

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



REGULAR BOARD MEETING
December 14, 2015 7:00 p.m.

Minutes

Jim Golden, Superintendent

CALL TO ORDER

Board Chair Sandi Gordon called the regular meeting of the School Board to order at 7: 00 p.m. She noted that the South Albany High School choir, directed by teacher Brett DeYoung, sang in the lobby before the meeting. She thanked the choir members for their performance.

Sandi Gordon	Board Chair
Micah Smith	Board Vice Chair
Frank Bricker	Director
Jerry Boehme	Director
Lyle Utt	Director
Stephanie Dilbone	Student School Board Member
Jim Golden	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

The National Anthem was sung by the Memorial Middle School advanced choir. Teacher Julie Buchert is the choir director.

Board Chair Gordon thanked the choir for their wonderful performance.

CORE PURPOSE/GOALS

Director Bricker 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:

- Every day we provide every student with a safe environment that promotes 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
“EVERY CHILD SUCCEEDS”

Superintendent Jim Golden said that during the previous week, the federal government approved the Elementary and Secondary Education Act and repealed what was previously called the “No Child Left Behind Act.” He said that the new act was referred to as “Every Student Succeeds.” He said that the Board packet included a summary of the provisions.

He said that the measure returned more control of education to the states. He said that most educators were happy with the new law as the No Child Left Behind Act was a prescriptive federal law that was onerous because it lacked the nuances needed at the state and local level.

Mr. Golden said that the new law replaced the Adequate Yearly Progress requirements with statewide accountability systems. He said that the law would also eliminate the Highly Qualified Teacher standards and would return that oversight to the states. Mr. Golden said that the Annual Measurable Achievement Objectives would also be eliminated. He said that states would determine how they would test. He said that students in grades 3, 4, 5, 6, 7, 8 and 11 would still be tested but the state would choose the instrument. He added that the measure would remove the punitive aspects of the No Child Left Behind Act.

He said that every educator in the state was thrilled with the law because it would return more of education to local control. He said that the act was law now but the effects would begin in 2017. He said that the Oregon Department of Education would have six months for interpretation and six months of rule-making at the state level. He said that the law was good news for the district.

DIRECTOR UTT APPOINTED TO OSBA LEGAL ASSISTANCE BOARD

Superintendent Golden said that the Oregon School Boards Association had appointed Director Utt to the OSBA Legal Assistance Trust Board. He explained that the Board meets each May to discuss outstanding requests for assistance, review trust financial documents and to adopt a proposed budget. He congratulated Director Utt on his appointment and thanked him for his hard work on behalf of children.

CALAPOOIA MIDDLE SCHOOL STUDENT REPORTERS

Executive Assistant Jim Haggart introduced the Student Reporters from Calapooia Middle School. He said that Jessica Armfield, Elise Cordle, and Abby Sadowsky were each eighth graders and each was taking Algebra, Language Arts, Science, Social Studies, and Leadership.

Mr. Haggart said that Jessica Armfield’s favorite subject was Algebra. He said that she plays basketball at the Albany Boys and Girls Club and participates in Girl Scouts. He said that her parents are Kelly and Brett Armfield.

He said that Elise Cordle’s favorite subject was Social Studies. He said that she plays softball and volleyball at the Boys and Girls Club. Her sister Ava is a seventh grader at Calapooia Middle School and her brother Trenton is a third grader at Periwinkle Elementary School. He said that her parents are Erin and Tyler Cordle.

Mr. Haggart said that Abby Sadowsky plays basketball, softball and volleyball with the Albany Boys and Girls Club. He said that her brother Skyler is a twelfth grader at South Albany High School. He said that her parents are Amy and Curt Sadowsky.

Mr. Haggart welcomed all three students.

STUDENT ALL-STARS

Sarah Ward, Emmy Louber, Carly Cummings, Caroline Gao, Maria Fuller, Kathryn Bagley, Jarod Gordon and Jackson Ames of North Albany Elementary School and Lucia Rouse, Isabella Braaten, Wyatt Lyon, Benjamin Johnson, Petra Christensen, Neve Bradley, Gabriel LaChapelle and Lillian Archer of Oak Grove Elementary were recognized for earning the highest scores at their schools in English, Mathematics and Science on the 2014-15 State Assessment. Emma Janssen, Jaxon Wirths, Joseph Henderson and Camryn Meyer of Tangent Elementary School were also recognized.

