



MINUTES

CALL MEETING TO ORDER

The Bond Oversight Committee Chair Pat Eastman called the August 3, 2017, Budget Committee Meeting to order at 6:01 p.m.

Present were:

Pat Eastman	Bond Oversight Committee Chair
Dale DeBolt	Bond Oversight Committee Vice-Chair
Jerry Boehme	Bond Oversight Committee Member
Dawn Davis	Bond Oversight Committee Member
Rick Costain	Bond Oversight Committee Member
Stacy Koos	Bond Oversight Committee Member
Scott Pierson	Bond Oversight Committee Member
Heath Kasper	Bond Oversight Committee Member
Russell Allen	Director of Business
David McKay	Bond Program Director

A list of others present at the meeting is attached to the original minutes.

PLEDGE OF ALLEGIANCE

Mr. Eastman led those present in the Pledge of Allegiance.

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

1. Mr. Eastman asked if everyone had an opportunity to review the minutes that were sent out. He asked if there were any corrections or questions. There were none. Mr. Costain made a motion to accept the minutes as presented. Mr. Kasper seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

BOND PROJECTS STATUS REPORT

Mr. Eastman began the meeting by addressing all in attendance that as the Committee moved through its meeting, he would ask those in the audience for their comments on specific topics at appropriate times to help keep the anticipated 7:30 ending time. He stated that the Committee would address item "C.2. Future meetings" after the rest of the presentations.

Mr. Allen went through the packet for the Committee. As he addressed the Project Process Meeting list provided by Mr. McKay, he stated that this was a rolling calendar and more would be included as additional meetings were scheduled. Mr. McKay asked that Committee members contact Anna Lince in his office to inform them of which meetings they would like to attend. He stated that he would send her e-mail address out to everyone. Mr. Allen continued through the packet. Mr. Allen commented that something that was not included in the packet was more information on future PE requirements at North Albany Elementary. He explained that after the work from the bond is complete, there will only be two schools left that had a shared gym and cafeteria space, North Albany Elementary and Tangent. There is not a concern regarding enrollment for Tangent, however, at North Albany Elementary enrollment numbers could grow to be a problem. At this point there are no known penalties to the district if the required PE minutes are not met. He stated that there no way to currently address this particular situation because it is unknown whether in 10 years the district will even have a school at that particular location. Mr. McKay addressed the Committee and stated that the requested list of CFU projects being self-performed by the district was still being worked on. He stated that he was hoping it would be available next week.

Mr. McKay asked the Committee if everyone had been to the Drop Box and asked if there were any questions. Everyone indicated that they had been able to access it and had no questions. He reviewed the process as to how the district has gotten here and referred to the Bond Premium Allocation pages of the packet. He shared the information provided are those projects that staff believes are real needs but not able to be met under the current budget of each project. Mr. McKay explained that he was presenting the information with costs provided in one document and the narrative in another.

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Mr. McKay started through the cost document. He reminded everyone that the whole priority list started with \$6 million in contingency until all projects were bid out.

