

**Agenda
Citizens Oversight Committee
March 18, 2019
District Office Board Room
6:00 p.m.**

*Michelle L. Johnstone
Superintendent*

*Debbie MacLean
Director of Fiscal
Services*

*Kevin Montague
Facilities Director*

*Tim Larson
Athletic Director*

Committee Members

*Glen Miller
Committee Chair*

Bill Blair

Matt Forsberg

Vonnie Good

Gary Suderman

Jonathan Schrock

Micky Garus

**Secretary
Kate Hall**

*Dallas School District
111 SW Ash Street
Dallas OR 97338*

*503.623.5594 ph.
503.623.5597 fax*

- 1.0 Welcome**
- 2.0 Approval of Minutes – February 27, 2019**
- 3.0 New member recruitment - Updates**
- 4.0 Project Updates**
 - 4.1 Financial**
 - 4.1.1 Seismic Grant
 - 4.2 Long Range Facility Plan – Survey**
 - 4.3 Safety**
 - 4.3.1 Budgetary Report
 - 4.3.2 HASS Plan update
 - 4.4 Track replacement**
 - 4.5 CTE**
 - 4.6 Bond Newsletter**
- 5.0 Public Input**
- 6.0 Next Meeting – April 15, 2019**
- 7.0 Adjourn**

Minutes
Citizens Oversight Committee
February 27, 2019
(Rescheduled from February 18, 2019)
Dallas School District Board Room
6:00 pm

Present: Glen Miller, Vonnie Good, Jon Schrock, Debbie MacLean, Gary Suderman, Tim Larsen, Michelle Johnstone, Kevin Montague

Guests: Bob Crist

1.0 Welcome

2.0 Approval of Minutes – A motion was made by Vonnie Good to approve the minutes. The motion received a second by Gary Suderman and passed unanimously.

3.0 Project Updates

3.1 Financial – The financial report is substantially the same as last month. There was approximately \$13,000 added with the energy incentive funds and there were some expenditures for the purchase of MPR sound system equipment.

3.2 Long Range Facilities Plan – With the completion of the facilities assessment, we are working with Soderstrom in putting together the final Long Range Facility Plan. There will be a survey sent out to staff and the community to collect more data based on the questions Henry presented at the last meeting.

3.2.1 Housing Needs & Analysis Discussion – Mike Blanchard shared information regarding the Housing Needs Analysis study which is being conducted by the city. They have come up with a population projection for the next 20 years which indicates the greatest population growth will be retirees.

The city believes it will need approximately 500 acres to meet the demands of future growth. For the first time in many years, Dallas is projected to grow, overall, faster than the rest of Polk County. It is anticipated that over the next 20 years there will be an addition of 5,900 total housing units with 3,800 being single family units. Historically, though, more housing did not equal more students. Mike also mentioned that while there may be some growth in student-aged population, the trends indicate that many of those will be homeschooled. There is also data which indicates families who live in Dallas but commute to Salem enroll their children in Salem schools. There really is no way to know what to expect.

Mike shared several maps which showed potential growth areas. He has asked the district to determine how much land should be set aside for future facility needs. He doesn't need to know where the acreage should be, but rather, just how much space the district anticipates needing in the next 20 years. The final maps will be submitted to the state for approval. The Housing Needs committee does not want to be too aggressive, however, they don't want to be too conservative.

After much discussion it was determined Kevin would do some research and he, Mike and Michelle would come up with a projected amount.

- 3.3 HVAC Replacements at DHS** – There are two units at the high school that are on year 24 of a 15year life expectancy. Not only is this project included in the bond list, but the replacement of those units was included in the energy audit. Therefore, we can get incentive funds from the Oregon Department of Energy as well as the Energy Trust of Oregon to offset a portion of the cost.

It is important that these units get replaced before they go into complete failure. Once they completely fail the district will no longer be able to access the incentive funds. Additionally, if either of those units go down, classes cannot be held.