STUDENT REPORTERS

Calapooia Middle School students Jessica Armfield, Elise Cordle and Abby Sadowsky addressed the Board. A copy of their presentation is provided as an attachment to these minutes.

COMMENTS FROM THE PUBLIC

Rich Ames of 1830 Olivia Circle NW in Albany said that he lives in North Albany and he is a pediatrician. He said that he wished to lend his support to the construction of an auditorium. He said that he has four children and three are in band. He said that he recently attended a fourth grade performance at North Albany Elementary School. He said that the cafeteria in which the event was held was overcrowded, overly warm and the chairs were uncomfortable. He said that an auditorium could provide a proper location for high school, middle school and elementary school events. He noted that the audience had just heard a performance by the South Albany High School choir and it would great for them to have a good auditorium.

He said that when the West Albany High School band performs, it plays in the school cafeteria. He said that the band is state recognized but because they have to perform on the stage in the cafeteria the performers cannot be seen. He said that it would be great to have a dedicated auditorium.

CONSENT AGENDA

- 1) Minutes from November 16, 2015 Regular Board Meeting
- 2) Personnel (with Addendum)
- 3) Financial
- 4) *JFCF, Hazing/Harassment/Intimidation/Bullying/Cyberbullying/Menacing/Domestic Violence*

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

BOARD REPORTS

LEGISLATIVE LIAISON REPORT

None.

SUB-COMMITTEE REPORT

None.

BOARD MEMBER REPORTS:

Board Chair Gordon said that she volunteers with the Salvation Army board. She said that she was thrilled to tell the community that the Salvation Army would feed 380 families this year with food boxes. She said that the South Albany High School swim team would assist in the preparation of those boxes. She said that Mega Foods helped with the donations.

Board Chair Gordon said that the new reader board at South Albany High School looked very nice.

STUDENT REPORTS

SOUTH ALBANY HIGH SCHOOL

South Albany High School Student Board Member Stephanie Dilbone said that two Saturdays ago was the winter formal. She said that winter sports were beginning and were seeing success already. She said that the dance team competed on December 5 and earned second place in the “Hip Hop” division. She said that the Key Club was selling “Holly-Jolly Grams” and the money would go to aiding the Albany Helping Hands shelter purchase metal bunk beds.

She said that the walls of the new cafeteria were going up which was exciting. She said that the Job Fair would be the following day at Linn Benton Community College.

DISTRICT FACILITIES ADVISORY COMMITTEE

None.

DISTRICT ACCOUNTABILITY PLAN

ECONOMIC RISK, FOOD SERVICE

Business and Operations Director Russ Allen introduced Sodexo General Manager Kathy Pitzer and said that she would discuss work being conducted by the district, Sodexo Food Service, and community partners to address food insecurity among district students.

Ms. Pitzer said that in addition to providing all district students access to nutritionally balanced meals through the National School Breakfast and National School Lunch programs, the district and Sodexo Food Service were working together to address food insecurity by partnering with the Community After School Program, YMCA, and the Albany Boys and Girls Club to provide school suppers for students. She estimated that her department was providing 300 meals each day at the Boys and Girls Club and 75 meals each day for the Community After School Program.

She said that during the summer the department operated the summer meals program. She said that her staff provided meals at 21 sites. She noted that her department received a \$20,000 grant to be able to expand the program to two additional locations this year. She said that Memorial

Middle School was used as the base kitchen because of the fire at South Albany High School. Ms. Pitzer said that the Sodexo Foundation gave the district a \$1,000 grant for the backpack meals program. She said that Sodexo approved the spending of \$50,000 to replace old equipment. She said that she received authorization to spend an additional \$25,000 for upgrading equipment in the new cafeteria at South Albany High School.

Board Chair Gordon asked where the backpack program was being offered. Mr. Pitzer said that backpacks were being offered to Sunrise Elementary School.

Business and Operations Director Russ said that the food service department closed out the 2014-15 school year in the hole by \$20,000. He said that he expected that the insurance company would pay \$17,000 in lost revenue due to the South Albany High School fire and Sodexo promised to make up the difference. He said that would permit the district to balance its accounts.

REPORTS

DISTRICT ATTENDANCE DATA

Superintendent Jim Golden said that he would review district attendance information. He said that there was small group of students who are persistently absent. He said that information in the Board packet indicated the percentage of students attending 90 percent or more of enrolled days.

He said that Albany compared well with area districts of our size. He said that data indicated that 85.9 percent of students in grades K-3 attended school 90 percent of the time, as did 88.2 percent of children in grades 4-5, and 84.7 percent of students in grades 6-8. He said that 75.6 percent of high school students attended school regularly.

Mr. Golden said that the data indicated that a small group of students were absent a lot. He said that was important because they tended to be the students who would end up not graduating, or getting in trouble with law enforcement. He said that a small group of students account for a large percentage of absences. He said that we all know that if you are not in school you cannot learn. He said that if one is not at work one cannot hold a job. He said that there was a correlation between school and work attendance. He said that he felt that a 92 percent attendance rate was a realistic goal. He said that Oregon has one of the shortest school years in the nation and when combined with a poor attendance rate, that was abhorrent.

Director Smith asked about absences. Mr. Golden said that in order to count as being present, a student has to be in school for more than half a day. He said that “excused” or “not excused” all count as absences. He said that participation in a school activity off-campus did not count as an absence.

Mr. Golden emphasized that students with poor attendance tend to not graduate, tend to end up in the juvenile system, and tend to develop drug and alcohol issues. He said that the district needed to do a better job at teaching children that school is important and they needed to be in class. He estimated that students who were persistently absent this year were persistently absent

throughout their whole school career. He emphasized that every school needed to be above 92 percent.

He said that when he was principal of Crook County High School, he raised the attendance rate from the 60's to 91.6 percent. He lauded South Albany High School principal Brent Belveal for his work on the Employability Grade and his emphasis on attendance.

Student School Board member Stephanie Dilbone spoke of the employability grade and stated that students would be required to share their employability score during interviews at the Job Fair the next day. She said that students were recognizing the importance of attendance and avoiding tardies.

Director Smith said that attendance was a parent issue as well. He said that he was frequently frustrated with children who were not sick and had no reason to be absent being allowed to stay home. He said that he understood that some parents are away at work and do not have a means of verifying their child got to school.

He said that each of the schools will call the families if the child is absent from school. He said that he receives a call if his daughter is sick at home and he forgets to notify the school. He asked that the district consider how to better engage the parents. He said that students who have poor attendance in school will have poor attendance in the workplace.

Director Boehme agreed. He spoke of the importance of the student being connected to their high school. He said involvement in sports and activities gives some students a reason to go to school.

Director Smith said that some seniors have a reduced schedule and that flexibility makes it easier for them to avoid school.

Superintendent Golden said that when he went to school, there was a full array of industrial arts and athletic offerings at the middle school level. He said that through these difficult economic times, and since Measure 5, many of those opportunities were no longer available. He said that students who are plugged in, are at school. He estimated that if the district could offer a full array of course offerings and athletics at the middle school level, that would help attendance.

POTENTIAL ELECTION DATES AND BOND AMOUNTS

Business and Operations Director Russ Allen said that the District Facilities Advisory Committee was considering the capital improvement needs of the district and had their last meeting the previous week. He said that the committee would provide a report at the January 11, 2016 Board meeting.

He said that after that report, Board members would want to discuss the possibility of placing a bond measure before the voters in the near future. He said that while he did not want to estimate the recommendations that would be in that report but he would discuss that evening potential bond election dates and possible bond amounts.

Mr. Allen said that for the purpose of discussion he would assume that the Board would later decide to seek a school bond. He said that if the Directors wished to do so, there would be reason in seeking a school bond during the election of November, 2016 or May of 2017. He said that the current bond would soon expire and the last time it would be levied upon property taxes would be November, 2016. He said that a school bond approved on November, 2016 or May, 2017 would then put the levy on the November, 2017 taxes. He explained that if a bond were not passed by May, 2017, the previous bond would have expired and no taxes would be assessed in November, 2017. He said that history has shown that it was easier to extend a tax rather than create a tax.

He said that November, 2016 would be a presidential election which tended to bring out a different set of voters than a May election. He said that he could return to the next meeting with additional information as to what might bring out "Yes" voters during a presidential election.

Mr. Allen said that one option would be to have a ballot measure in the November 2016 election and then if the measure did not pass then, the Board could have a ballot measure in the May 2017 election.

Director Boehme asked if the May election would require a "double majority." Mr. Allen replied that the law was changed so that the May and November elections would not require majority vote by a majority of the registered voters. Mr. Golden said that the "double majority" would still be required for the March and September elections.

Mr. Allen said that the Board would eventually have to decide how much it wanted to borrow, what the repayment period would be, and what the tax rate would be. He explained that if the Board wished to continue the new bond at the same taxpayer rate and for ten years, the action could generate \$78.5 million.

He said that if the Board wished a bond at the same rate with a repayment period of just 5 years, the levy could raise \$40.2 million. He said that the Board could also choose a longer repayment period so that the levy would raise more money. He emphasized that he was providing information, not making a recommendation.

Mr. Allen spoke of auditoriums. He said that if the Board went out for a bond, the Board could include auditoriums in the bond. He said that the Board could also choose to run a separate bond for auditoriums. He said that there has been talk that if there was public money for the first auditorium, there could be private money for the second.

Superintendent Golden spoke of school bond funding and possible matching funds from the State. He said that the district was prequalified for \$8 million.

Director Utt asked of the timeline for the matching funds from the state. Mr. Allen replied in detail.

Mr. Golden said that this was an excellent time to borrow money as the bond repayment rates were quite low.

Board Chair Gordon said that the Federal Reserve System was expected to raise its rates by one-quarter of one percent now and an additional one-half of one percent later in the coming year.

DIVISION 22

Assistant Superintendent Tonja Everest said that she would report on the district's compliance with Division 22 requirements. She said that this year there was one area of non-compliance. She

explained that the district has to report compliance on all parts but there were five areas of emphasis. She said that those five topics were: District Improvement Plan, policies regarding child abuse, diploma requirements, district curriculum and required instructional time. She said that the district did not meet all of the curriculum requirements.

Ms. Everest spoke of curriculum and said that the district met the curriculum requirements in every subject area except Social Studies at the K-5 level. She said that the district was out of alignment for the most recent of standards. She said that by the fall of next year, she would form a small subcommittee of teachers to help with the alignment work.

Mr. Golden thanked Ms. Everest for guiding the district's report. He explained that the report is extensive and requires considerable effort to complete.

OLD BUSINESS

2016-18 CALENDAR COMMITTEE

Human Resources Director Randy Lary said that after an in-depth discussion about calendars during the last meeting, he was directed to return to the Board with a draft of the status-quo calendar. He said that making greater changes would be a long-term process and if the Board wished to go in that direction, he wanted the Board to be able to take some time and gather the necessary stakeholders.

He said that there was no public input thus far. He said that the only people who saw the draft calendar were the members of the District Leadership Team and the Association leadership.

Mr. Lary said that the 2016-17 calendar was as similar as possible to the current calendar. He said that if the Board wished to also adopt the 2017-18 calendar, that would buy time for further in-depth discussions about major alterations to the calendar.

He directed the Board's attention to the 2016-17 calendar and noted that school would begin on the day after Labor Day. He said that the staff development day on October 14 would be on the same day as the statewide in-service day. He said that the grading and staff development day was scheduled for November 14. He said that the feedback he received indicated that teachers preferred that the day be placed closer to the parent conferences scheduled during Thanksgiving week.

Mr. Lary noted that the grading day moved back and forth over the years because of the placement of Veteran's Day. He said that on this year, Veteran's Day fell on a Friday so the grading day was placed on Monday, November 14.

He said that parent conferences would remain during Thanksgiving week with the Wednesday of Thanksgiving week continuing as a non-contract day.

Mr. Lary spoke of Winter Break which, in the draft, would be relatively late. He said that the draft created another non-contract day on Friday, December 23. He said that Winter Break would extend through January 6, 2017. He said that alternately Winter Break could begin on December 19 and extend through January 2. He said that neither option would conflict with the university calendars.

He said that the draft called for the last day for teachers to be Monday, June 19, which might be less than ideal. He said that would be preferable to having the student school year wrap around through a Monday or Tuesday which the district had avoided in the past.

Director Boehme said that only one month had 20 or more days of instruction. He said that he would prefer that winter break begin earlier so that students could return earlier in January. He said that he did not know anyone who took a two-week vacation during that period. He suggested a one-year calendar and recommended that staff form a committee to examine options for the 2017-18 calendar.

Director Bricker suggested that students return from Winter Break on January 3, 2017 rather than continuing the break through January 6. Director Utt agreed.

Director Smith said that it was great that teachers would have 36 Professional Learning Community days. He suggested balancing the number of days of instruction during the first and second semesters.