1. New Elementary School. Mr. McKay reviewed the list for the Committee. Mr. Eastman asked if there were any comments from the audience on this project. Clover Ridge Principal Elisa Stephens stated that she wanted to advocate for the four additional classrooms because of the growth rate of the population of students in her area and to alleviate the possibility of boundary changes because of classroom shortages in the future.
2. Oak Grove Elementary School. Mr. McKay reviewed this section for the Committee. He shared with them that after more research and discussion there was no favorable way to move the cafeteria to the current gym or continue to use the existing space. He stated that after having the architects review the plans again, and discussions with the school as to how they use the school for teaching, he believed that staff had come up with a new solution. He shared that the new solution provides the additional square footage needed to meet the bond requirements. After discussion Mr. Allen put a slide of the new plans on the screen. Mr. McKay explained that the new plan was to move the office and entrance to the east side of the building along with the gym, cafeteria and dedicated parent parking. Mr. Allen shared that Mr. Golden had been in discussions with the architects and this is what he settled on. It gives a welcoming face to the building and it will provide the community with a large space for gatherings. Mr. Allen also explained that it is also the best choice when phasing the project and keeping kids in classrooms while the work gets done. Following discussion, Mr. McKay reiterated that staff would proceed in that direction because of tight timelines for bidding windows.
3. Middle Schools. Mr. McKay reviewed this section for the Committee. As Timber Ridge was discussed, there were questions as to why the newest building in the district needed so much more added to it. Mr. McKay responded that as the planning process continued it was found that there were additional needs because of the potential of becoming more of a middle school in the future after the new elementary school is built. It was asked if these additions created more or less equity for Timber Ridge in comparison to the other middle schools. The response was that it would be more equity as Timber Ridge has only 2 science classrooms where the other middle schools have 4 and they are not able to provide electives like the other middle schools. Ms. Everest reported that of those students going to South Albany High School, there was a large deficit in experience and knowledge in the students coming from Timber Ridge compared to those coming from Calapooia. Discussion ensued regarding the canopy at Timber Ridge.
4. South Albany High School. Mr. McKay went over this section for the Committee. He went on to discuss the two additional unrelated projects listed that would be favorable to the building. He stated that these projects are the result of the school's strong desire to make those spaces more usable. There were questions regarding the infrastructure that Mr. McKay stated he would research and report back to the Committee. Mr. Pierson stated that he had sat in on some of the meetings at South and that he felt it was a perfect plan with the exception of extra storage and there was no question that accessibility was needed.
5. West Albany High School. Mr. McKay began to discuss this section stating that staff believes that it will take approximately \$11 million to add 24,000 to 28,000 square feet of learning space. He shared that they are working with the school to group program areas together to see what would make more economical sense to do now in comparison to doing them 10 years from now. He stated that the priority is to build the most expensive spaces now and building the less expensive spaces later.
6. South Shore Elementary School. Mr. McKay stated that at the last meeting he was asked to look at the difference in cost between rehabilitating or replacing the two modulars at South Shore. He reported that there was \$0.5 million allocated to rehabilitate the modulars, where the cost of a new building, using the new Lafayette building as a model, is \$2.25 million. Mr. Boehme asked if that was for 8 classrooms. Mr. Allen responded that for purposes of budgeting, they are looking at the basic shell and it would be a decision later in the process to determine whether it should be 6 classrooms with a commons or 8 classrooms. He stated that South Shore was in better shape with common space compared to Lafayette. Mr. McKay shared that there was a 15-year life figured for rehab versus a 40 year for replacement. Ms. Stephens asked if the rehab included new carpeting. Mr. McKay stated that he would research that. Ms. Stephens added that some of the classrooms are very small and hard to make welcoming so to provide the new carpeting would be a good step forward especially for high poverty areas and equity. Discussion on other modular buildings throughout the district ensued.

Mr. Allen commented that another item they were looking into was the elevator at Central Elementary. He stated that it was not on the list because the funds estimated for the lift actually look like they would cover the full cost of the elevator.

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Mr. McKay stated that the information presented was the overall recommendation pulled from the project design team, school design teams, information received from buildings, the district core team and project management team and that the recommendations fit within the guardrails of the bond. He emphasized that there are more projects than the bond premium can cover at this point. He stated that the Committee could create an alternate bidding strategy (accepting bid alternates) when going out for the project bid so additional projects could move forward with bid in hand if the funds became available.

Mr. Allen stated that the recommendation was for the Chair to come up with a consensus on how the Committee wanted to bring their suggestions to the Board. Mr. Eastman suggested going around the table and having each Committee member give their opinions on what they had heard.

Everyone basically supported the recommendations provided to the Committee. It was determined that the Committee would like each project to be prioritized in order of importance rather than by project. They were in agreement as to those items on the top of the priority list and made suggestions to staff on their choices that should show on the bottom of the list. It was also agreed by the Committee that it was important to look at the total scope of the first phase of the West Albany project and then look at the priority list.

Mr. Eastman asked what action could currently be taken without the priorities in hand. Mr. Allen responded that there is none at the moment. He suggested that Mr. McKay would take the information provided tonight by the Committee and come up with a prioritized list of items for their review by Monday night. Then each member could review the list and come back to a meeting on Wednesday to make a final determination of suggestions to provide to the Board. Discussion ensued.

On another note, Mr. Boehme asked how the new elementary school came in undersized. Mr. McKay responded that originally the building was originally designed for 500 rather than 600 students and after interviews with staff, it was realized that additional space was needed for interactive learning spaces which lends directly to the vocational skill programs in later years. Mr. Allen and Ms. Everest both commented that there were items that had to be taken off of the table because of budget limitations.

After discussion it was decided that staff would gather the comments provided by the Committee at the meeting, make an attempt at prioritizing them, and would e-mail it out to them by the end of the day on Monday and the Committee would meet on Wednesday, August 9th at 6:00 p.m. to decide on suggestions for the Board. This is an additional meeting added to the original calendar.

QUESTIONS AND COMMENT

Mr. Eastman asked if there were any questions or comments. There were none.

ADJOURN

Mr. Eastman adjourned the meeting at 7:47 p.m.

Pat Eastman, Bond Oversight Committee Chair

Recorded by Kathie Vosper