release/Air Vacuum Valve	1	EA	\$ 2,500	\$ 2,500
23	001160	Hydrant Assemblies	3	EA	\$ 6,000	\$ 18,000
24	001170	1 Inch Water Service Connections	10	EA	\$ 3,000	\$ 30,000
<b>CONSTRUCTION SUBTOTAL</b>						<b>\$458,150</b>
<b>ENGINEERING CONSULTING SERVICES ESTIMATE</b>						
		Engineering			\$	20,000
		Contractor Bidding and Selection			\$	2,500
		Construction Support			\$	2,500
		Construction Inspection			\$	5,000
		Construction Staking			\$	3,500
		Record Drawings			\$	1,500
<b>CONSULTING SERVICES TOTAL</b>						<b>\$35,000</b>
<b>TOTAL PROJECT COST</b>						<b>\$493,150</b>
<b>SET-ASIDE AMOUNT @ 125%</b>						<b>\$616,438</b>

This estimate of probable cost reflects our professional opinion of accurate costs at this time based on current conditions at the project location. This estimate is subject to change through the project planning and design process. Actual construction cost will depend on the cost of labor, materials, and services provided by others, contractor's methods of determining prices, competitive bidding, and market conditions.



File: N:\c\p\2016\1600341-Yamhill-Schools\CAD\LOT\PUBLIC\0341-4.1-PUB-WATER.dwg TAB: C4.1  
22x34 Plotted: 9/2/17 at 11:31am By: ABrooks



