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DATE: April 17, 2025

PROJECT: WLWSD 2019 Bond Management

MEETING NUMBER: 206

COMMITTEE MEMBERS: **Remo Douglas, WLWV**
(Attendees in bold) **Amy Berger, WLWV**
Pat McGough, WLWV
Jeff Chambers, WLWV
Angie Caffrey, WLWV
Nick Riener, Turner & Townsend - Heery
Kelly Wheeler, Turner & Townsend - Heery
Jim Fitzpatrick, Arcadis
Rebecca Stuecker, Arcadis

DISTRIBUTION: File, All of the above

The following was noted:

GENERAL			
ITEM	DATE	ACTION	NOTES
168.01	11.09.23	WLWV	The District to move toward a combination of cellular and VOIP for FA communication. District to review project specifications moving forward to provide clear direction to contractors.
	11.16.24	WLWV	Operations is currently installing VOIP lines to fire alarm panels.
	12.14.23	WLWV	This work is expected to be complete over winter break. VOIP lines will be provided to fire alarm panels and elevators.
	01.04.24	WLWV	This work is still in progress.
	03.07.24	WLWV	Work is still in progress. Three schools left to complete.
	04.18.24	WLWV	Two schools are left to complete.
	05.02.24	WLWV	The physical components are complete. Sonitrol to resolve a few issues.
	01.09.25	WLWV	The District is coordinating with Sonitrol regarding the outstanding issues.
171.02	12.07.23	WLWV	The District needs to review data and monitoring requirements for solar and utilities.
	01.25.24	WLWV	Remo reviewed the DDC system relative to energy monitoring. A meeting is being coordinated with ECC to research the data provided by Trillium and Lowrie as well as Athey Creek. A standard for data gathering is being determined.

	02.29.24	WLWV	A meeting is to be set up with ECC to determine the standard for data gathering.
	03.07.24	WLWV	ECC is doing some research in preparation for the method for data gathering.
	03.28.24	WLWV	A meeting is being scheduled for tomorrow to review Athey Creek.
	04.04.24	WLWV	The meeting occurred. The available data was identified. It was determined which data would be included on a dashboard.
	04.11.24	WLWV	Angie is reviewing potential graphics for the interface.
	05.02.24	WLWV	Angie is developing the draft graphics.
	06.27.24	WLWV	The graphics have been completed. However, the solar panels are currently not operating to test the system.
	08.29.24	WLWV	Solar panels are expected to arrive mid-October.
	10.24.24	WLWV	Solar panel components are waiting to be shipped from Vietnam. Arrival date not yet known.
	01.23.25	WLWV	The solar panel subcontractor, AR Solar, indicated the warranty must be processed through the general contractor. WLWV disagrees. Angie is following up.
	02.20.25	WLWV	The solar panels are currently in the factory in Colorado. Shipment pending.
	04.17.25	WLWV	The District relayed the information to Vertex. Vertex to coordinate replacement of the panels.
177.01	02.29.24	WLWV	The District will implement a new key control policy that will include digital keyboxes.
	03.07.24	WLWV	Digital keyboxes have been ordered. Memo will be sent to all building administrators. Deployment will begin the week of March 18 th .
	03.14.24	WLWV	The memo was sent to the building administrators. Boxes have been ordered.
	03.28.24	WLWV	Boxes have arrived. Installation has started. WHS box has been installed.
	04.18.24	WLWV	Five schools have been provided the boxes. Installation continues.
	05.23.24	WLWV	Boxes have been installed at nine schools.
	06.06.24	WLWV	Four schools are left to complete.
	08.29.24	WLWV	Athey Creek, Trillium Creek, and Riverside are the remaining three to complete the key box installation.

	09.26.24	WLWV	Key boxes for Athey Creek and Trillium Creek remain to be installed.
	11.21.24	WLWV	The key box has been installed at Trillium Creek. Athey Creek remains to be completed.
	01.09.25	WLWV	Power for the key box at Athey Creek is expected to be installed in the next few weeks.
	04.03.25	WLWV	Key box installation at Athey Creek is underway and may be complete next week.
189.01	06.13.24	WLWV	The District has been contacted by multiple subcontractors indicating Emerick is behind in getting them payment. Pat is meeting with Corey of Emerick tomorrow.
	06.27.24	WLWV	Corey was unable to meet in person. A letter was sent to Emerick requesting verification of payment to subcontractors and suppliers.
	07.11.24	WLWV	The District received no response to the initial letter. A second letter will be sent today notifying Emerick that the District will be contacting subcontractors regarding overdue payments.
	07.18.24	WLWV	A second letter was sent to Emerick noting the District had not received a response. Emerick has been notified that the District would contact subcontractors to better understand status of payments. Emerick legal counsel reached out to the District asking for time to coordinate with Emerick's leadership. The District granted they could have more time. Emerick provided a schedule update on the projects. Pat asked them to address the question of payment to subcontractors. Emerick has been non-responsive to the request. The District will now contact all subcontractors that have informed the District they have not received payment.
	07.25.24	WLWV	Project managers will begin inquiry with subcontractors and suppliers that have made direct contact with the District.
	08.08.24	WLWV	The District continues to hear from additional subcontractors and suppliers in writing regarding concern about payment. Project managers are reaching out those companies that have contacted the District in writing.
	08.29.24	WLWV	A large number of subcontractors and suppliers have been contacted by project managers. They are assembling the information regarding non-payment.
	09.26.24	WLWV	The District is moving forward with Zurich, the surety, to find a resolution. Ongoing failure to proceed could impact the opening of the school for the 2025/2026 school year.
	10.24.24	WLWV	A meeting was held with Emerick, Zurich, and the District with legal representation. Emerick committed to submitting compliant payment applications. A meeting was held on Wednesday to review the August payment application. Schedule of values and two-party checks were

