



WOODBURN SCHOOL DISTRICT 103
Bond Advisory & Accountability Committee
Agenda
Woodburn School District Office
1390 Meridian Drive
October 26, 2016 – 6:30- 8:30 pm

<u>Time</u>	<u>Item</u>	<u>Notes:</u>	<u>Presenter</u>
6:30-6:35	Welcome		Committee Chair & Chuck
6:35-6:40	Approval of Meeting Minutes (see attachment) -August 24, 2016 Meeting		Committee Chair
6:40-6:50	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
	High School Reconstruction		BB&L / JJ Henri
	Nellie Muir Expansion		Chuck
	Bond Cost Data Report		Nancy
	Other Bond Projects <ul style="list-style-type: none"> • Success High School Update • Heritage/Valor 		JJ Henri
	Announcements/Good of the Order		Committee Chair

Future Meeting Dates:
 January 4, 2017



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August 24, 2016 – 6:30- 8:30 pm

Meeting called to order: 6:28 pm

Members Present:

Pat Hyatt
 Charlie Piper
 Dave Vancil
 Orlando Lopez
 George Gubbins
 John O Henri
 John J Henri
 Marlene
 Eric C
 Chuck Ransom
 Jenne Garcia

Absent: Ellen Bandelow

<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 Dave Vancil moved to approve the minutes as presented. Charlie Piper seconded the motion. The motion passed.		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 AV System- installed but not fine tuned Final testing will be done in the next few weeks WCAT- bring over cable access so we can broadcast live in this building Last major issue- HVAC screen Screening HVAC view from neighbors First draft to City was not approved		JJ Henri

	<p>Reducing weight of screen to not overload the roof.</p> <p>Success High school might partially block What is the dimension of screen- lower than the high point of the roof? We are off 3 inches.</p> <p>Temporary Occupancy until screen can be approved.</p> <p>City can keep temporary occupancy until we keep compliance with everything else. Another option is to paint the unit to see if we can hide it.</p> <p>We will continue to give City options. We may appeal to the council.</p> <p>Coasting the District \$100 month to keep temporary occupancy.</p> <p>Screen is only for this Bond Project.</p> <p>2 weeks prior to final approval is when we found out about the screening issue.</p> <p>There are a lot of options to present to the City. We will keep checking with the options. We are in the 3rd month of temporary occupancy.</p>		
7:00- 7:30	<p>Washington Elementary Design Updates</p> <p>Last meeting- alternate option to the plan.</p> <p>Diagram plans- site plan of current plan.</p> <p>Design for kitchen and maximize square footage. Storage for kitchen above. New kitchen will be existing gym. Kitchen and existing roof with have a clear. Current kitchen will be library. Adding new gym, 7000 sq.</p> <p>New bus circle will be where blue house.</p> <p>Modulars and covered area- meeting with City.</p> <p>2nd floor- classroom wing. Teacher workroom and breakroom</p> <p>Need of administrative office is needed but not in the current planned.</p> <p>Prioritizing to keep us in the scope and budget.</p> <p>Everything is being built that will keep us in plan with future growth.</p> <p>Sprinkler system throughout entire building.</p> <p>Finishes presented to BAAC-</p> <p>Proposing resilient floor-</p> <p>Kitchen and cafeteria will need floor replacement.</p> <p>Carpet tile- in classrooms</p>		Soderstrom

	<p>Main entrance to new classroom building-hardy plank siding. Break it up with different colors of the 2 stories. We want it to look like the same school when completed. Canopies will match. Paint was not expressed as a need. Siding has been replaced in some areas of existing building. Existing building is well maintained. City code colors: earth tones Outside trim- Picture of new gym- 2 sets of doors on 2 corners. Windows- Heat problem because of window? No, allows light but not heat. Bus Drop Off Area- Canopy- would be used for students who get dropped off from the bus. Budget- updated estimated. Currently over existing budget by 200K. We are still working with Soderstrom and the City. We added the kitchen and we don't know what that numbers will look like. We promised that all schools would look new. BAAC would like to know what the cost would be in case we need to propose something to the Board. How are we on code? From a current code standpoint. It would not meet code as of today but we are adding sprinklers and we are upgrading restrooms to meet ADA. We are upgrading existing restrooms. Sprinklers- ok to add We have an acceptable path. We are adding one ramp. All of the other entrances are acceptable. Currently- working on moving the modulars, also contacting the fire department to burn the houses. When we do the modulars- the garage will come down in that contract. Blue house- fire department wants to use that house for training. Other house is not in the way of construction just in the way of eye sore and people. Tenants- almost completely moved out. Goal- Summer of 2017</p>		
7:30-7:50	<p>Success High School Update Design is complete- ready to go on the building. Easement trying to be resolved. We are very close. Pending easement resolution. Working on access with the fire</p>		Opsis/ JJ Henri

	<p>department. Southside access- pending 3 classrooms on north side. Common are in the center of building with recessed-ADA ramp and stairs.</p> <p>1.5% has to be spent on solar. 2 Phases 2nd phase- possible expansion. Solar panel- zero usage for Success site with just phase I. Can we spread that to the high school campus? Wetland- we need to work around. Cost: \$600K for phase 1 Waiting to finalize easement to break ground. Permits are done.</p> <p>Require a public hearing for Conditional Use Permit with planning commission.</p> <p>Pending items: secure Conditional Use</p>		
<p>7:50-8:10</p>	<p>Bond Cost Data Report Presented to BAAC Remaining- 8.3M</p> <p>Bond Management- all projects not just JJ Henri</p> <p>Success- expect to stay on budget. Success- PO's have outstanding</p>		<p>Nancy</p>
<p>8:10-8:25</p>	<p>Other Bond Projects</p> <ul style="list-style-type: none"> • High School <ul style="list-style-type: none"> ○ Request for Qualifications are out to remodel fire damaged areas. Classrooms for remodel classrooms from damage area ○ Facility expansions ○ Buildout the fire burned- WAAST, 2 story area ○ Fire Sprinklers • Heritage/Valor <ul style="list-style-type: none"> ○ Roof- issued RFQ for architect to replace and remove roof. Facilities expansion. • Small Works architectural consultant <ul style="list-style-type: none"> ○ French Prairie Remodel ○ Security upgrades- all school 		<p>JJ Henri</p>

	<ul style="list-style-type: none"> • Nellie- pushed down on the list. <ul style="list-style-type: none"> ○ Next RFP- ○ We had 6-7 roofing contractors to look at Nellie ○ Roof is not failing- HVAC units, could not be replaced without roof not replaced. ○ Adding core space to Nellie- we thought we could not build and add an annex. ○ Sprinkle it so that we can add to the building. ○ Gutter issue- written maintenance issue ○ Contingency plan is for the HVAC ○ Better use of dollars- if we wait and go through the contingency plan ○ Biggest challenge- housing a big portion of Nellie students. ○ Community buzzing about Nellie- ○ We have to keep communicating on why and how to our community ○ We have to create the space to move the kids 		
8:25-8:30	<p>Announcements/Good of the Order</p> <p>The Board took action at last meeting to create an additional BAAC Member and to allow one Board Member.</p> <p>Board Member vacancy.</p> <p>Charlie Piper- would like a synopsis to share with community members.</p> <p>We might be able to add to the Nellie Property due to Smith Property. We have been working with the City and the Smith family. Potential 6 acre addition. We should wait until those plans have been finalized. Changes dynamic of project.</p> <p>Talking points for BAAC- to share with community.</p>		Committee Chair

Future Meeting Dates:
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January 4, 2017

Charlie moved to adjourn at 7:41 pm, seconded by Linda Reeves.