- 3.4 Building Envelope** – The concrete tilt ups LaCreole along with the bus canopy all have deteriorating concrete and exposed rebar. A structural engineer has determined that, while in need of repair as soon as possible, it is not urgent. That determination allows us to take time to get bids and plan for the repairs. Fortunately the work will not be invasive.

- 3.5 Track Replacement** – The bid sets have been made public. There was a mandatory pre-bid walk last week. There were three general contractors represented as well as sub-contractors. Bid opening will be March 12.

Kevin shared updated drawings which included additional safety space outside of lane eight, a wider walkway and updated D-zones for field events.

Work on the new track can begin as early as March 22. One contractor indicated with a start date that early, it is possible the project could potentially be complete by graduation.

Once construction begins, our teams will practice at LaCreole and Central. Tim L. mentioned he had been contacted by OSSOA representatives who expressed interest in championship events being hosted by Dallas based on the new track design. Middle school events could be hosted here, as well.

3.6 CTE – Information has been provided in the packet regarding the most recent CTE building design. The benefit of the most current design is that it allows simple replication for future expansion.

3.7 Bond Timeline – The timeline presentation to the board is included in the meeting packet.

3.7.1 Newsletter – Kevin shared a newsletter put out by Gresham-Barlow School District regarding their bond work. It highlights projects the bond dollars have funded. Kevin admitted that our facilities department is not good at self-promotion, especially regarding the great things we’ve done with the bond dollars and grants we’ve received. Creating a similar newsletter could be a great benefit as we gear up to go out for another bond.

Kate has researched costs of mailing and mailing lists. The consensus was to obtain a mailing list and discuss where to go from there based on the number of names.

4.0 Public Input – There was no public input.

5.0 Next meeting – The next meeting is scheduled for March 18, 2019

6.0 Adjourn – The meeting was adjourned at 7:30 p.m. with a motion from Gary Suderman and a second from Jon Schrock.

Glen Miller / Committee Chair

Date

Kate Hall / Committee Secretary

Date

Bond Projects Financial Report **GO Series 2017**

GO Series 2017		2017-18	2018-19							All Years Combined			
RESOURCES (Through Phase III Energy Projects)			Total Year 1		Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Total YR 2	Total Actual	Outstanding
Interest		\$ 71,028		\$ 8,235	\$ 7,765	\$ 9,147	\$ 9,692	\$ 8,549			\$ 69,458	\$ 140,485	\$ 34,000
State Grants		\$ -									\$ -	\$ -	
Energy Incentives		\$ 10,537		\$ 2,566			\$ 3,631				\$ 7,139	\$ 17,676	
Seismic Grant		\$ -			\$ 83,745	\$ 542,278					\$ 626,023	\$ 626,023	\$ 74,137
Bond Proceeds (Recover Prior Year expense)		\$ 7,905,951		\$ 8,065							\$ 8,065	\$ 7,914,016	
TOTAL RESOURCES			\$ 7,987,515	\$ 18,866	\$ 91,510	\$ 551,425	\$ 13,323	\$ 8,549	\$ -		\$ 710,686	\$ 8,698,201	\$ 108,137
REQUIREMENTS												Total Expended	Encumbered/ Contracted
000 - General Bond Management			\$ 196,369	\$ 16,065	\$ 16,051	\$ 15,864	\$ 15,951	\$ 15,617			\$ 129,494	\$ 325,862	\$ 62,237
200 - Parking Lots & Grounds (SubCat = Landscape, Irrigation, Drainage, Concrete, Fencing)			\$ 3,524	\$ -	\$ 951	\$ -	\$ -	\$ -			\$ 22,809	\$ 26,333	\$ 41,354
300/400 - Energy Projects (SubCat = Windows, Electrical, HVAC/Boilers, Technology)			\$ 134,070	\$ -	\$ -	\$ 815	\$ 13,659	\$ 1,320			\$ 135,432	\$ 269,502	\$ 21,656
500 - Roofing & Envelope, Ancillary Bldgs (SubCat = Windows, Athletic Complex, Siding, Gutters)			\$ 10,603	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 705	\$ 11,308	\$ -
600 - Interior Repairs & Renovation (SubCat = Flooring, Paint, Interior Remodel)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -
700 - Health & Safety (SubCat = Seismic Grant, Survey, Access Controls, Cameras)			\$ 194,521	\$ 12,195	\$ -	\$ 8,463	\$ 19,040	\$ 60,582			\$ 705,088	\$ 899,610	\$ 18,144
800 - Plumbing (SubCat = Restroom Privacy, Re-piping)			\$ 14,501	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 7,131	\$ 21,632	\$ 28,094
900 - New Construction (SubCat = MPRs, CTE, Kitchen)			\$ 2,566,645	\$ 30,214	\$ 4,343	\$ 170,211	\$ 29,377	\$ 18,475			\$ 348,212	\$ 2,914,857	\$ 351,933
TOTAL REQUIREMENTS			\$ 3,120,233	\$ 58,474	\$ 21,345	\$ 195,354	\$ 78,026	\$ 95,994	\$ -		\$ 1,348,870	\$ 4,469,103	\$ 523,418
ENDING FUND BALANCE			\$ 4,867,283	\$ 3,813,817									