	11.21.24	WLWV	agreed upon. Emerick to submit the revised payment application for August.
	01.09.25	WLWV	Payment applications for August and September were received/approved and have been paid timely by the District using two-party checks.
	01.23.25	WLWV	The District received hold funds letters for both Emerick contracts. The District terminated the contract for Frog Pond PS for cause due to lack of payment to subcontractors. Zurich has called for a meeting between Zurich, Emerick, and the District regarding the Athey Creek MS project. This meeting is scheduled for tomorrow.
	02.20.25	WLWV	With the termination of Emerick's contract for Frog Pond PS, the District cannot guarantee the opening of the school in 2025. The school board has postponed the opening of Frog Pond PS until Fall of 2026.
	03.20.25	WLWV	The 3.1 meeting for Athey Creek was held on January 10 th .
	04.17.25	WLWV	The District sent a notice of contractor to default. The contract with Emerick has been terminated. Zurich to propose the path forward per the performance bond.
		WLWV	Emerick has removed all of their equipment from Athey Creek/Willamette Falls Drive. Zurich has verbally confirmed they intend to complete the project using Vertex to manage the subcontractors.
		WLWV	Vertex is actively engaged with subcontractors to complete the project. Landscapers have started work this week. Zurich is developing a takeover agreement for the District to review.
201.01	01.09.25	WLWV	The District received a citation from OSHA regarding roof access. Arcadis to coordinate with PRC. An initial meeting to be scheduled to discuss options.
	01.23.25	WLWV	A meeting was held with PRC and Arcadis to review this issue. The design team is generating a proposal to review all the District buildings and provide safety improvement recommendations.
	02.20.25	WLWV	PRC provided a proposal for reviewing each of the sites. The District is reviewing.
	03.20.25	WLWV	PRC provided a proposal for reviewing each of the sites. The District is reviewing.
	04.03.25	WLWV	A meeting with PRC is scheduled for tomorrow morning to discuss scope and fee. Jeff and his team are looking into temporary means to address the OSHA issues.
	04.17.25	WLWV	PRC provided a revised proposal which the District signed and returned. An initial schedule is being developed.
		WLWV	The District has an informal conference with OSHA on April 30th.
203.01	02.20.25	WLWV	Arcadis and Walker Macy are investigating potential solutions for the Lowrie playground soft surface material that is no longer adhered to the surface below.

	04.03.25	WLWV	Walker Macy is reviewing options with the product manufacturer.
23087.009 2025 BOND PLANNING			
ITEM	DATE	ACTION	NOTES
173.02	01.04.24	WLWV	Bond scope meetings are to be set up with the District maintenance team.
	03.07.24	WLWV	A list of the different maintenance topics has been determined. Meetings to be scheduled soon.
	04.04.24	WLWV	These meetings will occur over the next two weeks.
	04.11.24	WLWV	Three meetings were held. Three more have been scheduled for this week.
	04.18.24	WLWV	All these meetings were held. The maintenance team is reviewing some items. The scope is being compiled.
	07.11.24	WLWV	The bond team has reviewed the full scope list and will follow up with maintenance to clarify some items next week.
	07.18.24	WLWV	The first list of next bond scope will be provided to Arcadis tomorrow for pricing.
	07.25.24	WLWV	The list is still being finalized and will be provided to Arcadis soon for pricing.
	08.29.24	WLWV	The list has been sent to Arcadis and it is being priced.
	09.26.24	WLWV	The pricing is on hold until more items are added to the list.
	11.21.24	WLWV	The list has been created and provided to the cost estimator for developing cost estimates. District to provide additional information for select items. Scope questions are expected by the end of the week.
	01.09.25	WLWV	The District received the estimates. A couple of items require clarification.
	01.23.25	WLWV	The estimates are finalized. The draft list was provided to the long range planning committee.
	02.20.25	WLWV	A long-range planning committee meeting was held last night. Prioritization of items was discussed. Updates to the list are being generated prior to submitting to the Board. A Board work session will be held on Monday to review the long-range facilities plan. The Board is expected to direct the LRPC and staff to hold a bond summit on March 15 th .
	03.20.25	WLWV	The bond summit was held on March 15 th . Staff will generate a bond summit report to present to the school board.
	04.03.25	WLWV	A draft bond summit report is being reviewed internally. The District anticipates sharing it with the Long Range Planning Committee before it is presented to the School Board.

	04.17.25	WLWV	The long range planning committee established a list of bond items that will be presented to the Board. A memo will be drafted by staff for committee review. A committee member will present the recommendation at the April 21st Board meeting.
185.01	05.02.24	WLWV	District has begun reviewing requirements for access control. Security consultant to be engaged over the summer.
	05.23.24	WLWV	A meeting to be scheduled next week to review preliminary requirements.
	06.06.24	WLWV	The meeting was held. The notes from this meeting are to be reviewed. Remo will forward the notes to Pat. Next steps will be determined.
	06.27.24	WLWV	Access control scope to be reviewed in August.
	07.25.24	WLWV	An access control committee is to be determined soon.
	09.05.24	WLWV	An access control meeting has been scheduled for next Thursday.
	09.26.24	WLWV	The meeting was held. A schedule is being created the design specifications for access control.
	10.10.24	WLWV	The statement of work is being formulated. A draft schedule is expected next week.
	11.21.24	WLWV	The draft schedule is pending. Contract has been issued to Turner Townsend for access control consulting.
	01.23.25	WLWV	Turner Townsend is formally engaged on the project. They are currently working to verify access control budget estimates.
	04.17.25	WLWV	Remo and Kelly are meeting tomorrow to determine the status of this effort and how it will move forward.
198.01	10.10.24	WLWV	Long-range planning committee meeting is scheduled for next Wednesday. The list of proposed projects developed from the facility taskforce recommendations will be the topic of discussion.
	10.24.24	WLWV	The committee meeting was held. The District will present the draft long range plan and the project list with estimates at the next meeting on November 20 th .
	11.21.24	WLWV	The meeting was held. Minor edits to the long range plan were suggested by committee members and will be incorporated by Arcadis. The next LRPC meeting will be held on December 18 th . The small schools taskforce will present their findings at that meeting. The project list with estimates will be reviewed by the committee at their January 15 th meeting. The LRPC will present the long range plan to the Board on December 9 th .
	01.09.25	WLWV	The December meeting was held. The long range plan was presented to the board. Estimates for bond scope to be reviewed at the next meeting next Wednesday.

	01.23.25	WLWV	Estimates were presented to the committee. Messaging for the bond was discussed. A meeting is scheduled for next Wednesday to review the draft of the CIP.
	02.20.25	WLWV	The meeting was held. Final draft to be presented to the Board on February 24 th .
	03.20.25	WLWV	The board received the updated draft CIP. The board has the opportunity to review and provide comment on the LRFP. It's expected the board will adopt the LRFP in April.
	04.03.25	WLWV	Adoption of the CIP is scheduled for May 5th. Amy to coordinate with Arcadis on the final updates to the LRFP.
19003.014 NEW MIDDLE SCHOOL AT DOLLAR STREET – Angela Caffrey			
ITEM	DATE	ACTION	NOTES
146.02	04.27.23	WLWV-AC	Planting of the landscape areas in the public right-of-way at Dollar street to begin next week.
	05.04.23	WLWV-AC	Irrigation is in progress along Dollar St. Planting to follow.
	05.25.23	WLWV-AC	Irrigation and planting are in progress across the entire site.
	07.20.23	WLWV-AC	Hydroseeding to begin installation tomorrow.
	07.27.23	WLWV-AC	Hydroseeding did not occur last week. It is expected to be completed July 28 th and 29 th .
	09.07.23	WLWV-AC	Hydroseeding is continuing. The District continues to monitor the growth on the south slope.
	09.21.23	WLWV-AC	The District is pressuring the contractor to complete the landscape installation. The 1200c permit needs to be closed out as soon as possible.
	10.26.23	WLWV-AC	Landscaping is complete to a point where the punchlist can be initiated. Closing out the 1200c is in progress.
	11.16.24	WLWV-AC	Landscape and irrigation punchlisting to occur next week.
	12.07.23	WLWV-AC	The punchlist is complete. Emerick is working to address the items.
	01.04.24	WLWV-AC	Follow up work is being addressed regarding irrigation.
	02.29.24	WLWV-AC	The irrigation is being coordinated with added fencing.
	04.11.24	WLWV-AC	Cost for the fencing is being reviewed.
	05.02.24	WLWV-AC	Comments on the fencing costs were provided to Emerick for review.
	06.06.24	WLWV-AC	Angie met with Emerick and Affinity to review the remaining items left to complete. Work to be started along Dollar street. Quite a bit of landscaping work still needs to be completed.

	06.27.24	WLWV-AC	The District continues to work with Emerick to strive to get the landscaping work completed.
	07.11.24	WLWV-AC	Weeding and mowing is underway. Herbicide will be applied this summer. Trainings will be scheduled for landscape and irrigation. Warranty date is being determined.
	08.08.24	WLWV-AC	Another email has been sent to Emerick regarding training and maintenance. The District will be applying herbicide themselves.
	08.29.24	WLWV-AC	Walker Macy has been requested to come out the site to review the current grass and general landscape to confirm what has been installed is correct and if any changes need to be made to the current grass mix.
	09.05.24	WLWV-AC	Walker Macy site visit is pending. Status of site mixes is still being determined.
	09.26.24	WLWV-AC	Walker Macy came to the site to discuss the seed mixes and the road. Walker Macy approved revised seed mixes for the road. Recommendations for alternate plantings are pending for the site.
	10.24.24	WLWV-AC	Another site meeting is being scheduled to review alternate plantings.
	11.21.24	WLWV-AC	A meeting was held with Walker Macy. Recommendations were provided for all areas with seed mixes that are in question. The District to review the recommendations.
	02.20.25	WLWV-AC	A meeting is scheduled for Monday to discuss irrigation and planting as well as the entire project.
	04.03.25	WLWV-RD	Walker Macy delivered a site report which has been forwarded to Vertex and the landscaper. A meeting is being scheduled for next week to discuss the landscape with the landscape architect, the landscaper, WLWV, and Vertex.
	04.17.25	WLWV-RD	The meeting was held and Vertex is coordinating with the landscaper.
173.04	01.04.24	WLWV-AC	The TCO site review occurred on December 19 th . The building is considered complete. Final completion pending completion of public improvements and land use scope.
	02.01.24	WLWV-AC	The updated TCO was received from the City extending the date to July.
	03.07.24	WLWV-AC	A meeting is scheduled for next week to discuss the substantial completion document.
	03.14.24	WLWV-AC	The document was discussed. The document will be held until the public improvements work is complete.
	08.08.24	WLWV-AC	TCO was extended from late July until December.

	01.09.25	WLWV-AC	Another extension of the TCO was requested. Final occupancy continues to be tied to the complete of land use and right-of-way scope.
	01.23.25	WLWV-AC	The City will work toward issuing final occupancy for the building.
	02.20.25	WLWV-AC	There are two stormwater documents left to finalize. The City is willing to issue final occupancy.
177.05	02.29.24	WLWV-AC	A re-plat of the site will be needed to address all the easements, right-of-way dedications, and other survey clean up.
	03.07.24	WLWV-AC	Remo to contact the City to confirm public vs. private storm system locations.
	03.14.24	WLWV-AC	Remo contacted the City but has not heard back from them.
	04.18.24	WLWV-AC	The City confirmed their preference for the storm line. Remo to work with Compass to get easements in place.
	05.02.24	WLWV-RD	Compass is working on mapping for the easements.
	05.23.24	WLWV-RD	Remo communicated with the City and Compass. A full site re-plat is going to be pursued.
	07.11.24	WLWV-RD	The replat documents are almost complete.
	07.25.24	WLWV-RD	The documents are being submitted to the County and the City for review.
	08.29.24	WLWV-RD	The City's review is expected to be complete by the end of the week. Once received, it will be submitted to the County.
	09.05.24	WLWV-RD	City Planning has provided comments. City Engineering has yet to provide their comments. The Clackamas County surveyor provided a comment that contradicts the County's original requirement that the storm water lines are to be private to the manhole in the center of the street. Remo is following up with the County.
	09.26.24	WLWV-RD	The City is marking up the survey. An additional PGE anchor will be required and may need to be noted on the revised plat.
	10.10.24	WLWV-RD	The revised plat is ready to be submitted. The new PGE pole and anchor have been installed and will need to be added to the plat.
	10.24.24	WLWV-RD	Compass has scheduled the field work needed to add the pole to the plat. Remo to meet with City regarding expunging an old easement.
	11.21.24	WLWV-RD	Remo is meeting with the City tomorrow to discuss the plat and easement.
	01.09.25	WLWV-RD	Remo met with the City. The City takes no exception for what is needed for the plat. Compass met with the County and is working on additional items the County mentioned. Remo to coordinate a quit-claim along Dollar Street.

	04.17.25	WLWV-RD	A meeting is scheduled for today with counsel to discuss the quit claim.
190.04	06.27.24	WLWV-AC	AV system and lighting issues have been identified. Warranty items are being reviewed with the contractor. The District needs to set standards for the AV systems for middle school and primary school performances.
	07.18.24	WLWV-AC	This issue will be discussed at an Ops/IT coordination meeting tomorrow.
	07.25.24	WLWV-AC	Remo will draft a memo describing the level of support the District will provide for these systems.
	08.29.24	WLWV-AC	PLA would like to review the system that has been installed. Remo will bring this issue to the District IT/Maintenance coordination meeting tomorrow.
	09.05.24	WLWV-AC	This issue was discussed last Friday. A site visit has been scheduled for September 27 th . PLA and PAE to be in attendance along with District IT/Maintenance staff.
	10.10.24	WLWV-AC	The site visit was held. Solutions are being developed.
	10.24.24	WLWV-AC	PLA's solutions have been received and are being reviewed. A summary is being provided to end users.
	11.21.24	WLWV-AC	Angie reached back out to PAE for the A/V system. PLA's comments were received and noted.
	01.09.25	WLWV-AC	The District is waiting to hear from PAE on the A/V system.
	01.23.25	WLWV-AC	PAE recommended the speakers should be removed and replaced with new ones. The option of enhancing the current speakers is being considered.
	02.20.25	WLWV-AC	The decision was made to replace the existing speakers. A lead time for the new equipment is pending.
	03.20.25	WLWV-AC	New equipment has been selected. The parts are on order and will be installed when they are received.
	04.17.25	WLWV-AC	Remo is meeting with Arcadis and PAE today to review this issue.
19003.014a WILLAMETTE FALLS DRIVE IMPROVEMENTS – Angela Caffrey			
ITEM	DATE	ACTION	NOTES
180.01	03.28.24	WLWV-AC	The final signed IGA was received. The District is preparing a reimbursement request to the City.
	06.13.24	WLWV-AC	The reimbursement request was delivered to the City. Remo reviewed the request with the City and the City is reviewing internally.
	06.27.24	WLWV-AC	The City confirmed their willingness to pay the reimbursement. An invoice was sent to the City. A check is expected to be processed soon.

	07.11.24	WLWV-AC	The check has been received. The next reimbursement request is being planned.
	01.23.25	WLWV-AC	Angie to start on the development of the next reimbursement request.
	04.17.25	WLWV-RD	The reimbursement request will be prepared once Vertex provides an acceptable extended warranty for the Willamette Falls Drive paving.
183.02	04.18.24	WLWV-AC	Coordination of the irrigation is in progress.
	04.25.24	WLWV-AC	A new 3-inch main has been installed and connected to the community garden.
	05.02.24	WLWV-AC	An RFI was issued and reviewed by the Parks Department. The design team is now reviewing.
	06.06.24	WLWV-AC	Emerick to propose pricing for the changes received from the City.
	11.21.24	WLWV-AC	Multiple requests for pricing revisions. A CR has not been received. The landscaper indicated they would not be returning to the site until costs are understood and payments are current.
	01.09.25	WLWV-AC	The landscaper has not yet returned to the site. The CR has not yet been received. The landscaper is working with Emerick for outstanding work and payment.
	01.23.25	WLWV-AC	The status of this item has not changed.
	02.20.25	WLWV-AC	The landscaper filed a claim with the bonding company. Due to the deficiencies in the seeding, a separate erosion control contractor was hired by the District to stabilize the site.
	03.20.25	WLWV-AC	The erosion control contract performed the first phase of work. The District is working with the surety on the second phase of work.
203.02	02.20.25	WLWV-AC	The District hired AKS Engineering to perform required 1200c inspections.
	03.20.25	WLWV-AC	The inspections are underway. The District is taking corrective actions as needed.
185.02	05.02.24	WLWV-AC	Wetland restoration work is needed in the park. Remo is communicating with the City to coordinate the work.
	05.23.24	WLWV-AC	The wetland restoration work will be discussed with the City soon. Costs will be discussed.
	06.06.24	WLWV-AC	Remo met with the City. The City is breaking out the scopes of work and determining the separation of costs.
	10.10.24	WLWV-RD	The City is going to get a proposal for the wetland restoration work. It is expected next week. The District, Pacific Habitat Services, and the City will review the proposal.

	10.24.24	WLWV-AC	A meeting has been scheduled for next Wednesday to discuss next steps.
	11.21.24	WLWV-AC	The meeting was held. A quote was received from a wetland mitigation contractor and is being reviewed at the next meeting on November 25 th .
	01.09.25	WLWV-AC	A contract has been initiated with Mosaic for the invasive species removal. Megan, the parks director, met with community members and council members to explain the process for invasive species removal and planting. Spraying occurred mid-December. Invasive species removal is scheduled to start the end of January. Megan is also working directly with the planning department required the timing for planting.
	01.23.25	WLWV-AC	A meeting is scheduled for February 4 th with the parks department. An update from the planning department is anticipated.
	02.20.25	WLWV-AC	The meeting was held. Another proposal was received for invasive species removal.
	03.20.25	WLWV-AC	The proposal for the invasive species removal was approved and the work is proceeding.
	04.17.25	WLWV-RD	Invasive species removal continues. Planting to occur in the fall.
194.02	08.08.24	WLWV-AC	A new PGE workorder has been prepared for the speed zone flasher at Fields Bridge.
	09.26.24	WLWV-AC	Prairie and PGE are working on this scope.
	10.24.24	WLWV-AC	The wiring to provide power to the flashing was discussed. The work is in progress.
	11.21.24	WLWV-AC	Wiring for the speed zone flasher on Borland is incomplete and requires County inspection prior to PGE proceeding. The electrical contractor is no longer on site.
	01.23.25	WLWV-AC	The electrical contractor returned to the site and completed the wiring for all flashers. The flashers were installed at Epperly. Remaining work is pending PGE energizing all the flashers.
	02.20.25	WLWV-AC	PGE energized the flashers. Flashers at Alderwood still need to be energized.
	04.17.25	WLWV-RD	School zone flasher energizing will occur the same time the temporary school zone signs are removed. Speed limit flasher at Alderwood still needs to be energized.
199.01	10.24.24	WLWV-AC	Handrail installation is expected at the end of November.
	11.21.24	WLWV-AC	Emerick indicated the handrail is not yet in production. The handrails have been added to the closeout list.

	01.09.25	WLWV-AC	Emerick state they are working on paying the subcontractor for the handrail production.
	01.23.25	WLWV-AC	The powder coating of the railing is complete. Delivery arrangements will be provided once payment is received.
	03.20.25	WLWV-AC	Not all of the railing is complete. Vertex will coordinate installation when the railings are ready.
	04.17.25	WLWV-RD	Handrails are expected to be complete by May 5th.
199.02	10.24.24	WLWV-AC	Roundabout pavers and cobblestone need to be repaired/replaced.
	11.21.24	WLWV-AC	These items have been added to the closeout list.
BOONES FERRY BOILER REPLACEMENT – Angie Caffrey			
ITEM	DATE	ACTION	NOTES
200.03	11.21.24	WLWV-AC	CBRE has been hired to do commissioning. The initial jobsite assessment has been performed and a master log has been issued.
	01.09.25	WLWV-AC	The final commissioning report has been received and is being reviewed.
200.04	11.21.24	WLWV-AC	O&Ms are to be uploaded to eBuilder.
	01.09.25	WLWV-AC	The O&M and as-builts have been uploaded to eBuilder and are being reviewed by the design team.
	04.17.25	WLWV-RD	Jim is coordinating with PAE to get these reviews complete.
206.3	04.17.25	WLWV-RD	The boilers continue to have issues and need to be reset routinely. Remo to coordinate with the project team to address the issues.
19063.001 WLHS DOOR SECURITY HARDWARE – Angie Caffrey			
ITEM	DATE	ACTION	NOTES
192.05	07.18.24	WLWV-AC	The District is to schedule rekeying of doors.
	07.25.24	WLWV-AC	This work is not expected to occur until winter break.
	10.24.24	WLWV-AC	The cores are pending and work will be scheduled once they are received.
	11.21.24	WLWV-AC	Notice was received from Dormakaba that the cores will be delivered by the end of March.
	04.17.25	WLWV-RD	Delivery of the cores is expected in May.
197.03	09.26.24	WLWV-AC	The District ordered 35 additional cores. A change order will be created for this item.
	04.17.25	ARC-JF	The change order has been created. Jim to follow up with Ross to verify the change order has been signed.

205.01	04.03.25	WLWV-PM	The scope of work was increased by seven interior doors. Locksets need to be ordered through the original contractor.
19005.006 CTE AT RIVERSIDE HIGH SCHOOL – Ryan Hendricks			
ITEM	DATE	ACTION	NOTES
187.01	05.23.24	WLWV-RD	Door hardware is missing on the fire doors.
	07.25.24	WLWV-RD	Remo and Jim reviewed the condition last week. Arcadis is working with Dormakaba to find a hardware solution.
	08.29.24	WLWV-RD	Panic devices are not required on these doors. Verification is needed that door hardware is complete on these doors.
	10.10.24	WLWV-RD	Dormakaba recommended hardware parts to address this condition. The District maintenance team will look to install these parts.
	11.21.24	WLWV-RD	Maintenance is ordering parts and will be installing them.
	03.20.25	WLWV-JC	The parts have been ordered. Installation is pending.
19007.023 NEW PRIMARY SCHOOL AT FROG POND – Nick Riener			
ITEM	DATE	ACTION	NOTES
135.03	02.02.23	CBH-BB	Brooke reached out to the mural artist who provided the artwork for Sunset PS. A quote will be created for a similar scope for Frog Pond.
	02.16.23	CBH-BB	The artist provided a cost estimate and is working on mural concepts. The District to schedule a meeting to discuss desired themes for the mural.
	03.02.23	CBH-NR	Concepts from the artist are expected soon. The artist to be told to postpone submitting concepts until the District is able to name the school.
	03.09.23	TTH-NR	The artist has been held off until the name of the school is confirmed.
	09.28.23	TTH-NR	Remo to meet with David Pryor and Jennifer Spencer Ilams to discuss the school naming process. Artist still pending.
	10.05.23	TTH-NR	The meeting is scheduled for this coming Monday to discuss the school naming process.
	10.12.23	TTH-NR	The meeting was held. David Pryor is going to move forward with the naming process.
	10.26.23	TTH-NR	David will introduce the school naming process at the November 6 th board meeting.
	11.09.23	TTH-NR	The school naming process is underway.
	12.14.23	TTH-NR	The school naming process was announced and a survey has been distributed for community input.
	01.25.24	TTH-NR	The survey closes tomorrow. The name will be presented to the board in February.

	02.29.24	TTH-NR	It is confirmed the school name is to be Frog Pond Primary School. The address has been confirmed to be 7151 SW Boeckman Road. The artist will be re-engaged to do a mural.
	06.06.24	TTH-NR	Level 4 finish will be provided at the location of the mural. Level 5 will be installed when the mural is planned.
	08.08.24	TTH-NR	Level 5 will be applied at all locations where murals are to be painted. A meeting is to be set up with David to discuss where the murals are to be located.
	09.26.24	TTH-NR	The meeting with David was held. A location for the mural was identified. The design is to be determined.
	11.21.24	WLWV-AB	The artist is expected to have sketches for review by the end of the week.
	01.09.25	WLWV-AB	The sketches were reviewed. Feedback was provided on the preferred option. The artist continues to work on the mural design. The vinyl graphic is expected to occur in the spring.
156.04	01.04.24	Info	See previous meeting notes for previous construction updates.
	01.11.24	TTH-NR	The second classroom porch and multipurpose room are being framed. Roofing on flat roof is progressing as weather allows.
	01.25.24	TTH-NR	Framing continues. Band room framing is starting. Insulation and drywall installation is in progress in some locations.
	02.01.24	TTH-NR	Areas of the building are starting to be heated. Asphalt shingle installation for the gabled roofs to start soon.
	02.29.24	TTH-NR	Asphalt shingle installation has started. Domestic waterline installation to occur today. Painting to start in the next week or two. Drywall almost complete in Sector C. Gym roof trusses are being installed.
	03.14.24	TTH-NR	Asphalt shingle installation is almost complete. Painting has started. Framing expected to be complete March 22 nd .
	03.28.24	TTH-NR	Asphalt shingle installation still pending. Framing is just about complete. Casework installation has started.
	04.04.24	TTH-NR	Framing is complete. Asphalt shingle installation continues. Brick installation in progress.
	04.18.24	TTH-NR	Drywall installation is in progress. Brick installation continues. Roofing installation continues. Mechanical ductwork is following the framing. Storefront windows are being installed.
	04.25.24	TTH-NR	Drywall and brick installation continues. Drywall will be installed in Sector D when it is fully dried out.

06.06.24	TTH-NR	Drywall installation has started. The entry canopies are to be installed soon. All classroom roofing has been installed. Additional roofing is ongoing.
06.13.24	TTH-NR	The beams for the entry canopies have been installed. Drywall installation continues. Roofing is underway on the gym.
06.27.24	TTH-NR	Roofing continues. The private planters are being installed. The southeast brick wall has started. Drywall continues.
07.11.24	TTH-NR	Roofing is just about complete. The monument sign footing and brick installation is in progress.
07.18.24	TTH-NR	Onsite planters are being excavated and formed. The playground area is being graded. Entry canopies are under construction. Roofing is paused due to a shortage of EPDM. Water heaters, boilers, and pumps are being installed.
07.25.24	TTH-NR	Entry canopy work is ongoing. Roofing is still paused. All AHUs have been placed on the roof.
08.08.24	TTH-NR	The classroom relites are being installed. Installation of markerboards and tackboards is in progress. Covered play framing is ongoing. Playground equipment is being installed.
08.29.24	TTH-NR	The majority of subcontractors have not been on site. A number of companies have filed claims for non-payment for work performed. Some of the companies are unable to proceed with work because they are waiting on other trades whose work is incomplete.
09.05.24	TTH-NR	Examples of work unable to proceed due to lack of progress by other subcontractors include: utility yard slab pour held up by trench drain, playground turf held up by subbase, fiber cement siding is held up by sheetmetal, sheetmetal is held up by EPDM roofing, kitchen flooring is holding up kitchen equipment, paving of Sherman is held up by excavation, plumbing is held up by casework, light fixtures are held up by ceiling grid, landscaping is held up by excavation, controls are held up by lack of power, data is held up by lack of power, interior finishes are being held up by painting, playground excavation is held up by playground equipment. This list is not all inclusive but provides some examples of delays being created by subcontractors not getting paid.
09.26.24	TTH-NR	The delays noted above continue with the exception of painting.
10.10.24	TTH-NR	Painting is ongoing. Tacksurfaces and markerboards are being installed. Low voltage wiring is in progress. The kitchen freezer is being installed. Landscaping is still on hold. Ceiling grid is being installed. Flooring is not yet installed which is impacting other work.
10.24.24	TTH-NR	Onsite work is in progress. Playground work is underway. Subbase rock for turf is being installed. Painting is ongoing.
11.21.24	TTH-NR	Acoustical panel installation is in progress. Gym athletic equipment was installed.

