<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Notes:</th>
<th>Presenter</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30-6:35</td>
<td>Welcome</td>
<td></td>
<td>Committee Chair &amp; Chuck</td>
</tr>
<tr>
<td>6:35-6:40</td>
<td>Approval of Meeting Minutes - January 18, 2017</td>
<td></td>
<td>Committee Chair</td>
</tr>
<tr>
<td>6:40-6:50</td>
<td>Public Input</td>
<td>Please fill out: Public Input Request form</td>
<td>Committee Chair</td>
</tr>
<tr>
<td>6:50-7:00</td>
<td>Welcome Center/DO Update</td>
<td></td>
<td>JJ Henri</td>
</tr>
<tr>
<td>7:00-7:15</td>
<td>High School Reconstruction</td>
<td></td>
<td>JJ Henri</td>
</tr>
<tr>
<td>7:15-7:45</td>
<td>Washington Elementary Design Updates</td>
<td></td>
<td>JJ Henri</td>
</tr>
<tr>
<td>7:45-8:10</td>
<td>Other Bond Projects</td>
<td></td>
<td>JJ Henri</td>
</tr>
<tr>
<td></td>
<td>• Success High School Update</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Heritage/Valor</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Nellie Muir</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Diversity Outreach</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Seismic Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:10-8:20</td>
<td>Bond Cost Data Report</td>
<td></td>
<td>Nancy</td>
</tr>
<tr>
<td>8:20-8:30</td>
<td>Announcements/Good of the Order</td>
<td></td>
<td>Committee Chair</td>
</tr>
<tr>
<td></td>
<td>• Schedule future meetings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Future Meeting Dates:**
Meeting called to order: 6:32 pm

Members Present:
Ellen Bandelow
Linda Reeves
George Gubbins
Charlie Piper
Dave Vancil
Nancy Hall, Director of Business
John O Henri, Bond Manager
Eric Cummins, JJ Henri
Chuck Ransom, Superintendent
Jenne Garcia, Recorder

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Notes:</th>
<th>Presenter</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30-6:35</td>
<td>Welcome</td>
<td>Recording of meeting? OSBA does not recommend meetings to be recorded. Minutes are recorded and published. Chuck will advise the Board at Board Meeting tomorrow.</td>
<td>Committee Chair &amp; Chuck</td>
</tr>
<tr>
<td>6:35-6:45</td>
<td>Election of Officers</td>
<td>Ellen Nominated Dave Vancil as BAAC Chair, seconded by Charlie Piper. All in favor to have Dave Vancil as BAAC Chair. None opposed. Dave Vancil now BAAC Chair.</td>
<td>Committee Chair</td>
</tr>
</tbody>
</table>
| 6:45-6:50| Approval of Meeting Minutes (see attachment)                         | -October 26, 2016
Ellen Bandelow moved to approve minutes as presented. George Gubbins seconded the motion. The motion passed. | Committee Chair |
| 6:50-7:00| Public Input                                                         | Please fill out: Public Input Request form                             | Committee Chair |

Please fill out: Public Input Request form
<table>
<thead>
<tr>
<th>Time</th>
<th>Topic</th>
<th>Details</th>
<th>Author</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00-7:15</td>
<td>Welcome Center/DO Update</td>
<td>Waiting for HVAC Screen- contractor confirmation- shipped and should be arriving soon. Last item on the WC/DO project.</td>
<td>JJ Henri</td>
</tr>
<tr>
<td>7:15-7:30</td>
<td>High School Reconstruction</td>
<td>Phase I of Fire Sprinkler Master plan completed. 6 zones. Exposed and hidden pipes Also includes construction documents and permit. Meeting with City has been weekly. Details with Steve and City- having students go from one sprinkled building to a non-sprinkled building. Phase II- classroom renovation- 6 classrooms in- has to go through City for conditional use permit. Expected to be ready September 2017 for 6 classroom renovation Phase III- full re-build of damage area. Conceptual plan for reconstruction design of the structurally damaged areas. Phase II- corridor for students to access, students are currently accessing building through gym. Renovation design 50%, full rebuild 5% Fire Sprinkler and Classroom renovation- 2 main packages Bond money is being used only for fire sprinklers. Technology and security upgrades are also part of Bond money for HS.</td>
<td>BB&amp;L / JJ Henri</td>
</tr>
<tr>
<td>7:30-7:45</td>
<td>Washington Elementary Design Updates</td>
<td>Planning Commission has approved Washington design Storm water- Design for Phase II- 50% complete Over budget for Modulars move- due to weather and added another foot of rock. Existing fire road- fill with rock Concrete not put down Cox Electric- worked over break</td>
<td>Soderstrom</td>
</tr>
</tbody>
</table>
| 7:45-8:10  | Other Bond Projects                                                   | - Success High School Update  
  o Retracted conditional use permit to not lose funds  
  o Creek crossing  
  o 2nd appraisal pending  
  o Report from appraiser  
  o Amount and offer will be | JJ Henri            |
made to owner from Board

- If the owner denies, we will proceed to litigation. We will have 40 days after filing
- Project will be closer to completed December 2017.
- Face to face negotiations? At the beginning of the conversations the owner was contacted directly.
- Senior services has been leasing for 12 years but since then moved to a different location.
- Development or renovation remodel appraisers
- District trying to purchase the ability to use the easement
- Properties built in a different era- odd units
- Once the board receives the appraisers report they can review different options
- Project side- prepared to submit conditional use and permit applications. To get a contractor started.
- 40 days- mid February
- Conditional use and permit application will need to be submitted
- Easement was holding permit back.
- Code analyst has been brought up for Washington
- City is local jurisdiction- we do have other options but it would cost more money
- Issue with Success- only easement. One letter of incompleteness.
- Will the City give us a second opinion after we submit our conditional use permit?
- We could consider what the outlet mall did but it will have the cost increase
- Can we make a presentation to the City Council?
  Feedback from a variety of sources- City does
understand the frustration from the District. Washington was a complicated project.

- Why do we expect the City to change code for us because of our budget? Our designs are built to code. You don’t have to have a loop if you have a sprinkler. Exceptions can be made if sprinklers. Wider roads, farther from the buildings. City- you build up to code. Every design team will build to the code.

- Heritage/Valor
  - DOWA roof consultants re-roofing Valor/Heritage
  - Design was okay but the insulation, inspection was the issue. Flooring issue because flooring was installed over wet concrete. Section of roof will be tested to avoid not tearing entire
  - Roofing completed over 2 summers
  - Annex- construction summer of 2018
  - Valor has south wing
  - Heritage- adding core support to annex

- Nellie Muir
  - Conception design plan based on the development of the Smith property
  - Surveyors out marking property
  - Project from Smith property will be advantage to District because of roads that can be used for access.
  - Potential 6 acres added to Nellie.
  - Smith Family to donate 2 and potential purchase District of 4.
- Diversity Outreach: JJ Henri working with STORI Jobs. Another seminar coming up. February 22 information session. March 8th BOLI intro session. 40 firms to attend. We will push out a press release. Breaking up projects into small packages.
- Washington- as soon as we have a permit from the City we will have bids. Site Development plans. We don’t have a general contractor. Instead of CMCG- qualification proposals. In the next month. Dirt moving hopefully by April? Permit review- At Washington- building can take about 8 months. Site development and foundation work. Totally different structures in 2 buildings.
- Snow days- calendar options
- RFP- out to bid soon to demo 2 houses

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:10-8:20</td>
<td>Bond Cost Data Report Bond Management- soft cost that will be divided up between all projects Welcome Center and Success will offset costs because they were originally 1 project</td>
</tr>
<tr>
<td>8:20-8:30</td>
<td>Announcements/Good of the Order • Schedule future meetings Meeting adjourned: 8:01 pm</td>
</tr>
</tbody>
</table>

Future Meeting Dates:
April 19 or May 17, 2017
WOODBURN SCHOOL DISTRICT BAAC MEETING

May 17th, 2017
Welcome Center and New District Office
Woodburn High School
Washington Elementary School
Success High School
Heritage Roofing Repair Project
Valor Expansion and Repairs
Nellie Muir Elementary
Diversity Outreach
Seismic Grant
1. Screen Wall: original commitment to install the Mechanical screening on the North and West Sides of the Unit was completed in February 2017.

2. Upon Completion The Screening was inspected and approved by the City. The City then required that the remaining screen be installed before the final acceptance will be given.

3. Structural Review: Due to the additional weight and wind loads additional structural components will need to be installed in the Interior wall below.

4. The remaining screening material has been approved for purchase and delivery is pending.

<table>
<thead>
<tr>
<th>Phase</th>
<th>Design</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remodel</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Screening</td>
<td>100%</td>
<td>95%</td>
</tr>
</tbody>
</table>
Welcome Center & District Office

ROOFTOP SCREENING DETAILS

- Complete Structural Upgrades: Install 2-4”x6” columns below
- Install Remaining Screen wall at the South and East Elevations
ROOFTOP SCREENING DETAILS
## WOODBURN HIGH SCHOOL

### PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Phase</th>
<th>Design</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sprinkler</td>
<td>60%</td>
<td>5%</td>
</tr>
<tr>
<td>Renovation</td>
<td>100%</td>
<td>5%</td>
</tr>
<tr>
<td>Full Rebuild</td>
<td>5%</td>
<td>No</td>
</tr>
</tbody>
</table>
WOODBURN HIGH SCHOOL

FIRE SPRINKLER PROJECT

Procurement Milestones and Construction Costs

1. Design/Build RFP Issued: March 29, 2017
2. Proposals received: April 27, 2017
3. Project Award: May 11, 2017

2014 Estimated Project Value: $1,747,806.00
2016 Engineers Estimate: $1,800,000.00
2017 Proposed Cost of Work: $1,784,254.00
WOODBURN HIGH SCHOOL
FIRE RESTORATION AND DEMOLITION

Procurement Milestones and Construction Cost

1. Invitation to Bid Issued: March 20, 2017
2. Bids Received: April 11, 2017
3. Project Award: April 20, 2017

2016 Engineers Estimate: $2,400,000.00

2017 Bid Total: $2,148,000.00

Additive Alternate Included: $ 14,000.00
Conceptual Design Status:
A Conceptual Design for the future CTE Building space has been completed. It is an early phase of the design process, in which the broad outlines of function and form are articulated. It includes the design of interactions, experiences, processes and strategies. It involves an understanding of people’s needs - and how to meet them with products, services, & processes. Common artifacts of conceptual design are concept sketches and models.
WASHINGTON ELEMENTARY SCHOOL
PHASE II - RESIDENTIAL DEMOLITION

Procurement Milestones and Construction Costs

1. Invitation to Bid Issued: March 13th, 2017
2. Bids Received: March 30th, 2017
3. Project Award: April 28th, 2017

2016 Engineers Estimate: $125,000.00

2017 Bid Total: $83,500.00
Phase II – Remodel and Renovation

Procurement Milestones and Construction Costs

1. Invitation to Bid Issued: March 20, 2017
2. Bids Received: April 11, 2017
3. Project Award: May 5th, 2017

2016 Engineers Estimate: $8.5 -13 Million
2017 Bid Total: $14.1 Million
Value Engineering Reduction: $To Be Determined

Playfields:
Triplet Wellman will attempt to complete & seed the playfields during the first season (by October 15, 2017) to allow for germination & growth through the fall, winter, and early spring.
SUCCESS ALTERNATIVE HIGH SCHOOL

PATHWAY TO CONSTRUCTION - SOLAR

Procurement Milestones and Construction Costs

1. Invitation to Bid Issued: April 26th, 2017
2. Bids Received: June 1st, 2017
3. Project Award: June 16th, 2017

2016 Engineers Estimate: $600,000.00

2017 Bid Total (Fixed): $650,000.00 (GMP)

PATHWAY TO CONSTRUCTION - BUILDING

Land Use and Building Review Update

A review set of drawings has been submitted to the City of Woodburn for Conditional Use Review. The City has provided a letter of incompleteness (typical during this process) to which the design team is currently drafting a final response. That response will address all outstanding issues raised by the city.
Procurement Milestones and Construction Cost

1. Invitation to Bid Issued: May 3rd, 2017

2. Bids Received: May 25th, 2017

3. Project Award: Early June, 2017

2017 Engineers Estimate: $500,000.00

2017 Bid Total: To Be Determine
1. J.J. Henri and DOWA are in negotiations to develop a Scope of Work for the renovations to Heritage and the expansion of Valor under with the Intent to enter into an agreement for design services to begin this fall, 2017.

2. Permitting review will begin Winter 2018.

3. Construction will begin Summer 2018
As part of a larger private property development plan, a local family has generously donated two acres to Nellie Muir and has offered to sell the District an additional four. This property is located directly to the south of Nellie Muir, and would expand the schools lot size by approximately 60%. This increase in space would allow the District to significantly improve both the form and function of the school. The District has hired an architect to help develop a conceptual plan to best incorporate this property into the design of Nellie Muir. i.e. layout and orientations of new structures, locations and routing of student pick-up and drop-off points, and the final locations of playground and fields.
J.J. Henri Co., Inc., and STORI Jobs have continued their outreach into the MWESB community within Woodburn and the surrounding area and on March 23rd, 2017 the District and J.J. Henri Co., Inc. attended the Governor’s Marketplace Conference to promote the Bond Project and Ongoing District Maintenance needs.

The attached list corresponds to the local MWESB contractors that have been contacted during our outreach efforts and the status of the Oregon MWESB Certification.

### Business Name | Certification Status
--- | ---
Advanced Tribal LLC | Certified
Advantage Plumbing Inc. | Certified
APC Windows & Roofing (Jose Anguinio) | Certified
Alcantar and Associates | Certified
All Star Labor & Staffing | Non-Certified
B & Masonary (Ben) | Certified
Big Valley Electric | In-Process
Colors NW, Inc. | Certified
Diamond Construction & Maintenance LLC | In-Process
Eagle Painting | Certified
Earthtech (Fabian Lopez) | Certified
Emerald Stone LLC | Certified
ER Construction (Delfino Jaramillo) | Certified
FHDA | Guest
Gas Tracking LLC | Certified
Global Security | Certified
GP Marketing | Certified
Gus Trucking LLC (Gus Arreola) | Certified
HD Painting | In-Process
J&V Stucco Expert's Construction | Certified
JJJC2 Civil Consulting | Certified
Janitorial Services | Certified
JCR Construction LLC | Certified
JM3 Electric & Construction LLC | Certified
Joe Ruiz Painting | In-Process
John Dom & Rich Construction LLC | Certified
JVL | Certified
Karm Safety Solutions | In-Process
La Cabana Fruteria | Vendor
Leon's Janitical Cleaning Services | Pending Certification
Lighting Electric, LLC | Certified
LP Metal Works LLC | Certified
Master Touch Painting | Certified
MB Construction | Certified
Montoya Painting LLC | Pending Certification
Moon Roofing | Certified
N & C Construction (Ignacio) | Certified
Nataly’s Rustic Antique Furniture & Decor | Certified
NW Veterans Security Services | Certified
Ochoa Texture and Taping (Jesus Ochoa) | Certified
PCUN | Guest
POX Custom Painting | Certified
Picasos Painting | In-Process
Portland Commercial Construction | Certified
Primo Exteriors (Sergio Tapia) | Pending Certification
Pro Side Construction | Certified
RA Exteriors & Constructions | Certified
RDW Construction | Certified
Roberto Arrellano | Certified
Roberts Cleaning | