

Greater Albany Public School District 8J  
718 Seventh Avenue SW  
Albany, Oregon 97321-2399



**REGULAR BOARD MEETING**  
April 13, 2015 7:00 p.m.

**Minutes**

*Maria Delapoer, Superintendent*

**CALL TO ORDER**

Board Chair Boehme called the regular meeting of the School Board to order at 7:00 p.m.

Jerry Boehme	Board Chair
Micah Smith	Board Vice Chair
Frank Bricker	Director
Sandi Gordon	Director
Lyle Utt	gave advance notice of his absence
Stephanie Dilbone	Student Board Member
Maria Delapoer	Superintendent
Tonja Everest	Assistant Superintendent
Randy Lary	Human Resources Director
Russell Allen	Business and Operations Director

A list of others present at the meeting is filed with the original minutes. It was noted that a quorum of the Board was present.

**PLEDGE OF ALLEGIANCE**

Board Chair Boehme led participants in the Pledge of Allegiance.

**CORE PURPOSE/GOALS**

Student Board Member Stephanie Dilbone began the meeting with a review of the district's Core Purpose and Strategic Goals:

**Core Purpose:** Educate and inspire all students to reach their full potential, equipped to be positive, contributing members of society.

**Strategic Goals:**

- We provide every student with challenging and motivating learning experiences that lead to continuous growth.
- We instill in every student the character traits that enable them to understand and interact in the world, appreciating and valuing differences.
- Our students thrive because every community member is a stakeholder and takes responsibility for the success of every student.

**SUPERINTENDENT COMMENTS AND INTRODUCTIONS**  
**MEMORIAL MIDDLE SCHOOL STUDENT REPORTER**

Executive Assistant Jim Haggart introduced Memorial Middle School Student Reporter Levi Welker. Mr. Haggart said that Levi is new to Memorial School having attended Calapooia School as a sixth and seventh grader. He now an eighth grader taking Advanced Science, Algebra, Language Arts, Social studies, Technology, iMovies and PE. His favorite subject is Math. Mr. Haggart said that Levi is active in his church and is a former Student All-Star having been recognized as a fifth grader at Lafayette School.

Mr. Haggart said that Levi has a sister Brookelynn who is a third grader at Liberty Elementary School. His parents are Denny and Wendy Welker.

**ART IN THE BOARDROOM**

Superintendent Delapoer said that that the Monteith Room to the left of the Board had a piece of artwork drawn by Oak Elementary School 4<sup>th</sup> grader Desiree Flaming. Ms. Delapoer said that the artwork read "Oak Cares, Oak Shares. The Fools Day Fire of 2015."

**STUDENT REPORTER**

Memorial Middle School Student Reporter Levi Welker addressed the Board. His report is provided as an attachment to these minutes.

**STUDENT ALL - STARS**

Emma Bennett, Lily Bennett and Leo Raveling of Central Elementary and Riley Bond and Luke Milburn of Takena Elementary School were recognized for their success in school and the community. Isabella Alvarado and Lauryn Harsen of Periwinkle Elementary and Diego Leal, Andrew Light and Lilya Sunseri of Waverly Elementary School were also honored.

**COMMENTS FROM THE PUBLIC**

Dick Olsen of 732 Broadalbin Street SW in Albany spoke of the proposal to restructure Central and Takena Elementary Schools. He said that a goal of the City Council was great neighborhoods. He provided information from the recent Linn Benton Community College bond measure. He said that the measure passed overall but it failed by a wide margin in Linn County. He said that voting data indicated that only eight of the eighty precincts voted to approve the measure. He said that of the eight precincts which voted to approve, four of those precincts clustered around Central and Takena Schools. He said that he has been involved in his neighborhood and city government for more than 40 years and Central School has been a major force in attracting younger families to the neighborhood. He was concerned that central school would be much less attractive if it served only grade 3-5.

**CONSENT AGENDA**

- 1) Minutes from March 9, 2015 Regular Board Meeting
- 2) Minutes from April 3, 2015 Special Board Meeting
- 3) Personnel
- 4) Early Learning Hub Memorandum of Understanding

Board Chair Boehme stated that if there were no objections the Board would approve the Consent Agenda. There were no objections. Board Chair Boehme DECLARED THE ACTION DECIDED by UNANIMOUS CONSENT.

### ***BOARD REPORTS***

#### ***LEGISLATIVE LIAISON REPORT***

Superintendent Maria Delapoer said that the Legislature was in session. She said that the Legislature approved \$7.255 billion for the State School Fund. She said that most superintendents believe that amount is insufficient to fund current programs. She said that one may hear that the budgeted amount was an increase of nine percent and that was true but it was nine percent over two years. She said that from the \$7.255 billion, districts would have to fund full-day kindergarten.

She said that the Oregon School Boards Association was hosting a series of town hall meetings across the state. She said that the closest session would be Thursday, April 23 in Springfield.

#### ***WORKING GROUP REPORTS***

Business and Operations Director Russ Allen said that the District Facilities Advisory Committee (DFAC) met recently. He said that the next session will be May 6. He said that the last bit of information from contractor DLR group would be shared at that meeting and after that session the DFAC members would be coming up with their own thoughts and priorities.

Mr. Allen said that the second site visit occurred last week and three more visits were planned. He said that the next visit just happened to include South Albany High School. Director Smith asked the times of the site visits. Mr. Allen said that the visits were conducted from 3:00 - 5:00 p.m.

Director Smith asked why the sessions were held on early release days. Mr. Allen said that it was more convenient to conduct the visits on early release afternoons when the students were not in the classrooms.

Ms. Delapoer said staff was still working on the proposal to restructure Central and Takena Elementary Schools. She said that staff and Board members have been reaching out to parents and researching their questions for a presentation at the April 27, 2015 Board meeting.

#### ***BOARD MEMBER REPORTS***

Director Gordon said that her mother Susie Stothoff, is the director of St Mary's church soup kitchen. She conducted a fundraising event on April 12 to benefit South Albany High School. Director Gordon thanked Safeway for their donations of food, St. Mary's Church for providing the facility, the church children's choir for performing, and the many families who participated. She estimated that the event raised \$3,500.

#### ***STUDENT REPORT***

South Albany High School Student Board Member Stephanie Dilbone said that much has happened since her last report. She said that the dance team earned first place at their state level competition. She said that the Oregon Cheer Coaches Association named Mr. Belveal as

Administrator of the Year and Cheer Coach Courtney Marshall as Rookie Coach of the Year. She said that the choir had much success even after losing their robes in the fire. She said that the track team participated in the Springfield Invitational meet where the girls earned first place and the boys took third place.

She said that the Smarter Balanced examination schedule would begin with Math on April 23 and would then move to Writing. She said that current eighth graders would be visiting soon. And course forecasting would begin soon after that. She said that on April 15, Deen Castronova, the drummer from the band Journey would be visiting the school and talking to students.

Board Chair Boehme thanked Miss Dilbone for her report.

### **REPORTS**

#### ***SAHS PROGRESS REPORT***

Superintendent Maria Delapoer said that she would provide a summary of South Albany High School's recovery from the fire of April 1, 2015. She read part of a letter to families from South Albany High School principal Brent Belveal.

She said that the process to rebuild the cafeteria building had begun with helpful support from the insurance company. She said that presently South Albany High School meals were being prepared at the Linn County Fair and Expo Center. She said that she expected that by Wednesday, April 15, meals would be prepared and served on site in modular buildings in the parking lot near the community pool.

Ms. Delapoer said that modular classrooms were on site and were expected to be ready for classroom use by the band, choir and child development classes by April 20. She said that there would be a brief assembly at the school on Wednesday where the drummer from the band Journey would present a check for \$10,000 to the school.

Student Board Member Stephanie Dilbone said that the atmosphere at South Albany High School was more normal than she would have expected. She said that students were reassured that things will be fine and they were ready to move on.

#### ***TIF MENTOR PROGRAM***

Human Resources Director Randy Lary said that at their last meeting, the Board heard about the Oregon Board of Education's mentor program that existed in the non-TIF schools. He introduced teachers Sue McGrory and Kilee Sowa and said that they would describe the mentoring program for schools participating in the Teacher Incentive Fund (TIF) grant program.

Ms. McGrory said that this is the other mentoring program in the district. She said that the program has existed since 2011. She noted that 20 percent of the district teachers were hired within the last two years. She estimated that the percentage was the highest in several years.

She said that she would speak about the Career Coach program. She said that it was funded through the TIF Classroom Grant as part of the Career Pathways program. She said that because it

was funded through a specific grant and not implemented district-wide, the program used the term “coach” instead of “mentor” to avoid confusion with contract language.

Ms. McGrory said that this year 47 teacher partners and 29 coaches were working together throughout the eight TIF schools. She said that due to the significant increase in new hires, the team worked to make the most use of the funding.

She said that there were four components within the TIF grant: career pathways, evaluations, professional development, and compensation. She said that career pathways and professional development came together in the career coach programs. She said that part of the design principles were to develop meaningful and sustainable support systems for teachers new to the profession or new to the building or position and to create a system of effective recruiting and hiring.

Ms. McGrory said that an objective of the Career Pathways program was to create a multi-tiered mentoring program and to build a process for teachers to learn from each other through leadership opportunities and professional development and action research.

She said that as a Career Pathways team; participants did hundreds of hours of research into other class models, which included career ladder programs, teacher leadership roles, induction and retention. She said that team members felt that they could get the best value for their money through the categories of induction and retention.

Ms. McGrory said that the goal of the Career Coach Program was to improve student achievement by improving teacher knowledge, skill and effectiveness in content areas and assessment of learning. She the program also sought to promote teacher cultural competence and reflective practice through observation and communication.

She said that career coaches work one-on-one with a teacher partner. She said that the structure was different from the ODE mentoring program. She explained that the coach was a classroom teacher specialist in the assigned building so that the new teacher could be imbedded into the organizational culture, traditions and logistics of the building. She said that both the teacher and the coach engage in meaningful professional development.

Ms. McGrory said that initial training begins with relationship building, communication and coaching. She said that for the first two years the trainer was Teresa Blair from the OEA Center for Great Public Schools. Ms. Blair has also worked with ODE mentoring program. Ms. McGrory said that since then, Greater Albany has conducted its own coaches training.

She said that Board Members had at their places a copy of the participant’s handbook. She said that pages 13 -17 provide a monthly checklist of topics to be discussed with each new teacher. She said that topics included how to make copies, how to complete a professional leave request and what the evaluation process looked like in each building.

Ms. McGrory said that in 2011-12 there were 11 coaches and 11 partners in six schools. She said that in the second year of the program there were 18 coaches at eight schools. She said that in

2013-14 there were 26 coaches in seven schools and this year there were 39 coaches and 47 teachers at all eight TIF schools.

Director Gordon asked if teachers volunteer to be mentors. Ms. McGrory said that there is an application process and principals approve the selections of the coaches.

Board Chair Boehme asked when the TIF program would end. Ms. McGrory said that funding for the program would end in June, 2015.

Board Chair Boehme asked if there would be an opportunity to combine the best features of each program. Ms. McGrory replied that Assistant Superintendent Tonja Everest and Superintendent Maria Delapoer have discussed doing so. Mr. Lary estimated that it might be difficult to combine the programs but the district could have the programs continue side-by-side.

### **DISTRICT ACCOUNTABILITY PLAN** **COMMON ASSESSMENTS**

Assistant Superintendent Tonja Everest introduced teacher Angela Spencer and said that she would provide information regarding developments and training for common assessments.

Ms. Spencer said that Board Members had a summary at their places. She said that the document described how the components fit together. She said that Common Core was the roadmap that provided direction to the district. She said that much work had begun to prepare teachers to make the transition into the Common Core. She said that teams of teachers were breaking down the requirements and identifying the program needs. She said that the teams were creating new rubrics to address different common core elements such as anchor standards and citing of evidence.

She said that formative assessments were about teaching and learning in the classroom. She said that assessments would identify where the students were in their learning and to help the students be aware of where they are and where they need to go.

Ms. Spencer said that summative assessments measure the health of the whole system. She said that those assessments were measured through Smarter Balanced testing. She said that the district conducted some professional development training to help teachers understand the Smarter Balanced testing.

She returned the discussion to the formative assessment which identifies where the students are now. She said that the assessments help teachers determine the effectiveness of their instruction.

Ms. Spencer spoke of the district's teacher collaborative. She described the work as "Action Research." She said that teachers were trained and then they went back into their classrooms and tried new techniques. She said that the program would continue throughout the school year and into the summer.

She said that school-wide Professional Learning Communities have also focused upon formative assessments. She said that writing assessments have changed to reflect what students will see on the Smarter Balance testing. She said that the classroom tests were referred to as performance

based assessments. She explained that the assessments were being adjusted to meet the needs of the Common Core.

She invited the Directors to turn to the example on the second page of their handouts. She said that students were typically offered a choice of three writing prompts. Students were then directed to support their opinion with reason. She described how the performance based assessments were changed and how students are now more supported in their writing.

Ms. Spencer said that in the past, students did not have supporting information to read and had to instead come up with their own ideas and do their own brainstorming. She said that page 3 of the handout provided an example of a current writing prompt for a third grader. She described how teachers would prepare the students by showing them a brief video clip, discussing the topic and identifying vocabulary. She said that teachers have been teaching students how to take notes and gather evidence.

She said that Pages 7 and 8 of the handout provided examples of middle school writing assessment that a student might have been given in the past. She said that students were directed to support their position with specific reasons and examples. She noted that student would have to come up with the reasons and examples on their own.

Ms. Spencer explained that the new middle school performance based assessments provides the student with a number of articles to read and they will be asked to cite actual evidence instead of coming up with their opinions from the top of their heads. She said that students would be prepared through a process similar to that described earlier for third graders.

She spoke of note taking and stated that some schools are teaching Cornell Notes which is an AVID strategy that many teachers are using.

Ms. Spencer said that she did not have an example of the high school level assessments as she focuses on elementary and middle school writing but she said that a high school team was working on similar kinds of assessments.

Director Gordon said that her daughter is a South Albany High School junior and is using Cornell Notes. She asked when students were first taught those techniques. Ms. Spencer said that some of the skills are taught to students in the fourth and fifth grades. Middle school students receive additional instruction, she said.

Director Smith asked how the assessments were stored so that the continuity was not lost. Ms. Spencer said that a Google Docs folder was set up for middle school teachers. She said that all of the performance-based assessments and formative assessments were available for teacher use. She said that the elementary level, the information was available through ReadyGen and Google Docs. Ms. Spencer said that more work would be done during the summer to develop a bank of performance based assessments.

Director Smith asked if the documents could be shared with parents. Ms. Spencer replied that because Google Docs was editable, there were no plans to share that with parents.

Director Smith asked about outreach to parents. Assistant Superintendent Tonja Everest said that district has to become familiar with the program first. She said that the district has not shared the information with parents yet.

Board Chair Boehme asked if the work would help the district with K-12 alignment and uniformity. He said that it appeared to him that the district was getting better over time. Ms. Spencer said that Common Core was creating that uniformity.

Director Bricker asked if the common assessments were provided to teachers with examples of “meet” and “exceeds.” Ms. Spencer said that was something that elementary school teachers were developing together. She said that grading rubrics were shared with students.

Ms. Everest said that teachers have asked for common assessments. She said that Common Core greatly reduced the number of standards.

Ms. Delapoer said that it appeared that the middle school Smarter Balanced writing assessment might take five days to administer.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### ***SAHS BUILDING RECONSTRUCTION***

Business and Operations Director Russ Allen said that he would discuss the work completed following the fire at South Albany High School. He said that the fire began at approximately 3:30 a.m. on April 1.

He said that by 10:00 a.m. the same day the district was meeting with PACE, the district’s fire insurance company, as well as WHA, the insurance agent of record. He said that within 48 hours there were 20 companies working on cleaning, shoring, and eventual replacement planning. He said that within 72 hours, the smoke was cleared from adjacent buildings and the campus was cleared for occupancy. He said that the perimeter of the cafeteria was cleared and preparations for temporary classrooms were already underway.

Mr. Allen said that it was expected last week that the site would have been scraped and there would be nothing left of the structure, but it was determined that there was a need to mitigate some materials and that requirement had slowed the actual clearing of the site.

He said that there was an orientation design meeting on April 9 in preparation for what was known as a “Design Charrette” on April 16. He said that during the session, all stakeholders would attempt to resolve conflicts and map solutions. He said that the session would involve district office staff, all of the applicable design professionals, South Albany High School administrators, and effected teachers, food service, facilities, and information technology professionals.



Director Gordon asked if Board Members could attend. Mr. Allen replied that he would prefer to not have a public meeting and therefore asked that no more than two Board members attend.

Mr. Allen said that he would discuss insurance. He said that this was the first property loss that the district has had with this insurance company. He said that the district has a \$50,000 deductible. He said that the coverage was for the building and the contents. He said that for district owned property, the district would receive reimbursement at replacement value. He said that the loss of personal belongings would be reimbursed at actual cash value.

Board Chair Boehme asked how the loss of personal musical instruments would be handled. Mr. Allen replied that lost property would be reimbursed according to the current value of the article. He said, however, that personal musical instruments might be processed differently as donated instruments were coming into the district.

Mr. Allen said that the building would be covered at replacement value. He said that the insurance company would replace the building as it was. He said that the district has the blueprints from when the building was constructed. He said, however, that the reason for the design charrette meeting was that there was no reason to ignore the opportunity to make improvements to the interior of the building to make it more efficient and effective. He said that all of the stakeholders would be involved. He said that the meeting would be guided by the architectural firm but many more people would take part.

He spoke of the design process and emphasized that people should not be over-constrained by what previously existed. He said that the process would begin with, "What do you need?" He said that there would be some give and take but it might be possible to add a significant amount of utility to the building. He noted too, that there might be a circumstance in which the desired features of the new building exceeded the reimbursement provided by the insurance company. He said that staff might then come to the Board and state that a huge amount of utility might be gained by that feature and it was their recommendation that the district exceed the settlement by a certain amount. He emphasized that he was not presently seeking to exceed the settlement but he did not wish to overly constrain the design process.

Mr. Allen said that another possibility was to look to the future. He said that it might be possible to design the building in such a way that if there was a bond in the future the building could be expanded.

Director Gordon suggested that design team consider any inefficiency the building might have had. She suggested that the team consider, "How can we improve what was lost?" Mr. Allen said that was the intent.

Director Gordon asked if the district would have to pay a premium for quicker construction. Mr. Allen replied that there were questions that were not yet answered. He said that he hoped to receive an answer from the insurance company with the week. He said that currently, everyone had the goal of having the building ready for occupancy by August 15. He noted that there were many things in play.

Director Bricker asked if the cost of the modular classroom would be subtracted from the replacement of the building. Mr. Allen said that there were different pots of money. He said that the insurance company was responsible for all costs associated with the fire.

Director Bricker asked how the insurance company was to work with. Mr. Allen said that the company was phenomenal. He said that he found them to be helpful and encouraging. He said that another district had a major loss several years ago and noted the same positive experience.

Board Chair Boehme asked if the new building would have an independent heating and ventilation system. Mr. Allen said that Mr. McKay could address that question later in the session.

Facilities Supervisor Doug Pigman said that he understood the challenges of heating the building. He said that there were several options available.

Mr. Allen said that Board Members had a significant amount of information at their places relative to staff's recommendations for the three professional firms. He recommended that the district hire HMK Company as the project management firm, to hire gLAs Architects as the architectural firm, and to identify T. Gerding Builders as the Construction Manager/General Contractor.

Director Gordon asked if the district used gLAs Architects for Timber Ridge School. Mr. Allen said that the company did not work on Timber Ride School. Instead gLAs Architects did the design work for all of the bond projects except Timber Ridge School.

Mr. Allen said that HMK Company has worked for the district for years on several projects including the seismic upgrade to Central Elementary School. He said that the company was well experienced in working with the district and the City.

He said that GLAs Architects worked with the district on a number of projects including all of the school bond work performed at South Albany High School. He said that gLAs Architects was also very familiar with working with the district and the City.

Mr. Allen said that T. Gerding Builders also has experience in working with the district and the City. He said that the company guided all of the bond work performed at West Albany High School. He noted that it was a local firm based in Corvallis.

David McKay, of HMK Company, said that there were three contracts before the Board, HMK Company, gLAs Architects and T. Gerding Builders. He spoke of the skill and experience of each company.

Director Smith asked if there needed to be three separate motions. Mr. Allen said that he would let Mr. McKay guide the discussion.

Mr. McKay began the discussion with a review of his company's contract. He said that he had formed a construction schedule for now and through the end of August with closeouts extending into the fall. He said that was a time and materials, not to exceed, contract.

He said that the gLAs Architects contract proposal was for just schematic design. He said that the contract was for \$110,000 to get the project through the schematic design phase. He said that at that point, the project would be well defined. He said that one of the things that would be difficult for the design team to understand was how much work it would take to design the building when no one knew what it was to look like. He said that people understood it was to be 25,000 square foot but they needed to get the scope defined. He said that at the end of the schematic design phase, the project team could then finalize the design contract for that work.

Mr. McKay said that information at Board member places included a budget. He noted that the project included an estimated design fee of \$585,000. He said that once the schematic design was completed the district would then negotiate the costs to finalize the design development and construction documents. He said that was the best way to move forward.

Mr. Allen emphasized that the budget document was for the building only and did not include the contents. He said that the contents would be a separate expense.

Mr. McKay said that the budget was divided into two parts. He said that the hard costs were what that which was paid to the builders to do work. He said that the soft costs were the administrative expenses that every project has. He said that the building costs were estimated at \$300 per square which is typical for the construction of a high school. He noted that in considering high school construction, the most expensive areas are kitchens and cafeterias, stages and auditoriums, science rooms, home economics rooms, and band and music rooms. He said that the South Albany High School project had four of those areas.

He referred the Directors to the fire cleanup costs and noted that Servepro was one of five disaster relief companies in the country. He said that their estimate for the portable classrooms and kitchen through June 15 was \$425,000.

Mr. McKay said that the building has asbestos materials inside and Todd Construction had begun the abatement. He said that he was using a very stringent protocol to ensure that everyone would be safe. He said that Belfor did the smoke abatement in several of the buildings close to the fire.

He said that the contract concerning T. Gerding Builders was to accept the firm as the Construction Manager/General Contractor for the project. He said that there was a selection process and T. Gerding achieved the higher score. He said that later in the process when there was guaranteed maximum price, the district would enter into a contract for that maximum price. He said that presently, the company was working on a time and materials basis. He said that the company would do value engineering, constructability reviews, input regarding materials, and identify various ways to construct the building. He said that the work of T. Gordon Builders would be an invaluable service and resource to the project team.

Board Chair Boehme asked if there was a need to move so fast. He said that he was concerned that the district would construct a building quickly that might not meet the long-term needs of the school.

Mr. McKay responded with a summary of the collaborative process that would go into designing and constructing the building. He said that one of the questions of the insurance company at the April 16 meeting would be whether the insurance company was willing to pay a premium to have the building completed by the start of the school year.

Director Gordon said that that it seemed that the district would know more this week. Mr. McKay replied that the district would know more this week and far more next week. He said that next week the district would have some concepts on paper. He said that would be the starting point for the insurance company.

Ms. Delapoer said that before anything was constructed, the district would have to identify what it wanted to have happen in that building. She said those things might not be the same as was happening before. She said that the design should fit the needs of South Albany High School currently and in the future.

Director Smith said that the approval that day was for T. Gerding Builders to be identified as the Construction Manager/General Contractor on a time and materials basis and to lock in the fee schedule at 3.75 percent. He said that the Board was not approving them to build or to approve their design approach.

Mr. McKay said that was correct. He said that there were three phases: schematic design, design development and construction document. He said that after completion of the schematic design phase the Board would have drawings, the district would be asked to approve those drawings, there would be an independent cost estimate by gLAs Architects, and there would be a cost estimate from T. Gerding Builders. He said that the directors would be able to see the alignment between cost and design.

He said that after the design development, there will a further developed set of drawings and a further developed set of specifications. He said that the district would understand the materials and the types of things that would go into the building. He said that the team would have an independent cost estimate from gLAs and a cost estimate from T. Gerding. He said that the team will be able to compare and contrast and verify the project was still on budget.

Mr. McKay said that at the end of the construction documents phase the district would have a full set of drawings and a full set of specifications and would be able to bid that and have cost estimates.

He said that the process allowed the district to have three check points along the way to ensure the design aligned with the scope and was still within the budget.

Board Chair Boehme said that he was concerned that T. Gerding would have the appropriate experience to construct a building that has not yet been designed. Mr. McKay said that T. Gerding has experience in a wide variety of construction techniques and he believed that the company would be a good, well rounded and well experienced contractor. He said that if the company did not have the necessary skill, they could bring in the sub-trades who could do that.

Board Chair Boehme said that he wanted to insure that what was constructed would be the best for the district. Mr. Allen said that bringing T. Gerding in early was part of the design process.

Director Bricker said that having T. Gerding Builders involved in the process would be a positive.

Mr. Pigman said that nothing about the project was normal. He said that there were modular classrooms being placed in a softball field and students being fed from a temporary kitchen in a parking lot. He said that the district was working with a timeline that was still an unknown. He said that the ball got rolling quickly and without having solid answers, and people had to make the best decisions possible with the information available.

Mr. Allen said that the district had to be nimble and the only way to do so was to have the contractors on board now.

Director Smith said that regardless of how fast the timeline moved the more information the district would have to make informed decisions, the better. He said that the actions of the Board that evening would be getting the players to the table to help guide the district into a plan and design for the building.

Mr. Allen said that regardless of the time line, he believed that the Construction Manager/General Contractor process was the way to go. He said that he wanted to get the building constructed quickly but he understood the need to take enough time to do the job right.

Director Smith noted that in paragraph 4.1.5 of the proposed contract, HMK Company projected a total construction budget of less than \$8 million. He noted that discussion was already considering a budget of approximately \$10.7 million. Mr. McKay said that he would honor the terms of the contract if the construction budget exceeded \$8 million.

Director Smith moved to approve a contract with HMK Company as project manager with a not to exceed contract of \$191,400 with the identified amendment to paragraph 4.1.5. Motion APPROVED UNANIMOUSLY.

Director Smith moved to approve a contract with gLAs Architects for schematic design not to exceed \$110,000. Motion APPROVED UNANIMOUSLY.

Director Smith moved to award a contract with T. Gerding Builders as the Construction Manager/General Contractor. Motion APPROVED UNANIMOUSLY.

### ***BOARD POLICIES, PERSONNEL***

Because of the late hour, Board Chair Boehme asked the Board if there were objections to moving the proposed policy revisions to the Consent Agenda of the next meeting. There were no objections.

### ***BOARD POLICY, ADMINISTRATIVE REGULATION, STUDENTS***

Board Chair Boehme directed that the policies be moved to the Consent of the Agenda of the next meeting.

***BOARD POLICIES, ADMINISTRATIVE REGULATION, SUPPORT SERVICES***

Board Chair Boehme directed that the policies be moved to the Consent of the Agenda of the next meeting.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

Board Chair Boehme noted that the Albany Public Schools Foundation iCelebrate Kids event would be at 5:30 p.m. on April 18 at the Linn County Fair and Expo Center. He said that the next Regular Board meeting would be April 27, 2015.

Board Chair Boehme adjourned the Board meeting at 9: 27 p.m.

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Jerry Boehme, Board Chair

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Maria Delapoer, Superintendent

(Recorded by Jim Haggart)

Business and Report Items - Document Reference (filed with original minutes)

Student Report  
Levi Welker  
Memorial Middle School  
April 13, 2015

Good evening. I'd like to take this time to thank Mr. Chair and members of the Board for their time tonight. As Mr. Haggart said I've had the opportunity to attend two middle schools here in Albany. This has given me a greater appreciation of the school system. One thing that has been completely consistent in both schools is the fact that students have all look forward to the same incentives throughout the school year.

I do not know one student who doesn't like field trips. Here at Memorial we students have had the opportunity to go to the Anne Frank Holocaust museum, we will soon get to go on an OSU/LBCC field trip and the special 8th grade field trip. At the end of the year is the much anticipated Fun Day. In addition, with all the hard work students put forward we receive academic/effort incentives, for example gold cards, pre-shows to school plays, effort room passes, and student store discounts.

On that note, I would like to extend our thanks to the Board and the community for their donations and on-going support in fundraisers like our winter and spring chocolate sales, McDonalds schools night, Burgerville night, and Plants for Garden. These fundraisers help fund our incentives, that push student to do well on test like our Science OAKS, which we had just finished, Math and Language Arts Common Core assessment which we are currently taking.

All in all my first year at Memorial Middle School has been fantastic year, with 43 days still left in the school year, and with Fun Day and the 8th grade field trip being hosted by Albany's Pix Theater this year is still full of fun and educational things to come.

Thank you for this opportunity to tell you about my school