



Greater Albany Public School District 8J
Melissa Goff, Superintendent
718 Seventh Avenue SW
Albany, OR 97321-2399

Bond Oversight Committee Meeting

December 16, 2019, 4:30 – 6:00 p.m.

Agenda

- A. *CALL MEETING TO ORDER – Dale DeBolt***

- B. *COMMITTEE OPERATIONAL TASKS – Dale DeBolt***
 - 1. Approve Minutes of the November 21, 2019 Meeting – ***Dale DeBolt***

- C. *BOND PROJECTS STATUS REPORT – Dale DeBolt***

- D. *BOND PROJECTS COMMITTEE DISCUSSION – Dale DeBolt***

- E. *QUESTIONS AND COMMENTS – Dale DeBolt***

- F. *NEXT MEETING – Dale DeBolt***

- G. *ADJOURN – Dale DeBolt***

DATES OF INTEREST TO THE COMMITTEE

December 17	CTE District Advisory Committee, 5:00 p.m., District Office
January 13	Regular School Board Meeting, 7:00 p.m., District Office
January 27	Regular School Board Meeting, 7:00 p.m., District Office
January 30	Bond Oversight Committee Meeting, 6:30 p.m., District Office

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Greater Albany Public School District, Kathie Vosper 541/967-4505.



MINUTES

CALL MEETING TO ORDER

Before the meeting was called to order, documents were provided to each Committee member. Bond Oversight Committee Chair Dale DeBolt called the November 21, 2019, Bond Oversight Committee meeting to order at 6:31 p.m.

Present were:

Dale DeBolt	Bond Oversight Committee Chair
Rick Costain	Bond Oversight Committee Vice-Chair
Dawn Davis	Bond Oversight Committee Member
Heath Kasper	Bond Oversight Committee Member
Kevin Manske	Bond Oversight Committee Member
Rex Watkins	Bond Oversight Committee Member

Mr. Watkins arrived at 7:00 and left @ 7:49

Melissa Goff	Superintendent
Russell Allen	Executive Director of Business and Operations
David McKay	Bond Program Director, HMK Company
Doug Pigman	Facilities Director
Andrew Tomsky	Communications/Media Administrator

PLEDGE OF ALLEGIANCE

Mr. DeBolt led the group in the Pledge of Allegiance.

BOND OVERSIGHT COMMITTEE OPERATIONAL TASKS

Mr. DeBolt began by thanking those who had worked so hard to provide the requested information for the meeting. He then asked if there were any questions regarding the minutes from the September 26, 2019 meeting. Mr. Costain asked about the number 220 on page 3, second to last paragraph. After discussion Mr. McKay stated that it was supposed to be the “2020 projects.” The typo was corrected in the minutes with red ink. Mr. DeBolt asked for any other questions or recommendations. Mr. Costain asked if there was an answer from the City regarding parking places at the park near Meadow Ridge. Mr. Allen responded that at a recent City meeting it had been discussed, so it has not been forgotten, but they have not yet responded. Mr. DeBolt asked for a motion on the minutes. Mr. Kasper made a motion to approve the minutes as revised. The motion was seconded by Ms. Davis. **MOTION CARRIED UNANIMOUSLY.**

BOND PROJECTS STATUS REPORT

Mr. McKay commented that the status report was reviewed at last night’s work session with the Board. He asked if there were any questions for those who were not present. Mr. Kasper asked why there were no budget amounts on many of the projects. Mr. McKay responded that those numbers would be added when the bids came in. Mr. DeBolt then shared that the Board had tasked the Committee to look over existing and upcoming projects to determine a prioritization for the Board to consider. Mr. Allen suggested starting with Mr. McKay providing his information followed with Mr. Pigman providing his information.

Mr. McKay stated that there was a question at the work session regarding equity in bond projects across the district. He referred to a packet of information that showed the types of projects completed or contracted to date in all of the buildings across the district that were listed as the highest priorities by DFAC. Discussion ensued as the group went through the documents. Mr. McKay and Mr. Pigman answered specific questions as they came up.

Superintendent Goff asked about the high mechanical costs. Mr. Pigman stated that the mechanical projects at Liberty and Sunrise were just too large to be self-performed. He shared that the current project at Waverly is a much smaller and

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that Liberty and Sunrise would have to be split into multiple summers if self-performed. He stated that the amount shown on the report uses current contracted sub costs. Ms. Davis asked if it could be split up and save cost. Mr. Pigman replied that it could be split up but Takena, Oak, and Tangent also have ventilators that have to be replaced and looking at where his staff is already committed it would be difficult to add to their list. He added that it was possible to do but there would be a lot of efficiencies lost. More discussion ensued.

Mr. Kasper asked what the Committee was being asked to do. Mr. Allen responded that the Bond Oversight Committee is being asked to look at the remaining projects with the additional identified budgets and provide information back to the School Board to help them make some decisions. Mr. Eastman asked what the breakeven point was. Mr. Allen responded that if every project was completed it would be just shy of \$25 million. Mr. Eastman then asked what the amount was the Committee should be aiming for. Ms. Goff responded that the Board was asking for prioritization on \$11.1 million in projects that this Committee would recommend moving forward.

Discussion continued on different projects and costs. Ms. Goff shared that the \$2.5 million in excise tax shouldn't be included in their consideration of funds to use. Mr. Eastman asked how many of the fire alarm replacement projects listed were promises made to the City. Mr. Pigman stated that all fire alarm replacement projects that were promised to the City were complete. Discussion continued. Mr. Watkins arrived at 7:00 p.m.

Discussions continued regarding the possibility of self-performed projects continuing after the Bond work is considered completed. Discussion then turned to how the Committee should prioritize the projects. Mr. Pigman offered to go through the list again to refine it further. Discussion ensued regarding equity and the need to have reasons why a particular project is a higher priority than another. Ms. Goff commented that the individuals who are not included in this process are the principals and their knowledge of challenges for students, teachers and staff at their building. Ms. Davis commented that although all staff and students are not fully represented, there are some as she has been in all of the buildings substituting over the last 3 years living with the experience of 58 degree class rooms; Mr. DeBolt added that his wife is also in many of the schools and brings back her experiences.

Mr. Watkins commented that in management, sometimes things have to be done to a building that others don't understand. He suggested looking at the list as the building structure being the first priority, second those items that could be listed as a hazard, and third ADA requirements then the rest of the list. He emphasized that the building had to be protected first. Ms. Goff commented that we still have to think about what we have done at South and West and why not South Shore. Mr. Eastman passed out a copy of the Bond Statement and stated that it still needed to be considered as these decisions are made.

Mr. Eastman asked if there was anything else that the Committee should address. He then asked if there would be any indebtedness off the table if the new transportation building was not done. Mr. Allen responded that the State would pay 70 percent on a 25 year note. Mr. DeBolt commented that if work moved forward on the transportation building the Community is going to ask why Bond funds were used for it even if none were used. Mr. Allen responded that on the other side, the transportation facility may have been on the Bond list if the district had not already anticipated its replacement with district funds.

Ms. Goff commented that the Board was considering some financial decisions in the next 6 weeks that will impact the General Fund. By funding projects at \$11 million will give the Board some movement to decide how to move forward. Discussion ensued. Mr. McKay commented that he felt that the Bond promise has been fulfilled.

Mr. DeBolt asked for an update on Meadow Ridge with regards as to when to open. He shared that there is a Committee tasked with making a recommendation relative to three choices: President's Day, Spring Break, or the beginning of next school year. Mr. Watkins left at 7:49. Mr. Allen also reported that the Board was given a draft report from the facilitator working with parent groups, wherein they expressed a preference to wait until fall to occupy. There has been no action taken by the Board yet. Ms. Goff commented that from the information gathered from parents, it is very clear that their preference is to start next fall.

Ms. Goff reminded the Committee that the Board has given them a task and they need to bring something back for the work session. She stated that the Board has other financial decisions to make and need the Committee's information to

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make these decisions. Waiting will result in more problems for the Board so the Committee needs to decide on how to respond to the Board's request.

The Committee discussed how they felt that the time was too short and decisions had to be made too quickly. They tried to fit another meeting in before the scheduled work session with the Board but could not find a time that would work for everyone. Mr. Eastman asked Ms. Goff for a suggestion on how to approach the Board with these concerns. Ms. Goff suggested that the Committee bring their information back to the work session and state that they are making these suggestions within a limited amount of time and would have liked more time. Then see where the Board is at that point. She commented that they may feel that things may be moving too fast and choose to slow down a bit and ask for an update in a month. She suggested starting by taking the easy ones and go from there.

After extended discussion it was determined that Mr. Pigman would prioritize the red group with updated background and increased scope explanations in the notes by Tuesday or Wednesday. He would then send them to the Committee to review and prioritize on their own sending them back to Mr. DeBolt who will meet with Mr. Costain and Ms. Davis to tally the Committee's preferences and go through the list again with Mr. Pigman.

Mr. Kasper asked for notes on the self-performed projects to be added. Ms. Goff suggested taking the totals on the spreadsheet down to one number, the revised updated cost. Mr. Allen cautioned the Committee that they are operating as part of the School Board so no more than 3 individuals on this Committee can meet without a formal meeting being called.

Mr. Pigman commented that he would go through the list again and have it available for Tuesday. Ms. Davis stated on behalf of the Committee that they were grateful for the hours he has been putting in on this work.

Mr. Costain asked if there was a possibility of a tour of South Albany. Mr. McKay recommended mid-January. Mr. Costain commented that since the first day of the process, projecting to the next bond, those on the Committee have been trying to let the community know what has been done with the bond dollars. He asked if other groups could be included in the tour. Mr. McKay commented that he could accommodate that request. Mr. Costain stated that inviting the Kiwanis and Rotary could be around 25 people. Mr. DeBolt commented that he would like to get the paper involved too. Mr. Allen commented that there would be an open house not too long after that time. It was recommended that the tour be at a different time than the open house or ribbon cutting. Mr. McKay stated that he has tried to keep Janet at the Chamber aware of the work done with local contracting and wanted to know if there would be interest from the Chamber to join the tour also. Several Committee members answered YES.

Mr. Allen commented that there had not been a date set for the next meeting. After discussion, the committee set the next Bond Oversight Committee Meeting dates for December 12th at 6:30 p.m. and January 30th at 6:30 p.m.

The meeting was adjourned at 8:24 p.m.

Dale DeBolt
Bond Oversight Committee Chair

Recorded by Kathie Vosper