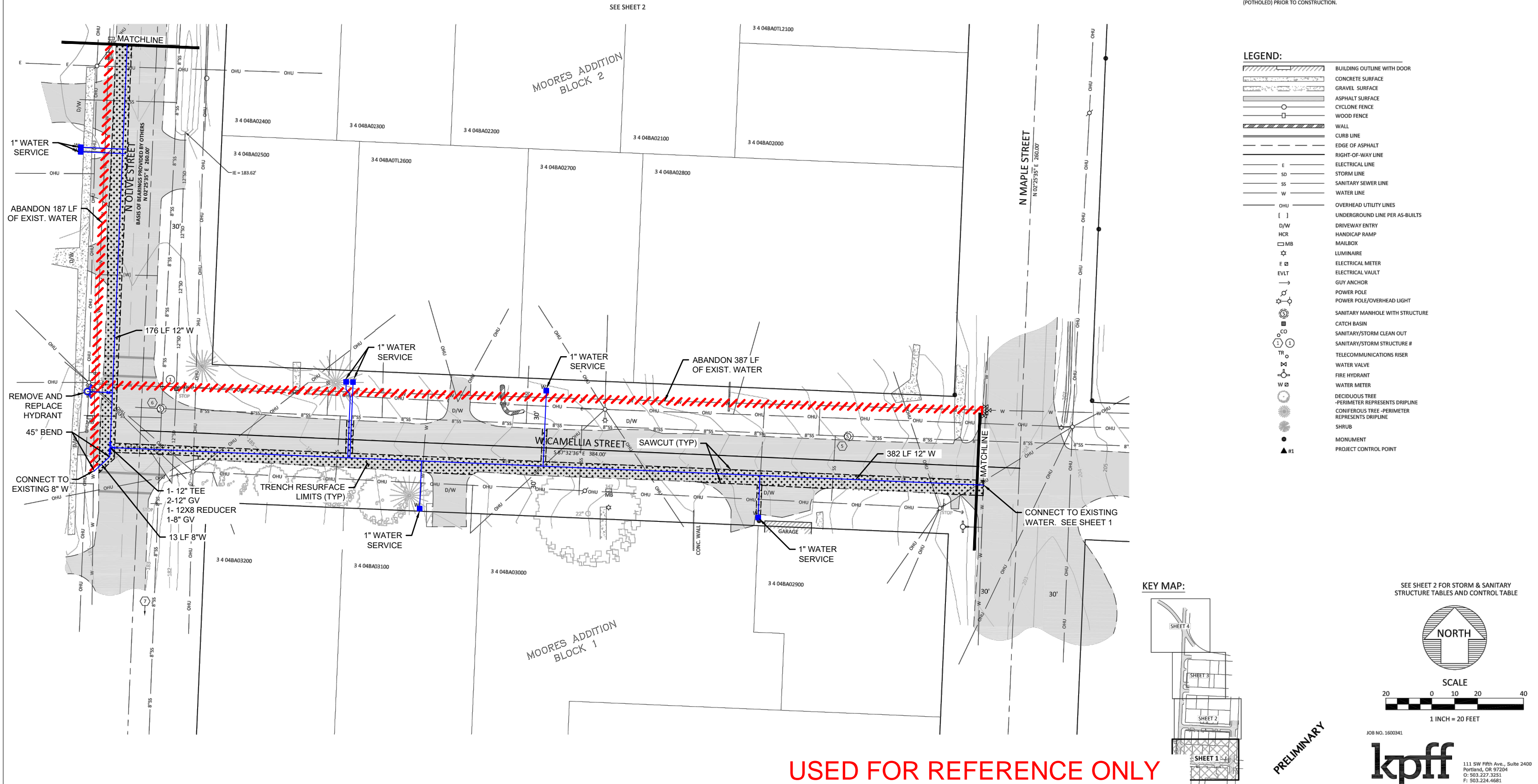
SHEET 11 OF 22  
RECORD NO. 1600341-XX




CITY OF YAMHILL  
OFFSITE WATER LINE EXTENSION  
CONCEPTUAL WATERLINE DESIGN  
SEPTEMBER 27, 2017  
BY: AKS ENGINEERING & FORESTRY  
SHEET 2 OF 4

BOUNDARY AND TOPOGRAPHIC SURVEY  
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST AND  
THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,  
CITY OF YAMHILL, YAMHILL COUNTY, OREGON  
SURVEYED: JULY 26, 2017

- NOTES:
- 1.) VERTICAL DATUM AND HORIZONTAL DATUM PROVIDED BY OTHERS.
  - 2.) BASIS OF BEARINGS FOR THIS SURVEY WAS PROVIDED BY OTHERS. THE RESULTANT BEARING OF THE CENTERLINE OF NORTH OLIVE STREET IS NORTH 02°25'35" EAST.
  - 3.) TAX LOT LINES SHOWN ARE FOR ASSESSORS MAP AND ARE FOR GRAPHICAL REPRESENTATION ONLY.
  - 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

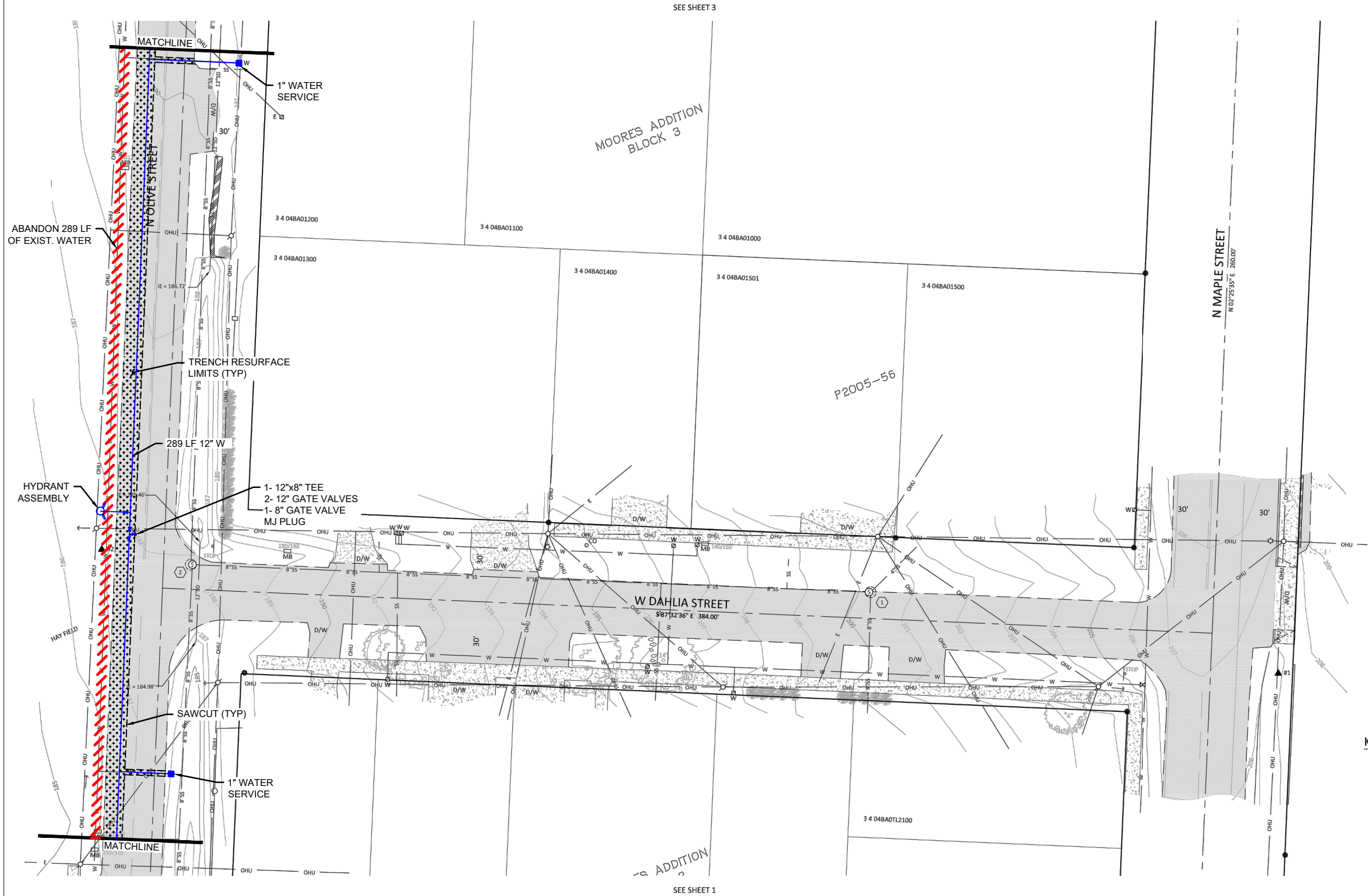


USED FOR REFERENCE ONLY

REV.	DATE	BY	DESCRIPTION	 <p>111 SW Fifth Ave., Suite 2400 Portland, OR 97204 O: 503.227.3251 F: 503.224.4681 www.kpff.com</p>	SURVEYED BY: JS/BH	BOUNDARY AND TOPOGRAPHIC SURVEY YAMHILL SCHOOLS OH PLANNING + DESIGN, ARCHITECTURE CITY OF YAMHILL / YAMHILL COUNTY / OREGON	DATE: 22 AUGUST 2017
					DRAWN BY: AB		CONTOUR INTERVAL: 1 FOOT
					CHECKED BY: TT		SHEET NO.
					PROJECT NO.: 1600341		1 OF 4
					FILE: 1600341_SB		

CITY OF YAMHILL  
OFFSITE WATER LINE EXTENSION  
CONCEPTUAL WATERLINE DESIGN  
SEPTEMBER 27, 2017  
BY: AKS ENGINEERING & FORESTRY  
SHEET 3 OF 4

BOUNDARY AND TOPOGRAPHIC SURVEY  
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST AND  
THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,  
CITY OF YAMHILL, YAMHILL COUNTY, OREGON  
SURVEYED: JULY 26, 2017