Superintendent Golden suggested that the district start instruction before Labor Day. Director Boehme agreed. He said that possibility could be considered by Calendar Committee for the 2017-18 school year.

Director Boehme said that if the district returned from Winter Break on January 4, three days could be added to the first semester.

Board Chair Gordon said that she would prefer to adopt just one calendar at this time. She said that there was enough push to get a committee together this year to consider the 2017-18 calendar. She suggested that more breaks might help attendance. She said that she recently went to Disneyland and that gave her something to look forward to in the short term. She projected heavy absences during the week of December 19-23, 2016 if those days were not part of the Winter Break.

Director Bricker asked when Oregon State University would start its summer 2017 term. (The school will begin instruction on June 26, 2017.)

Mr. Lary said that he heard the Directors say that they wished to consider adding school back on January 3 or 4 through January 6, 2017 and to pull the last day of school back into the second

week of June. He acknowledged that the revision would provide some options for days lost to inclement weather.

Director Boehme asked how motivated teachers would be if their school year ended on Monday, June 19. Ms. Everest said that principals have a difficult time kicking teachers out the door at the end of the year.

Superintendent Golden noted that the Directors wished to even the number of days in the first and second semesters. He said that if the Winter Break period was adjusted, the start day of the second semester could be adjusted as well. Mr. Lary said that he could do that.

Student School Board Member Stephanie Dilbone spoke of going back to school earlier after Winter Break. She said that it was difficult to pick-up steam between Winter Break and the end of the semester as high school students would soon be preparing for finals. She said that 4-day weeks would make that more challenging. She said that 4-day weeks and 5-day weeks each have their plusses and minuses but the 4-day weeks were not evenly distributed throughout the school year. Mr. Lary acknowledged that November and January have been challenging to schedule due to holidays.

Director Boehme said that scheduling a week off during Thanksgiving week was well received by the community.

Director Boehme recommended a one-year calendar now and suggested that a committee consider the 2017-18 calendar. He said that some parents might have objections to a revised calendar structure but the Board had to do what was best for all 9,000 students.

Board Chair Gordon said that she did not like the 2016-17 calendar.

Mr. Lary said that he heard that the Board wished to review the first week in January. He said that he could make revisions and return the document electronically to the Directors.

Director Boehme asked if input was received from the associations. Mr. Lary said that the unions had an input but the calendar had not been distributed to all employees for comment.

Board Members spoke about the length of the current Winter Break and considered that a two-week break was an interruption to student learning. Director Utt said that he liked the idea of shortening Winter Break to one week. He suggested that notice be given to the community that a shorter break was a future consideration.

Certified association president Sue McGrory said that having the final grading day on Monday, June 19 seemed punitive.

Ms. McGrory spoke of interruptions to learning. She said that students were taken out of the classroom for standardized assessments and others participated in field trips. She expressed her opinion that field trips and music performances interrupted learning.

Director Smith disagreed, stating that he believed that a field trip or music performance was academically relevant. He said that every day, whether the students were in class or on a field trip, instruction was taking place and children were learning.

Director Bricker said that if a student was behind in math and was off on a choir concert, the child may be getting instruction in choir, but the student would not be receiving instruction in math.

Director Smith said that there were academic requirements that had to be met before a student could participate in activities.

South Albany High School principal Brent Belveal said that students who were deficient in instruction were not permitted to participate in athletics and activities.

Director Bricker said that an "A" student who missed a new lesson in physics class to participate in a field trip was still missing a new lesson in physics.

Board Chair Gordon said that her niece and Stephanie Dilbone are on the dance team and those students have good grades.

Board Chair Gordon asked that the Directors forward any further comments to Mr. Lary.

Mr. Golden asked Board Chair Gordon if she wanted the district to approximate the Oregon University System schedule. Board Chair Gordon replied that she did.

NEW BUSINESS

SOUTH ALBANY HIGH SCHOOL BID PACKAGE

Business and Operations Director Russ Allen introduced South Albany High School Fire Project Manager David McKay and said that he would discuss the final bid package for the Building #9 rebuild and will make a recommendation for an award.

David McKay directed the Board's attention to the executive summary. He said that the first column was entitled "PACE Charter Estimate" which is what the insurance co-op had set as a dollar value of the various costs of construction. He said that the second column was entitled "Gerding Builders which was based upon the bid package received on December 9. He said that the third column reported the differences.

He said that the district has a \$50,000 deductible clause on the claim. He estimated that the district would receive \$200,000 from the Oregon Department of Education facilities grant for additional classrooms. He explained that it would be for additional classrooms that the district would have at the beginning of the 2016-17 school year that it did not have at the start of the 2015-16 school year.

Mr. McKay said that the green section of the summary identified options that the district could select to finish the second floor. He noted that the Board previously approved \$1,123,510 to

construct the second floor structure, to build the walls higher, to build the roof, and to create the railing system. He said that the bid for that work came in at \$1,022,876 which was less than estimated.

He said that the Board could consider that evening, several options for the second floor. He said that one possibility would be to finish the commons area which would cost \$153,921. He said that the commons area would be available for student use in the fall of 2016 and would provide space for lunch, small groups, and assemblies. He said that work would include floor coverings, walls, and ceilings.

He said that the second possibility was to finish the commons area and the classrooms for a bid of \$219,996. He said that the classrooms would be finished but the culinary arts classroom would not be outfitted for culinary arts but it would be a finished classroom ready to be used. He said that classrooms would have floor coverings, walls, ceilings, and lighting.

Director Bricker asked if the classroom would have the necessary utilities so that it might be used as a culinary arts space in the future. Mr. McKay said that the classroom would have plumbing and gas in the vicinity and more than enough electrical power. He said that there would be accessible ceiling spaces on the first floor. He said, however, that design money had not gone into the classroom. He said that the drawings could be added.

Director Bricker said that he preferred a home economics classroom. He said that Linn Benton Community College already had a viable culinary arts program.

Board Chair Gordon said that home economics was like going back to the 1970's. She said that a culinary arts program would provide jobs.

Director Smith spoke of life skills. He said that the district could not duplicate programs available at Linn Benton Community College. He said that the district would not be able to maintain a culinary arts program.

Director Utt said that it appeared that the Board wanted to finish the commons area.

Director Boehme said that he wanted to see where the money was and know how much the project would cost overall before he allocated anything.

Mr. McKay referred to the building demolition and rebuild as identified in the executive summary. He said that the PACE Charter estimate was \$6,345,419 and the Gerding Builders bid was \$7,770,388. He explained that there were a number of items which were not in the PACE Charter estimate such as kitchen equipment. He said that the insurance company has always considered kitchen equipment as "Business, Personal Property" and was carried under a different estimate. He said that the PACE Charter estimate was \$353,428 and the Gerding Builders bid was \$1,067,085.

He said that he believed that PACE had agreed to fully reimburse the district for the softball field relocation and the tennis court lighting expenses.

Mr. McKay said the adjusted total from PACE Charter was \$6,909,810 while the Gerding Builders bid was \$9,048,436. He said that resulted in a \$2.1 million delta between the two.

He said that he believed there were some negotiated adjustments. He said that he went through the 1,400 lines of the estimate and identified all of the things he believed were missing from what he considered as the “as was” building to a 2015 standard with code upgrades. He said that he believed he would get PACE to agree to add at least \$1,200,000 to their Charter estimate. He explained that PACE hired Charter for which the district could sign a construction contract with Charter. He explained that the district could not sign a contract with Charter because the company did not go through public procurement. He said that he has been working with PACE saying that he did not believe the Charter estimate was an accurate reflection of what a building being rebuilt in 2015 and 2016 would actually cost. He recalled for example, that there were many mechanical control upgrades to the building since it was first constructed in 1969.

Mr. Allen noted that the district had conceptual understandings on many issues with PACE and the district was getting to the conclusion of those discussions. He said that there were many verbal agreements but few in writing.

Mr. McKay said that it would be possible to reduce some of the costs by selecting vinyl flooring instead of a polished concrete, but the trade-off was that it would result in increased maintenance costs over the years.

He said that the facilities department also requested a separate boiler in the building because the building would be used during hours that the rest of the campus was not. He explained that the school was a central plant campus with boilers that were sized to serve the entire campus. He said that if there was an event in the cafeteria building at night, the system would have to operate boilers with far more capacity than what was needed. He said that a separate boiler in the cafeteria building would be an energy conservation measure.

Mr. Golden noted that both options would be short term savings, not long term savings. Mr. McKay agreed.

He said that with all of those adjustments and assumptions, the district still had a \$938,626 difference, assuming no additional adjustments.

Mr. McKay said that some of the insurance coverages identified in the insurance contract were scheduled to expire within one year. He said those included temporary rental facilities and professional management fees. He said that it appeared that there may be some flexibility in extending those coverages. He said that nothing had been received in writing, so he budgeted \$120,000 for that possible expense.

Director Smith said that it was unacceptable that the district still does not know what the insurance company will pay for and what the district must cover.

Board Chair Gordon said that she did not want a situation in which the building would not be available at the start of the 2016-17 school year. Mr. McKay replied that a delay beyond August

1, 2016 was non-negotiable. He said that further delays would push the project backward.

Director Boehme said that he was beyond frustrated. He said that the district had worked in good faith with contractors to identify the real costs. He said that even after that information was obtained, PACE continued delay the matter. He said that his patience was beyond thin.

Board Chair Gordon said that she did not want to take short term cuts that would cause long term energy expenses.

Director Utt said that a second boiler made sense. He said that it would be energy efficient in the long and short term.

Mr. McKay said that he needed a Board decision that evening. He said that many of the items in the package were long lead time pieces and had to be ordered before Christmas. He said that a delay in the decision that evening would put the project at risk of not being ready on August 1.

Mr. Golden said that he wanted the structure open for children next school year. He said that he wanted the building constructed correctly. He said that construction costs will not go down in the future. He said that the district could have halted the project until all the numbers were in but he estimated that the project would have been delayed for one year and could have costed an additional \$1 million. He said that the present process would get student back into the building as soon as possible.

Mr. Golden said that the district had to do right by the students of South Albany High School and get the project completed right the first time. He said that the disagreements regarding costs could be fought later. He said that he wanted the building ready for kids next school year.

Director Smith said that he trusted Mr. McKay and his company. He said that he also trusted Gerding Builders which has done work for the district in the past. He said that he did have problems with the way PACE was dealing with the project and those issues have to be settled sooner than later. He said that the Board needed to know how much will be taken out of reserves to pay for this.

Board Chair Gordon asked what the task was for the evening.

Mr. McKay recommended that the Board take action to award GMR Amendment #4 to Gerding Builders in the amount of \$6,083,341.12. He said that the second task was to determine whether the Board wanted to accept the alternates to finish the commons area for \$153,921 or complete the commons area and two classrooms for \$219,996.

Director Bricker asked why the Board was just seeing the information that evening. Mr. McKay described the very tight timeline of the project. He explained that a typical project of that size would take two and one-half years to complete. He said that he wanted to complete construction in just 15 months.

Mr. Allen said that the Board could choose to have a special meeting this week if it wished.

Director Boehme agreed that the Board had a responsibility to the 1,300 students at South Albany High School, but it also had a responsibility to the district's other 8,000 students, he said.

Board Chair Gordon asked the Directors if they wanted to have a Special Board meeting.

Director Bricker suggested that a few days additional days to study the material would not make much of a difference. The Directors decided against a Special meeting.

Director Smith moved to approve the building completion package GMP Amendment #4 to Gerding Builders in the amount of \$6,083,341.12. Motion APPROVED BY MAJORITY. Directors Bricker, Gordon, Smith and Utt voted to approve. Director Boehme opposed.

Director Smith moved accept the Gerding Builders Finished Commons and Classrooms bid in the amount of \$262,283. Motion APPROVED BY MAJORITY. Directors Bricker, Gordon, Smith and Utt voted to approve. Director Boehme opposed.

Board Chair Gordon said that one or two Board members should attend a future meeting with PACE in January. Mr. Golden said that he would schedule the meeting with the insurance company.

TEXTBOOK ADOPTION

Assistant Superintendent Tonja Everest recommended the purchase of English Language Development instructional materials for \$65,913.

Director Smith moved to approve the purchase of English Language Development instructional materials for \$65,913 as requested. Motion APPROVED UNANIMOUSLY.

OTHER BUSINESS

None.

ADJOURNMENT

Board Chair Gordon said that the next Regular Board meeting would be January 11, 2016. She noted that the session would begin at 5:00 p.m. She said that the Board would meet in a public Work Session at 5:00 p.m. on January 19, 2016.

Board Chair Gordon adjourned the Board meeting at 9:47 p.m.

Sandi Gordon, Board Chair

Jim Golden
Superintendent

(Recorded by Jim Haggart)

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