	01.09.25	TTH-NR	The kitchen coiling door was installed. Acoustical panel installation is complete in the gym. All other work on site has stopped.
	01.23.25	TTH-NR	All work has ceased pending Zurich takeover of the project.
	04.17.25	TTH-NR	Frontier has remobilized onsite and is actively working. Other subcontractors have been onsite to review the condition of the project. Painters are expected to start on Monday.
156.05	07.20.23	TTH-NR	Emerick noted a discrepancy in the generator sizing. The cost of getting the appropriate generator is being reviewed.
	07.27.23	TTH-NR	The larger generator is needed. The submittal process is in progress. Cost difference is being negotiated.
	09.07.23	TTH-NR	The larger generator has been ordered. The cost difference is still being negotiated.
	09.28.23	TTH-NR	Ship date is to be determined today. The cost difference has been agreed on. Further attempts by the subcontractor to get more money have been rejected.
	10.05.23	TTH-NR	The generator ship date is August 2024.
	11.09.23	TTH-NR	Switchgear expected to ship August 9, 2024.
	01.04.24	TTH-NR	The switchgear ship date has been moved up a few weeks. The actual date is pending.
	03.07.24	TTH-NR	The switchgear is expected to ship June 17 th . The generators are expected to arrive July 24 th and August 22 nd .
	07.18.24	TTH-NR	The switchgear arrives Monday. The diesel generator arrival is pending.
	07.25.24	TTH-NR	The switchgear arrived on site. The diesel generator is on its way.
	08.08.24	TTH-NR	The diesel generator is located in the electrician's warehouse. The natural gas generator is scheduled to be delivered September 18 th .
	09.26.24	TTH-NR	The natural gas generator is located in the electrician's warehouse along with the diesel generator.
	11.21.24	TTH-NR	No change.
	01.09.25	TTH-NR	The CR for the natural gas generator was submitted and approved.
156.06	07.20.23	TTH-NR	Procurement process for the owner provided food service equipment has started.
	10.05.23	TTH-NR	The dates for the bid documents to be finalized today.
	10.12.23	TTH-NR	Bid dates have been determined. The project is to be advertised tomorrow.

	10.26.23	TTH-NR	Bids are due November 14 th .
	11.16.23	TTH-NR	One bid was received. However, the bid wasn't properly submitted. This procurement may need to be rebid.
	11.30.23	TTH-NR	The food service equipment will be rebid. Bids will be due January 10 th .
	01.11.24	TTH-NR	Two bids were received. Curtis Restaurants were the apparent low bidder. The notice of intent to award to be issued.
	01.25.24	TTH-NR	Notice of award has been issued. Notice to proceed to be sent next week.
	02.01.24	TTH-NR	Notice to proceed has been sent. Contract has been executed.
	02.29.24	TTH-NR	Submittals have been provided and reviewed. A change order addressed changes identified.
	03.07.24	TTH-NR	The change order was signed and returned. Glumac reviewed the submittals and noted discrepancies between the specified items and the items currently on site. Curtis to respond to this discrepancy.
	03.14.24	TTH-NR	The Curtis response was provided to Glumac. Almost all items were found to be acceptable. One electrical item is being reviewed by Glumac. The revised change order was fully executed.
	04.04.24	TTH-NR	An RFI was submitted for the electrical item. Date of installation is August 13 th .
	04.11.24	TTH-NR	The RFI was closed. Installation date still August 13 th .
	06.06.24	TTH-NR	Installation of kitchen equipment has been moved to the first week of September. The bulk of the kitchen equipment has been received and is being stored by Curtis.
	08.08.24	TTH-NR	The kitchen equipment installation to be delayed due to Emerick being behind schedule.
	08.29.24	TTH-NR	The tentative installation date is October 14 th .
	09.26.24	TTH-NR	Installation has been delayed to an undetermined date.
	10.10.24	TTH-NR	The recently submitted schedule indicates kitchen equipment installation the first week of November.
	10.24.24	TTH-NR	Kitchen equipment is to be rescheduled. Curtis will be asking for storage fees due to the delay.
	11.21.24	TTH-NR	A portion of the kitchen equipment was delivered to the site yesterday. The remaining equipment is being stored at Curtis' warehouse.
	01.09.25	TTH-NR	The remaining owner equipment from Curtis has been delivered to the site and is being stored.

164.05	10.05.23	TTH-NR	A meeting with David Pryor to be scheduled to discuss FF&E.
	10.12.23	WLWV-AB	The meeting was held. A principal has been appointed to help with planning.
	11.02.23	WLWV-AB	A walk has been scheduled for Monday to review furniture.
	11.09.23	WLWV-AB	This walk to be rescheduled.
	01.11.24	WLWV-AB	Amy and Nick are coordinating with Meteor regarding needs and wants for furniture. Meteor is to bring samples and a furniture layout design by mid-February.
	02.29.24	WLWV-AB	Meteor provided sample chairs. A review meeting has been scheduled for March 8 th .
	03.14.24	WLWV-AB	The meeting was held. Classroom spaces and admin area spaces were reviewed. Meteor is working on other spaces.
	03.28.24	WLWV-AB	Another meeting has been scheduled for April 19 th to review designs.
	04.25.24	WLWV-AB	The meeting occurred. The designs will be reviewed with David after the May board meeting.
	06.27.24	WLWV-AB	A meeting with David to review furniture is scheduled for today.
	07.11.24	WLWV-AB	This meeting occurred. Amy provided a list of decisions that were made. Nick provided drawings for Meteor's coordination.
	09.05.24	WLWV-AB	Another round of furniture designs is expected from Meteor next week.
	09.26.24	WLWV-AB	Meteor's updated designs were received and are being reviewed.
	10.10.24	WLWV-AB	The updated designs are being reviewed today.
	10.24.24	WLWV-AB	The designs were reviewed. Meteor making some adjustments. Library bookcases are being reviewed.
	11.21.24	WLWV-AB	The latest presentation has been received. Finishes are to be selected. Librarians have been engaged for feedback.
	01.09.25	WLWV-AB	Furniture has been ordered. Delivery timelines are pending.
	01.23.25	WLWV-AB	A meeting is scheduled for Monday with Meteor to discuss storage needs.
	02.20.25	WLWV-AB	The meeting was held. Furniture is scheduled to be installed the week of October 13th. No storage fees will be required. Delay longer than November 13th would incur storage fees.
168.06	11.09.23	TTH-NR	At all gabled roof locations, a wet sprinkler system is not feasible with the current design. Options are being priced to make these spaces conditioned.