**LEGEND:**

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- GRAVEL SURFACE
- ASPHALT SURFACE
- CYCLONE FENCE
- WOOD FENCE
- WALL
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- ELECTRICAL LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND LINE PER AS-BUILTS
- D/W DRIVEWAY ENTRY
- HCR HANDICAP RAMP
- MB MAILBOX
- LUMINAIRE
- E ELECTRICAL METER
- EVL ELECTRICAL VAULT
- GUY ANCHOR
- POWER POLE
- POWER POLE/OVERHEAD LIGHT
- SANITARY MANHOLE WITH STRUCTURE
- CATCH BASIN
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- DECIDUOUS TREE
- CONIFEROUS TREE - PERIMETER
- SHRUB
- MONUMENT
- PROJECT CONTROL POINT

SANITARY TABLE:

1	SANITARY MANHOLE RIM = 200.28' IE 4" IN (NE) = 194.84' IE 8" IN (S) = 194.73' IE 8" OUT (W) = 194.55'
2	SANITARY MANHOLE RIM = 187.92' IE 8" IN (E) = 182.54' IE 8" IN (N) = 181.91' IE 8" OUT (S) = 181.84'
3	SANITARY MANHOLE RIM = 191.32' IE 8" IN (E) = 185.04' IE 8" IN (N) = 184.76' IE 8" OUT (S) = 184.72'
4	SANITARY MANHOLE RIM = 199.66' IE 8" IN (E) = 194.04' IE 8" OUT (S) = 192.31'
5	SANITARY MANHOLE RIM = 198.45' IE 8" IN (E) = 192.95' IE 8" OUT (W) = 192.87'
6	SANITARY MANHOLE RIM = 184.3' IE 8" IN (N) = 178.25' IE 8" IN (E) = 178.54' IE 8" OUT (S) = 178.15'
7	SANITARY MANHOLE RIM = 180.24' IE 8" IN (N) = 174.44' IE 8" OUT (S) = 174.36'

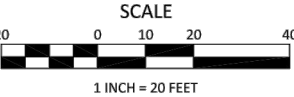
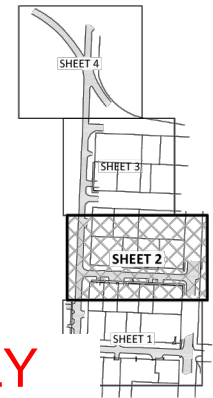
STORM TABLE:

1	CATCH BASIN RIM = 183.94' IE 12" IN (N) = 181.74' IE 12" OUT (S) = 181.64'
2	CATCH BASIN RIM = 190.7' IE 12" IN (N) = 189.0' IE 12" OUT (S) = 189.2'
3	CATCH BASIN RIM = 192.42' IE 12" IN (N) = 189.77' IE 12" OUT (S) = 189.67'
4	CATCH BASIN RIM = 183.94' IE 4" IN (N) = 191.43' IE 12" OUT (S) = 191.23'

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	623132.92	7511214.11	206.75'
2	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	623178.19	7510784.16	186.59'
3	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	623700.69	7510835.35	200.59'
4	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	623643.11	7511169.46	211.30'

KEY MAP:



JOB NO. 1600341

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

USED FOR REFERENCE ONLY

REV.	DATE	BY	DESCRIPTION

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

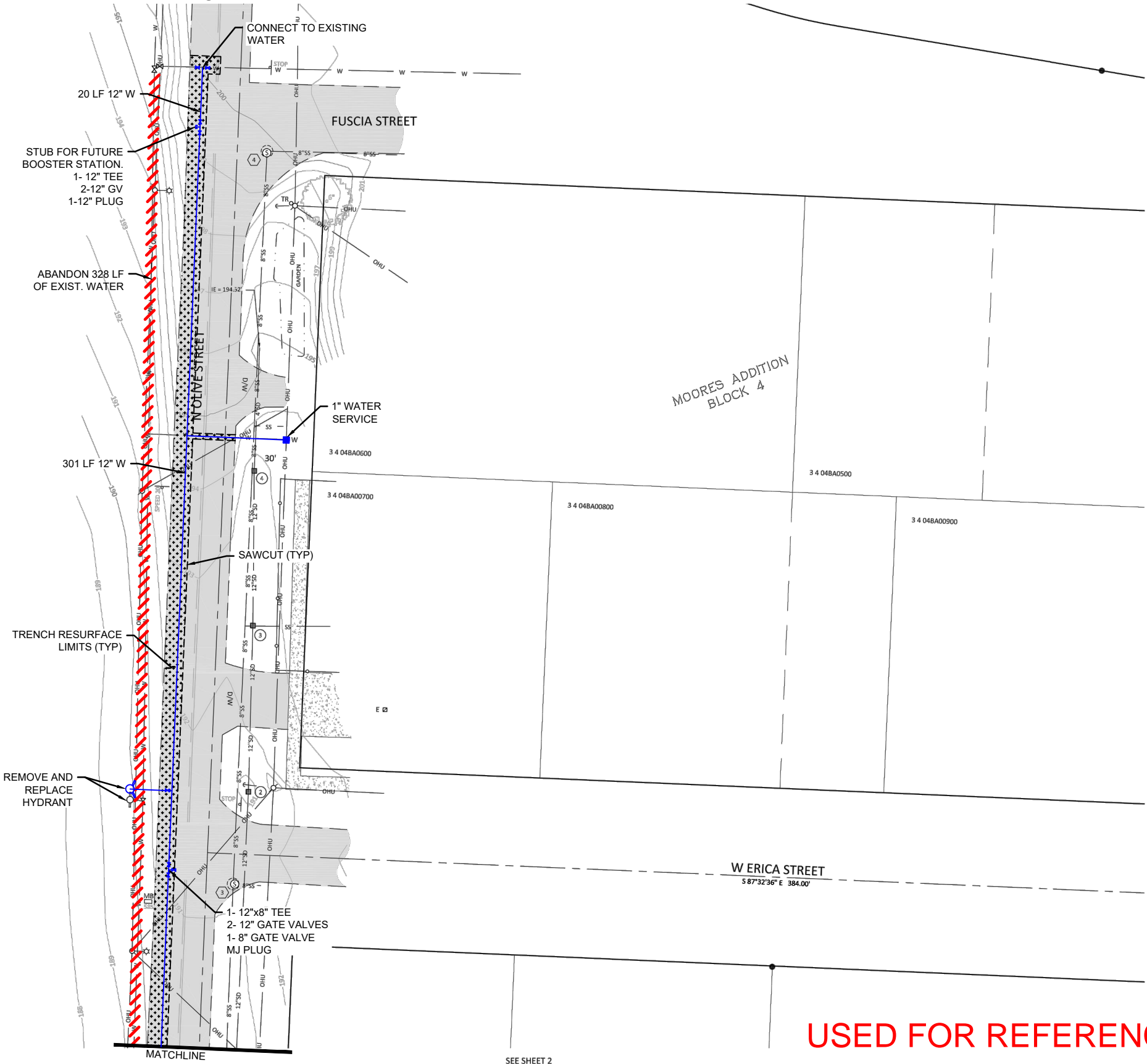
SURVEYED BY:	JS/BH
DRAWN BY:	AB
CHECKED BY:	TT
PROJECT NO.:	1600341
FILE:	1600341_SB

BOUNDARY AND TOPOGRAPHIC SURVEY  
YAMHILL SCHOOLS  
OH PLANNING + DESIGN, ARCHITECTURE  
CITY OF YAMHILL / YAMHILL COUNTY / OREGON

DATE:	22 AUGUST 2017
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	2 OF 4

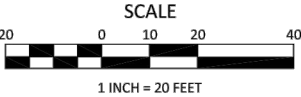
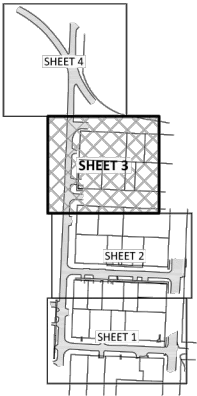


CITY OF YAMHILL  
OFFSITE WATER LINE EXTENSION  
CONCEPTUAL WATERLINE DESIGN  
SEPTEMBER 27, 2017  
BY: AKS ENGINEERING & FORESTRY  
SHEET 4 OF 4



- LEGEND:
- BUILDING OUTLINE WITH DOOR
  - CONCRETE SURFACE
  - GRAVEL SURFACE
  - ASPHALT SURFACE
  - CYCLONE FENCE
  - WOOD FENCE
  - WALL
  - CURB LINE
  - EDGE OF ASPHALT
  - RIGHT-OF-WAY LINE
  - ELECTRICAL LINE
  - STORM LINE
  - SANITARY SEWER LINE
  - WATER LINE
  - OVERHEAD UTILITY LINES
  - UNDERGROUND LINE PER AS-BUILTS
  - D/W
  - HCR
  - MB
  - LUMINAIRE
  - ELECTRICAL METER
  - ELECTRICAL VAULT
  - GUY ANCHOR
  - POWER POLE
  - POWER POLE/OVERHEAD LIGHT
  - SANITARY MANHOLE WITH STRUCTURE
  - CATCH BASIN
  - SANITARY/STORM CLEAN OUT
  - SANITARY/STORM STRUCTURE #
  - TELECOMMUNICATIONS RISER
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - DECIDUOUS TREE - PERIMETER REPRESENTS DRIPLINE
  - CONIFEROUS TREE - PERIMETER REPRESENTS DRIPLINE
  - SHRUB
  - MONUMENT
  - PROJECT CONTROL POINT

KEY MAP:



JOB NO. 1600341

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

USED FOR REFERENCE ONLY

REV.	DATE	BY	DESCRIPTION

**kpff**

111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
O: 503.227.3251  
F: 503.224.4681  
www.kpff.com

SURVEYED BY:	JS/BH
DRAWN BY:	AB
CHECKED BY:	TT
PROJECT NO.:	1600341
FILE:	1600341_SB

BOUNDARY AND TOPOGRAPHIC SURVEY  
YAMHILL SCHOOLS  
OH PLANNING + DESIGN, ARCHITECTURE  
CITY OF YAMHILL / YAMHILL COUNTY/ OREGON

DATE: 22 AUGUST 2017  
CONTOUR INTERVAL: 1 FOOT  
SHEET NO.  
3 OF 4

RESOLUTION 2018-07

YAMHILL CARLTON SCHOOL DISTRICT  
RESOLUTION TO SURPLUS PROPERTY

BE IT HEREBY RESOLVED that the Board of Directors for Yamhill Carlton School District declare the following District-owned parcels surplus:

Parcel: A parcel, generally known as Tract "A", MURRAY'S ADDITION located as Parcel 2 of Partition Plat 2005-23, recorded April 21, 2005 as Instrument No. 200508008, Deed and Mortgage Records, Yamhill County, State of Oregon.

ADOPTED by the Board of Directors of the Yamhill Carlton School District this 26<sup>th</sup> day of October 2017.

---

Jami Egland, Chair

---

Charan Cline, Superintendent

**Executive Summary  
District-Owned Land  
Yamhill Carlton School District #1**

**Introduction**

Recently, the board considered alternate revenue options in which land sale was one of the options. In this process, we looked at land that has little or no use for District purposes and, as such, should be in consideration to become surplus property.

**The Properties**

The District is recommending the Board consider as surplus the 12.14 acre parcel known as Tract "A", MURRAY'S ADDITION located as Parcel 2 of Partition Plat 2005-23, recorded April 21, 2005 as Instrument No. 200508008, Deed and Mortgage Records, Yamhill County, State of Oregon.

The site is located due east of the current Yamhill Carlton High School track/football field.

Total SF:                    12.14 Acres (528,818 SF)

Zoning:                      R1 – Single Family Residential

Date of Acquisition:    2005

**Surplus property**

If the District owns property that has been determined to be surplus by the School Board, we may market the property for sale. The District may market and negotiate a sale through our real estate agent of record. Any bid or negotiated offer is subject to final approval of the School Board.

**Use of funds**

Proceeds from the sale of real estate will be placed in a District Land Reserve Account. The use of these funds is ultimately at the discretion of the School Board and may be used to fund capital projects.