



WOODBURN SCHOOL DISTRICT 103
Bond Advisory & Accountability Committee
Agenda
Woodburn School District Office
1390 Meridian Drive
August 24, 2016 – 6:30- 8:30 pm

<u>Time</u>	<u>Item</u>	<u>Notes:</u>	<u>Presenter</u>
6:30-6:40	Welcome & BAAC Committee Updates		Committee Chair & Chuck
6:40-6:42	Approval of Meeting Minutes (see attachment) -June 22, 2016 Meeting		Committee Chair
6:42-6:50	Public Input	Please fill out: Public Input Request form	Committee Chair
6:50-7:00	Welcome Center/DO Update		JJ Henri
7:00- 7:30	Washington Elementary Design Updates		Soderstrom
7:30-7:50	Success High School Update		Opsis/ JJ Henri
7:50-8:10	Bond Cost Data Report		Nancy
8:10-8:25	Other Bond Projects <ul style="list-style-type: none"> • High School • Heritage/Valor 		JJ Henri
8:25-8:30	Announcements/Good of the Order		Committee Chair

Future Meeting Dates:

October 26, 2016

January 4, 2017



WOODBURN SCHOOL DISTRICT 103
Bond Advisory & Accountability Committee
Minutes
Woodburn School District Office
1390 Meridian Drive
June 22, 2016 – 6:30- 8:30 pm

Meeting called to order: 6:30 pm

Members Present:

- Charlie Piper
- David Vancil
- Pat Hyatt
- Ellen Bandelow
- Linda Reeves
- Chuck Ransom
- Jenne Garcia

<u>Time</u>	<u>Item</u>	<u>Notes:</u>	<u>Presenter</u>
6:30-6:40	Welcome and Introductions		Committee Chair
6:40-6:42	Approval of Meeting Minutes (see attachment) -April 27, 2016 Meeting Charlie Piper moved to approve the April 27, 2016 minutes. Dave Vancil seconded the motion. The motion passed.		Committee Chair
6:42-6:50	Public Input Moved on agenda after WC/DO Update Community Member: Max Brentano Concerns: Buildings, HVAC, Noise, Car fire Addressed to City Council HVAC. Unit was being loud. Sound projects away from the building. When he came last time he hoped that we would address these concerns. Sounds, light and traffic. Max spoke to his neighbor. Impact from HS. John: we have not found any loud noise, he spent the weekend testing and listening at	Please fill out: Public Input Request form	Committee Chair

	<p>the HVAC unit. John H has balanced the HVAC unit and noted a small rattle. System is designed to be quiet.</p> <p>John noticed the neighboring HVAC unit making noise.</p> <p>Light on north side- shoots towards neighbor. Light is broken, this was an existing fixture. Part being ordered.</p> <p>Car on fire- noticed and didn't think that anyone was in charge.</p> <p>Chuck- The fire and police department handled the situation well. Mr. Ransom suggested that Mr. Brentano should address his concerns to the City if he felt that things were not being taken care of correctly.</p>		
6:50-7:00	<p>Welcome Center/DO Update</p> <p>BAAC took tour of WC/DO</p> <p>Project almost complete.</p> <p>Minor details</p> <p>Preparing parking lot.</p> <p>Temporary Occupancy as of today.</p> <p>Final occupancy should be granted in about 30 days.</p>		JJ Henri
7:00- 7:30	<p>Washington Elementary Design Updates</p> <p>Construction timing</p> <p>Clearing land</p> <p>Summer work- relocating the existing modulars. Working with the City, Fire Marshal for fire access.</p> <p>Phase I- existing classroom building</p> <p>The fire department- access</p> <p>Fire access loop- back area will include grass pavers</p> <p>Buffer zone, replace trees that are being removed.</p> <p>Phase I- 14 classroom addition (north)</p> <p>New play area-</p> <p>Net increase of classrooms is 4. Future built for 4.</p> <p>Bus Loop- Phase I</p> <p>Phase II- remodeling existing building</p> <p>New Gymnasium</p> <p>Cafeteria</p> <p>Remodeling library</p> <p>Adding sprinklers</p> <p>ADA Upgrades</p> <p>Testing for fixtures will be done in the next 10 days.</p> <p>Kitchen concern- expanding?</p>		Soderstrom

	<p>Option A- existing gym- moving kitchen to the north. Cafeteria/Multi-purpose room Existing cafeteria would be library New Gym to include 944 seats Cost saving of 260K, potentially save because of kitchen equipment Losing- additional gym space (existing gym)</p> <p>Outdoor classroom- can be separate from the bond project. Possible community project. If dollars are left you can circle back. Budget- we need to finalize budget.</p> <p>2 existing houses- abandoned house will have landscaping, blue house will host the bus loop. Hoping that the budget will allow option B. Leaving room for expansion.</p>		
<p>7:30-7:50</p>	<p>Success High School Update Opsis Architecture Final phase- construction Running estimated numbers Site- parking lot in between WC and Success Site- Drivable access for fire truck- Setback requirements to honor- storm water- Solar PV- required with Bond money. Net zero building Same type of mechanical building Slope allows for great solar panels We will put landscaping around solar panels.</p> <p>Building entry will have a drop off. Storm water garden.</p> <p>Along Hwy 214- creating a sound berm buffer the street. Building will sit lower than street level.</p> <p>Floor Plan: 11,700 sq ft. 2 classroom bar surrounds the Common space. Lower level 2 ½ feet lower Admin will have view of common space. Ground base mechanical. Warming kitchen. Play area with basketball hoop. Modern but warm materials. Classrooms with garage doors.</p>		<p>Opsis/ JJ Henri</p>

	120 capacity- current student population: 80 Garage doors give flexibility for activities.		
7:50-8:10	Cost Report Current Budget reviewed as of June 6/22/16 Bond Management (entire bond, not project specific)- cost in budget projects Individual projects- City Requirements- fire line added but will be used for Success. Additional impacts- ground water, geo tech report.		JJ Henri
8:10-8:25	Other Bond Projects Working on RFP for Nellie Muir Nellie has several scopes of work that can be divided into several projects. STORI will expose bids to minority and small business. STORI will help them with their bid. JJ Henri will hire STORI jobs. District will participate in the bid process. Small Contractors- don't like to bid because of cost of prevailing wage is what prevents some small contractors from bidding jobs. JJ Henri will present to BAAC once they have hired STORI Jobs. It is important to the community to see growth and give the opportunity to local contractors. FPMS- empty wing, possible construction soon.		JJ Henri
8:25-8:30	Announcements/Good of the Order		Committee Chair

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Meeting ended at 8:14 pm