	11.16.23	TTH-NR	An estimate has been reviewed for each of the options. Option #2 has been selected which adds insulation to the top of the roof. There is a 2 to 3 week lead time for the prefabricated roof panels.
	11.30.23	TTH-NR	The ASI was issued and is being priced.
	12.14.23	TTH-NR	A change order was executed for the roof panels. An additional CR is need for the rest of the assembly.
	02.29.24	TTH-NR	The CR was issued. Nick asked Emerick for a breakdown of the costs. A revised CR is expected soon.
	05.09.24	TTH-NR	The revised CR has been received and is being reviewed.
	07.11.24	TTH-NR	Emerick is revising the CR and will resubmit.
	09.26.24	TTH-NR	The CR was resubmitted and is being reviewed.
	10.10.24	TTH-NR	The CR was reviewed and revisions to the CR were requested from Emerick.
	11.21.24	TTH-NR	Emerick resubmitted with responses to the District's comments. The District is reviewing this latest version of the CR.
	01.09.25	TTH-NR	The CR was reviewed and approved.
170.02	11.30.23	TTH-NR	The City is requesting certification that the radon system is functional. The team is investigating ways to provide this certification.
	12.07.23	TTH-NR	Radon testing will occur after testing and balancing. The results will be provided in the final report. The team to verify that Glumac will provide the verification.
177.08	02.29.24	TTH-NR	Nick identified mold on the underside of the decking. Nick requested PBS to investigate the site. The contractor has been made aware.
	03.07.24	TTH-NR	PBS investigated the conditions and is generating a report.
	03.14.24	TTH-NR	A partial report has been issued by PBS. Emerick received the report and have begun remediating the mold areas.
	04.11.24	TTH-NR	Nick to have PBS visit the site to review Sector D.
	04.25.24	TTH-NR	PBS visited the site last Friday. A report is pending.
	05.02.24	TTH-NR	The report was received. PBS expressed potential structural issues with the mold on structural members. Additional testing of the structural wood to be completed.
	05.23.24	TTH-NR	KPFF reviewed the decking and will provide a letter indicating their findings.
	06.06.24	TTH-NR	KPFF provided a letter indicating the decking is structurally sound. PBS did an additional inspection of Sector B.

	06.13.24	TTH-NR	PBS suggested to do pre-occupancy air testing. PBS to provide a proposal.
	08.08.24	TTH-NR	PBS provided the proposal and it was accepted. A task order has been created. Once the HVAC system is running a test for mold will be implemented.
	09.26.24	TTH-NR	PBS has been contacted again to review a section of roof that has been leaking to determine if any additional mold is evident.
	10.10.24	TTH-NR	The temp roofing was not installed before the recent rain event. PBS investigation did not reveal any mold at this time.
	10.24.24	TTH-NR	PBS provided a report indicating there is no mold. The temp roofing appears to be working. Pre-occupancy testing is still planned.
	03.20.25	TTH-NR	Due to the pause in work, additional mold testing will be scheduled.
	04.03.25	TTH-NR	A meeting is scheduled for next week with PBS to review scope.
	04.17.25	TTH-NR	The meeting was held. PBS mold testing will follow the investigation of the roof by PRC. A roof investigation meeting, which will include PRC and the roofer, is scheduled for next Tuesday.
188.04	06.06.24	TTH-NR	The cleaning of the glu-lam beam in the building has caused the stain to be whitened. A solution to this cosmetic problem is being investigated.
	07.11.24	TTH-NR	Emerick to submit a report describing what occurred. Options for repair are being determined.
	08.29.24	TTH-NR	Emerick did not submit the report. A mock up on the wood decking was prepared including sanding and staining. The glu-lam beam was sanded. When it is stained, it will be reviewed. There are other locations where beams and decking will require cosmetic finish repairs.
	09.05.24	TTH-NR	This work is on hold because the contractor is not on site.
	09.26.24	TTH-NR	The second coat of stain was applied to the decking mockup. The mockup was acceptable. The repair method will be applied to the remaining areas.
	10.10.24	TTH-NR	The beam and decking have been stained. Some final improvements are in progress. Other areas of the library roof have issues from staining that still need to be addressed.
	11.21.24	TTH-NR	Remedial work has not occurred.
179.02	03.14.24	TTH-NR	Wesco is recommending a different trash compactor manufacturer due to recent experience with poor product. Wesco to provide references for alternate trash compactor manufacturer.
	03.28.24	TTH-NR	References were provided and will be reviewed.

	04.11.24	TTH-NR	Nick will review the references.
	04.18.24	TTH-NR	Nick received two favorable reference responses. Nick requested and received two proposals from Wesco. The District to review the proposals.
	04.25.24	TTH-NR	Nick to purchase a 10-yard trash compactor.
	05.02.24	TTH-NR	Cram-A-Lot does not have a cooperative purchasing agreement. Nick to get additional quotes.
	06.13.24	TTH-NR	One quote has been received. Nick is following up on three other requests.
	06.27.24	TTH-NR	Four quotes have been received. Wesco was the lowest quote. Notice of intent to award has been issued.
	07.11.24	TTH-NR	Wesco signed the contract. Notice of award has been issued.
	09.26.24	TTH-NR	This work is on hold due to contractor delays.
189.05	06.13.24	TTH-NR	MC cable is being used in the building. Some MC cable is allowed, but the extent of current installation may be excessive. Glumac is going to visit the site to make a recommendation on expectations.
	06.27.24	TTH-NR	Glumac visited and issued a site report indicating locations where MC cable is non-conforming to the documents.
	07.11.24	TTH-NR	Emerick is reviewing this issue with the electrical sub. The expectation is a solution will be provided before the walls are covered up.
	08.29.24	TTH-NR	Nick met with Emerick and the electrician to discuss areas where EMT will need to be used in lieu of the MC cable. Credits were requested for locations where MC cable was allowed to remain.
	09.05.24	TTH-NR	Credits have not yet been received.
	09.26.24	TTH-NR	Frontier provided a report on the scope of MC cable use. Credits are forthcoming.
	10.10.24	TTH-NR	A credit has been received and it is being reviewed.
	01.09.25	TTH-NR	The formal CR was approved.
	04.17.25	TTH-NR	Work has started on the areas where MC cable is to be removed.
191.06	07.11.24	TTH-NR	Coordination between this project and the City's Boeckman Road project is underway to review curb alignment and heights for Sherman and the bus loop.
	07.18.24	TTH-NR	Coordination occurred. The curb and sidewalk height along Sherman have been adjusted.

	07.25.24	TTH-NR	The planter was adjusted to coordinate with the heights. Remaining changes to be captured in an ASI.
	08.08.24	TTH-NR	The ASI is in progress.
	08.29.24	TTH-NR	The ASI was submitted and is being priced.
	09.05.24	TTH-NR	Canby Excavation is non-responsive and claiming a lack of payment for work performed.
	10.10.24	TTH-NR	Canby Excavation is back on site, but no pricing has been received for the sidewalk and curb at Sherman and Boeckman.
	11.21.24	TTH-NR	Canby is not onsite and no pricing has been received.
195.01	08.29.24	TTH-NR	The District is exploring moving to a fully-adhered roofing system at canopies to avoid having fasteners exposed through the exposed decking. Conduit for lighting is being considered to be run on top of the roof deck at these locations. Insulation would be added to provide a space for this conduit.
	09.05.24	TTH-NR	The District is considering going to fully-adhered roofing for all canopies and covered play. Nick to confirm with Pat.
	09.26.24	TTH-NR	Fully-adhered roofing has been approved. The project team will be notified.
	10.10.24	TTH-NR	A response was provided to the RFI. Emerick to generate a CR.
	01.09.25	TTH-NR	The CR was not received.
196.03	09.05.24	TTH-NR	Emerick submitted a preliminary draft of this month's pay application. The prerequisites for the pay app have not yet been provided. Several line items in the pay app had percentage of completion shown as higher than the work that has been observed on site. Emerick to correct.
	09.26.24	TTH-NR	A revised draft payment application 15 was submitted. The District rejected the pay app because the supporting documentation does not line up with the schedule of values.
	10.10.24	TTH-NR	Emerick has submitted a number of draft payment application 15 that have not addressed District comments from earlier versions. The District has rejected the draft payment application.
	10.24.24	TTH-NR	The revised pay application 15 is expected today.
	11.21.24	TTH-NR	Applications 15 and 16 were paid. A draft pay application 17 is currently being reviewed.
	01.09.25	TTH-NR	The District received a hold-funds letter from Zurich. Pay application 17 was not paid.
197.04	09.26.24	TTH-NR	A preliminary design has been received for the garden shed. The District is reviewing.

	11.21.24	TTH-NR	The District and design team are coordinating on design details.
	01.23.25	TTH-NR	An ASI was drafted for the garden shed. Once a new contractor has been engaged, this ASI will be processed.
199.03	10.24.24	TTH-NR	A meeting occurred to discuss scheduling and scope for seeding. Emerick to provide a plan and narrative for how this work is to be completed.
	11.21.24	TTH-NR	Emerick provided a plan indicating seeding to start end of October. The seeding has not yet occurred.
	04.17.25	TTH-NR	Triplett Wellman has provided a schedule to start seeding October 3, 2025.
200.04	11.21.24	TTH-NR	Builders Risk policy ends at the end of December and will need to be extended if contract balance is greater than \$5 million.
	01.09.25	TTH-NR	The builders risk policy has been extended.
	01.23.25	TTH-NR	The policy ends January 31 st . The District is trying to extend it through February.
	02.20.25	TTH-NR	The builder's risk policy has been extended through mid-March. Further extension of the policy may be unlikely.
	03.20.25	TTH-NR	The builder's risk policy is ready to extend when a new contractor is on site.
	04.03.25	WLWV	The District to engage Zurich to discuss the builder's risk policy.
	04.17.25	WLWV	An active builder's risk policy is currently in place through June.
200.05	11.21.24	TTH-NR	Building temperature and humidity has fallen outside of products specified requirements. Emerick is coordinating the return of temporary heating, but it is not currently operational.
	01.09.25	TTH-NR	Emerick provided two natural gas heaters to provide heat to the building. These have been replaced with District provided heaters.
	01.23.25	TTH-NR	Emerick removed their two natural gas heaters. The District heaters are still being used.
	04.17.25	TTH-NR	Triplett Wellman delivered their heaters which will take the place of the District heaters soon.
200.06	11.21.24	TTH-NR	The County inspector is requiring an independent test of GFCI equipment. This is a prerequisite to PGE connecting permanent power.
200.07	11.21.24	TTH-NR	The District has asked Emerick to provide outstanding submittals for the project.

	01.23.25	TTH-NR	Emerick did not provide the outstanding submittals. Zurich will address this when a new contractor is engaged.
	04.17.25	TTH-NR	Triplett Wellman to begin coordinating outstanding submittals.
201.03	01.09.25	TTH-NR	Zurich has called for meetings with the District next Thursday and Friday.
	01.23.25	TTH-NR	Zurich and the District met last Thursday to discuss the status of Zurich's takeover and review the conditions on site with Trevor from Vertex. Zurich facilitated a bid walk with general contractors last Friday. Zurich invited the three previously approved general contractors to attend the bid walk. Two general contractors attended (Triplett Wellman and Bremik). Selection of contractor by Zurich is pending.
	02.20.25	TTH-NR	Another bid walk was facilitated by Zurich with two contractors (Todd Construction and Ross Builders). Vertex received two bids on February 10 th . Vertex is reviewing the bids received.
	03.20.25	TTH-NR	A site walk was held with the majority of existing subcontractors, the completion contractor, Vertex, and Zurich. Project targeted to restart April 1 st .
	04.03.25	TTH-NR	Work did not start on April 1 st . A new projected start date has not yet been proposed. Completion agreement has not yet been finalized by Zurich.
	04.17.25	Closed	Triplett Wellman has taken control of the site. One subcontractor, Frontier Electric, began work on Monday April 14th. Completion and takeover agreements have been executed.
201.04	01.09.25	TTH-NR	The District has coordinated with Zurich to take measures needed to preserve the work in place and ensure compliance with permits and insurance requirements.
	01.23.25	TTH-NR	Locations of potential water intrusion were identified. The District will coordinate with Zurich on recommendations for temporary protection.
	02.20.25	TTH-NR	The District walked the site with Vertex and PRC. The District offered to have a contractor address the issues. The original roofing contractor performed work to seal up the issues noted at the request of Vertex.
	03.20.25	TTH-NR	Further investigative work into the roofing system, weather barriers, and water intrusion in general is needed. PRC to begin drafting a proposal to perform testing and identify who can perform the testing.
	04.17.25	TTH-NR	A meeting is scheduled for next Tuesday to discuss the timeline and expectations of the roofing investigation.
206.01	04.17.25	TTH-NR	The District requires bonds and insurance information from the contractor by end of day tomorrow. If not received, the District will shut down the project.

206.02	04.17.25	TTH-NR	Triplett Wellman has indicated a substantial completion date of October 9 th . TW is developing a detailed construction schedule that is expected by the end of the month.
19052.009 FF&E DISTRICTWIDE			
ITEM	DATE	ACTION	NOTES

Next meeting: Will be called as needed. The meeting will be held at the DOC as well as virtually.

These meeting notes are a record. If there are any errors and/or omissions in the foregoing notes, please advise our office immediately; otherwise these notes will be considered correct and complete as written.

Submitted by,
Arcadis Architects

Jim Fitzpatrick