Bond Series 2017 (Second Issuance) of 36 months	Amount	% Expended
	15 of 36	41.7%
Par Amount 2017 Issuance	\$ 7,905,951	
State Grants	\$ 700,160	
Awards and Issuances	\$ 8,606,111	
Actual Expenditures to Date	\$ 5,817,974	73.6%
Committed/Contracted/Encumbered	\$ 523,418	6.6%
TOTAL Spent/Committed	\$ 6,341,392	80.2%
* 85% of Issuance must be "substantially" Spent/Committed by December 2020		
	\$ 6,720,058	

Notes: Current interest rate 2.75%

Prepared On 3/13/2019

Facilities Plan and Bond work
Board report
March 11, 2019

Grants

Roofs/Building Envelopes

Energy-HVAC

Seismic

MPR's/Kitchens

Safety

Last Friday we received the initial high level budgetary numbers for the safety related upgrades desired throughout the district, to include rewiring of all network low voltage communications, paging and intercoms, classroom audio enhancement, security cameras, electronic access control and backup generators required to ensure the systems remain operational in a power outage. With conversion to IP based systems, backup power is a necessary item to keep phones and other systems operational when the power goes out.

I have not had time to do a deep dive into the numbers, however I have noticed some items they did not include which will be necessary, such as having prop alarms on the doors which don't have access control systems installed, so I will be working with them over the coming weeks to get it dialed in a bit tighter. For example, at DHS we identified 22 doors which were desired to have access control. Without prop alarms on the remaining 38 doors, the safety of the access control system can be easily defeated by a towel or a rock being placed in the door.

While there is options which could be taken out of the scope of work, the initial budgetary estimates for the district wide implementation of all the systems we asked them to evaluate came in at \$5.5M. In addition to the prop alarms mentioned above, this does not take into consideration any improvements which may be necessary to provide pathways for the wiring, such as installation of a drop ceiling or lighting upgrades which installation of a drop ceiling would also necessitate. It also does not take into consideration the very real need at every school except for Oakdale and Whitworth to replace the very outdated fire alarm systems.

Paging/Intercom/Bells

Privacy for all students

Stadium/track/turf/drainage

Bids for the track will be received and opened this Wednesday at 2:00. We will have the information for review at the board meeting scheduled for Thursday evening.

Fencing

CTE

ENVIRONMENTAL ASSESSMENTS/TEST RESULTS

On February 25th we submitted a draft version of our revised HASS Plan to ODE for their review and comments. This revised plan incorporates the new legislative changes passed in the last legislative session into the plan we submitted in 2016. Per legislation it must be adopted by the board by July 1, 2019.

In addition to the original plan requirements on radon, lead paint, lead in water and IPM, the new plan also has requirements regarding asbestos and carbon monoxide as well as specific testing criteria and timelines. It also has an annual statement requirement, similar to the IPM rule. The most significant change in my opinion is that the plan and all the components have now been included into the Division 22 standards.

Radon testing

Lead paint testing

Asbestos assessment/update to AHERA plans

Lead in water testing

Budget

Other projects

Submitted by:

Kevin Montague

Facilities Director

Landis Consulting

ENGINEERING SERVICES

Pre-Bond Narrative

Subject: Pre-Bond Electrical Narrative

Client: Dallas School District

Notes: Ben Perry, PE

Project: Pre-Bond Electrical

Project: 6131801

Location Dallas, OR

Date: 2019-03-05

Purpose:

This document provides a description of the electrical systems for proposed electrical, low voltage, security surveillance, and access control systems. Landis Consulting and Northside Electric were tasked with developing ROM cost opinion for the purposes of developing a reasonable budget for the District's upcoming bond. Landis Consulting and Northside Electric visited all the schools with the District to understand the scope of work and the existing conditions.

Costs

The following chart summarizes the ROM cost opinion for each school. Please see the attached spreadsheet for each school which have been attached to the end of this document.

<u>Facility</u>	<u>Cost</u>
District Office	\$474,192
High School	\$1,682,582
LaCreole Middle School	\$1,021,424
Lyle Elementary	\$507,297
Oakdale Elementary	\$479,930
Whitworth Elementary	\$377,796
Subtotal	<u>\$4,543,221</u>
General Contractor (10%)	\$454,322
Professional A&E Fees and Soft Costs (10%)	\$454,322
Total	\$5,451,865

General

The cost estimate assumes that a general contractor will manage the construction work. While the project is predominately electrical in nature, we believe that a general contractor is best suited to manage the project.

We believe that the construction work at all schools will be completed in two summers.

We have included escalation in our ROM cost opinion. We have seen significant cost escalation of both material and labor costs for multiple years. We do not anticipate costs to deflate in the next few years.

Electrical Systems

A new generator and automatic transfer switch have been budgeted for each school. The generator will be a National Electrical Code (NEC) Article 702 Optional Standby generator. The generator's fuel source will natural gas only. The generator will serve IT equipment loads and other optional standby loads. Lighting may be served, but it will not be Life Safety lighting. Supplemental site work will include a new concrete pad, bollards, excavation and asphalt patching, and re-striping.

Low Voltage Communications

All horizontal cabling for data outlets will be replaced with new CAT6 horizontal cabling. Each classroom will receive two data outlets, each with four jacks. Each office and conference room will be provided with two data outlets, each with two jacks.

A wireless access point will be provided in each classroom and in all gyms, cafeterias, multi-purpose rooms, and large common areas. Two CAT6 horizontal cables will be provided to each access point.

New IDF rooms will be provided at LaCreole Middle School.

Paging & Intercom

An IP based Telecor paging system will be provided. Each classroom will be provided with an intercom speaker. Existing analog paging zones (i.e. corridors and exterior areas) will be re-wired to analog-to-IP gateways and converted to IP zones.

Paging

An IP based Telecor paging system will be provided. Each classroom will be provided with an intercom speaker. Existing analog paging zones (i.e. corridors and exterior areas) will be re-wired to analog-to-IP gateways and converted to IP zones.

Audio Enhancement

Each classroom will be provided with a Lightspeed 955 audio enhancement system. Four (4) audio speakers will be provided per classroom. An audio "override" relay will be provided to shunt the audio enhancement system during a paging event.

Security Surveillance

New IP security cameras will be provided. Generally, the cameras will provide coverage of all entry/exits, interior common areas, and the exterior of the schools. Licenses will be provided for all cameras.

Electronic Access Control

New doors, door hardware, and electronic access control will be provided. Electronic access control will consist of electrified panic bars, electrified handsets, or strikes. The access control system will be IP based.

END OF NARRATIVE



Dallas School District Healthy and Safe Schools Plan

February 25, 2019

This plan serves to meet the requirement for a Healthy and Safe Schools (HASS) Plan as required under SB 1062 and is an updated plan to meet the requirements of SB 1062. This plan updates the previous final version of the plan submitted on December 29, 2016 as then required under OAR 581-022-2223.

In addition to being identified here, four health related programs identified in this plan, specifically Lead Paint, Asbestos, Radon and Integrated Pest Management, are already required by either State or Federal legislation and the Dallas School District has the required plans and continually manages those programs according to the appropriate program statutes and regulations.

Dallas School District is firmly committed and dedicated to providing buildings and facilities, which are healthy and safe for all our students, staff and patrons.

1. Responsible Person(s)

The person responsible for maintaining and implementing the Healthy and Safe Schools Plan is:

Name: Kevin Montague
Position: Facilities Director
Contact Info: 111 SW Ash Street
Dallas, OR 97338
503-623-5594
kevin.montague@dsd2.org

The person who is the designated IPM Coordinator:

Name: Kevin Montague
Position: Facilities Director
Contact Info: 111 SW Ash Street
Dallas, OR 97338
503-623-5594
kevin.montague@dsd2.org

The person responsible for AHERA information:

Name: Kevin Montague
Position: Facilities Director
Contact Info: 111 SW Ash Street
Dallas, OR 97338
503-623-5594
kevin.montague@dsd2.org

2. List of Buildings

All facilities owned and leased by Dallas School District where students or staff are present on a regular basis are covered by this HASS Plan. Dallas School District currently does not lease any buildings, therefore this plan covers the following buildings owned by Dallas School District:

<u>Building name</u>	<u>Building address</u>
Dallas High School	1250 SE Holman Ave., Dallas, OR 97338
Lacreole Middle School	701 SE Lacreole Ave., Dallas, OR 97338
Whitworth Elementary School	1151 SE Miller, Dallas, OR 97338
Lyle Elementary School	185 SW Levens Street, Dallas, OR 97338
Oakdale Heights Elementary School	1375 SW Maple, Dallas, OR 97338
Daily Living Skills	1085 Main Street, Dallas, OR 97338
Morrison Campus Alternative Program*	1251 Main Street, Dallas, OR 97338
Dallas School District Office*	111 SW Ash Street, Dallas, OR 97338

*Morrison Campus Alternative Program and Dallas School District Office are located in the same building, with different addresses.

3. Lead in Drinking Water

All school districts, education service districts and public charter schools are required to test for and eliminate exposure to elevated levels of lead in water used for Drinking and Food Preparation through either remediation or eliminating access, according to OAR 333-061-

0400 and OAR 581-022-2223. In conformance with those administrative rules, Dallas School District certifies the following:

1. All testing was done according to the testing requirements in OAR 333-061-0400;
2. All samples were analyzed by a lab accredited by Oregon Health Authority to test for those material;
3. All water fixtures required to be tested under OAR 333-061-0400 were tested for elevated levels of lead in accordance with the testing schedule developed by the Oregon Health Authority; and
4. The testing schedule for each building covered by this plan is set forth below:

Facility Name	Year of last test	Next scheduled test (per 6 year schedule)	Schedule or Exemption Reason
Dallas High School	2016	2022	6 year schedule
Lacreole Middle School	2016	2022	6 year schedule
Whitworth Elementary School	2016	2022	6 year schedule
Lyle Elementary School	2016	2022	6 year schedule
Oakdale Elementary School	2016	2022	6 year schedule
Morrison Campus Alternative Program	2016	2022	6 year schedule
Dallas School District Office	2016	2022	6 year schedule

The results of the lead in water tests performed can be found on the district web site at the following link:

<https://www.dallas.k12.or.us/lead-information>

4. Lead Paint

The United States Environmental Protection Agency's Renovation, Repair and Painting Program Rule (RRP) requires individuals and firms conducting renovation, repair and painting projects on pre-1978 homes and child occupied facilities be certified to follow lead safe work practices. Child occupied facilities is defined in OAR 333-070-0085(11) as:

"Child-occupied facility" means a building, or a portion of a building, constructed prior to 1978, visited regularly by the same child, under age six, on at least two different days within

any week (Sunday through Saturday), provided that each day's visit lasts at least three hours and the combined weekly visit lasts at least six hours, and the combined annual visits last at least sixty hours. Child-occupied facilities may include, but are not limited to, day-care centers, preschools and kindergarten classrooms. Child-occupied facilities may be located in target housing or in public or commercial buildings. With respect to common areas in public or commercial buildings that contain child-occupied facilities, the child-occupied facility encompasses only those common areas that are routinely used by children under age six, such as restrooms and cafeterias. In addition, with respect to exteriors of public or commercial buildings that contain child-occupied facilities, the child-occupied facility encompasses only the exterior sides of the building that are immediately adjacent to the child-occupied facility or the common areas routinely used by children under age six.

In 2016 Dallas School District completed a limited environmental evaluation of all the buildings within the district to determine the lead paint levels in each facility. Every building except Post High was tested. Post High was not tested as it was constructed after 1978 when the lead paint ban took effect. Every building returned at least one sample positive for lead in the paint (above the level of detection per OSHA guidelines) and many samples tested were identified as lead based (above 5000 ppm per EPA and OHA guidelines). The results of the lead paint assessment can be found on the district website at this link:

<https://www.dallas.k12.or.us/lead-information>

In order to comply with the United States Environmental Protection Agency's Renovation, Repair and Painting Program Rule, Dallas School District will only contract with certified lead based paint renovation contractors licensed by the Oregon Construction Contractors Board OR use district staff who are certified by the Oregon Health Authority to perform RRP work on any child occupied facility as required by rule or statute.

5. Asbestos

Dallas School District complies with the federal Asbestos Hazard Emergency Response Act (AHERA). All required asbestos management plans are available for viewing by submitting a request to the Responsible Person identified above in paragraph 1.

6. Radon

Dallas School District has developed a radon testing plan and submitted said plan to OHA as required by ORS 332.167. The current copy of the districts radon plan can be accessed here:

https://docs.wixstatic.com/ugd/ad31a0_975a4d8e2562465282402768ab660e06.pdf

Dallas School District conducted radon testing in all facilities in 2017. Results of those tests, and any other subsequent testing can be found here:

<https://www.dallas.k12.or.us/radon-information>

7. Integrated Pest Management

Dallas School District has adopted an integrated pest management plan as required under ORS 634.700 through 634.750. Community members can access a copy of the IPM plan here:

https://docs.wixstatic.com/ugd/ad31a0_d445e74c93b5487aa0d577b5a952602e.pdf

8. Carbon Monoxide Detectors

Dallas School District certifies that all building subject to the Healthy and Safe Schools Plan comply with the carbon monoxide detection standards in the state building code that was in effect when the building was originally constructed or as required by building code due to addition, upgrade or remodel.

9. Test Results Publication

Dallas School District is complying with the requirement to provide access to test results, as defined by OAR 581-022-2223 within 10 business days as defined by ORS 332-334. Test results can be found on the Dallas School District website at:

<https://www.dallas.k12.or.us/lead-information-in-dallas-school-d>

Specific test results can be found by following the links in the appropriate section or as follows:

- Lead in water: <https://www.dallas.k12.or.us/lead-information>
- Radon: <https://www.dallas.k12.or.us/radon-information>

Additionally, copies of all test results are available at 111 SW Ash Street, Dallas, OR 97338. Dallas School District will also alert members of its community as to where they can access test results using current district email lists and programs. Please contact appropriate district personnel to be added to current district email lists and programs.

I certify that the above information is true and accurate to the best of my knowledge.

Original draft version date:
October 1, 2016

By: Kevin Montague
Facilities Director

Revision date/Final version:
December 29, 2016

By: Kevin Montague
Facilities Director

Updated draft version to comply
with provisions of SB 1062
February 25, 2019

By: Kevin Montague
Facilities Director

DRAFT



Date: 15 March 2019
To: All Proposers
From: Kevin Montague, Facilities Director, Dallas School District #2
Subject: ~ Dallas High School Grandstand Track Upgrade

Proposals for the above referenced project, Dallas High School Grandstand Track Upgrade, were received and reviewed on Thursday, March 14, 2019 by the Dallas School District School Board.

After careful review and consideration, the school board determined it is in the best interest of Dallas School District to reject all bids.

For questions or concerns regarding this process, individual parties may contact Dallas School District Facilities Director, Kevin Montague at 503-623-5594 between the hours of 8:00 a.m. and 2:00 p.m.

-- End of Notice --



Date: 13 March 2019
To: All Proposers
From: Kevin Montague, Facilities Director, Dallas School District #2
Subject: ~ Dallas High School Grandstand Track Upgrade

Proposals for the above referenced project, Dallas High School Grandstand Track Upgrade, were received and reviewed on Wednesday, March 13, 2019 at 2:00 p.m. Two proposals were received. Bid results are as follows:

Proposer	Base Bid	Add Alternate #1	Deduct Alternate #2	Deduct Alternate #3	Deduct Alternate #5	Deduct Alternate # 6
Hellas Sports Construction	\$1,277,917 <i>Additional voluntary add \$33,700</i>	\$675,117	\$150,275	\$385,480	\$133,165	\$5,454
Wildish Construction Company	\$1,799,900	\$19,970	\$15,370	\$217,760	\$102,670	\$7,200

The Dallas School District School Board will review all bids in a special board meeting to be held Thursday, March 14, 2019 at 6:00 p.m. in the district office board room. The district office is located at 111 SW Ash Street, Dallas, Oregon.

We would like to sincerely thank all of you for your time and interest in our projects.

Dr. Michelle L. Johnstone, Superintendent

Board of Directors: Michael Blanchard • Michael Bollman • Dave Hunt • Matt Posey • Jonathan Woods

Dallas High School Grandstand
Track Upgrade

SECTION 00 41 00
BID PROPOSAL

3/07/19
ADD#3

**PROPOSAL TO DALLAS SCHOOL DISTRICT
DISTRICT ADMINISTRATION OFFICE
111 ASH ST.
DALLAS, OREGON 97338**

The undersigned hereby proposes to furnish all necessary materials, superintendence, labor, equipment, tools, and accessories to perform and complete the Grandstand Stem Wall and Track Upgrade at the Dallas School District Offices in all respects and in full conformity with Contract Documents as prepared by Soderstrom Architects, Ltd, 1200 NW Naito Parkway, Suite 410, Portland, Oregon, 97209.

Per the Contract Documents associated with this project, the District reserves the right to award contracts, or to reject all bids as may be determined to be in the best interest of the District.

Base Bid \$ _____ Dollars

Bidder's Name: _____

The Undersigned proposes to add to or deduct from the Base Bid indicated above the items of work relating to the following Alternate(s) as designated in the Specification Section 01 23 00:

- A. **ADD ALTERNATE NO. 01:** *Provide an orange track with black exchange zones, black lines on the orange surface and white lines on black surface.*

ADD \$ _____

- B. **DEDUCT ALTERNATE NO. 02:** *Provide a black track with black exchange zones, with all lines white.*

DEDUCT \$ _____

- C. **DEDUCT ALTERNATE NO. 03:** *Provide track surface material from BSS300 to BSS100.*

DEDUCT \$ _____

- D. **DEDUCT ALTERNATE NO. 05:** *Remove the 8 foot concrete sidewalk from around the track and remove the concrete infill between new walk and track/ score board foundation from the scope of work; position retaining wall 8 feet inward towards the field and integrate with fence post construction; track surface to terminate at concrete retaining wall.*

DEDUCT \$ _____

- E. **DEDUCT ALTERNATE NO. 06:** *If deduct alternate 5 is accepted, the existing concrete walks directly adjacent to the west side of restroom and the existing concrete at the northeast storage building shall be retained (an area of approximately 415 square feet) and the existing septic lift station vault lid to remain.*

DEDUCT \$ _____

The undersigned has attached the required 10% Bid Security to this Bid.



March 14, 2019

Kevin Montague
Dallas School District #2
111 SW Ash Street
Dallas, Oregon 97388
Via Email: kevin.montague@dsd2.org

RE: Dallas High School Grandstand Track Upgrade

Dear Mr. Montague:

Hellas has discovered a bid discrepancy for the project: "Dallas High School Grandstand Stem Wall and Track Upgrade" that bid March 13, 2019.


We erred in our interpretation of the bid documents which provided a mathematically unbalanced bid. Our error in no way reflected badly on how the specifications were written; again, it was our incorrect interpretation.

We sincerely apologize. We understand that the Dallas School District and Soderstrom Architects with relationship to Janet Turner Engineering put great effort in providing bid documents to receive competent, qualified and comprehensive bids. In recognizing this, we regret our failure in providing a qualified response for review and consideration.

With that said, we respectfully request that our bid be rescinded for the reason mentioned above.

Please contact me should you have any additional questions regarding this matter.

Best regards,



Tommy McDougal
Vice President of Estimating





Date: February 20, 2019

To: Kevin Montague
Facilities Director, Dallas School District No.2

Email: kevin.montague@dsd2.org

From: Gary Logsdon

Phone: (503) 805-2631

Email: glogsdon@beynonsports.com

Subject: **Dallas High School Track**
1095 SE Miller Ave, Dallas, OR 97338

FieldTurf USA, Inc. and Beynon are pleased to present the follow proposal. Prices are based off of the Inter-Mountain ESD purchasing program. Inter-Mountain ESD is a purchasing co-op that provides member schools with pre-determined preferential pricing by approved vendors whose product has already been bid at a national level. AEPA IFB #018.

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE. Calhoun, GA 30701

Proposal	TOTAL
Project includes demolition of existing track surface and redevelopment of new track surface surrounding the newly developed synthetic turf field. The tack development will incorporate new north D-area surface water collection (utilizing the storm piping designed and constructed with the synthetic turf project), and a new 4-foot high cyclone fence and 5-foot wide concrete sidewalk abutting the perimeter of the track. Areas of more detail work include the redevelopment of egress stairs at the south end of the existing stadium, separation of the new track and walk surface at the existing scoreboard, proposed to remain, and the removal and redevelopment of the concrete slab at the visitor's bleacher area. Existing site grades require the inclusion of various height retaining walls around the perimeter of the track/walk surface.	\$1,184,310.00
Supply and install BSS 300 all-weather track surface. Grey with Orange exchange zones. (8,849 SY)	\$ 507,152.00
Total	\$1,691,462.00

If Bonding is required, please add 1.5% to the price above for performance payment and bonds.

EXCLUSIONS:

- Permit Fees: Owner will provide
- Bonding
- Removal and replacement of unsuitable sub-base material
- Contaminated soils
- Utility Adjustments
- Testing of soils

NOTES:

- Pricing per plans and specs
- Cure time on new asphalt and concrete is 28 days prior to receiving new track surface
- While surfacing and striping are being done, water systems must be curtailed, shut off or controlled so that no water falls on the track or event area surfaces.
- Price based on one mobilization. Monday- Friday Operations.
- School will need to determine a staging area for materials delivery and equipment.
- Proposal includes only what is specifically stated in this proposal.

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: eric.fisher@smartbuycooperative.com.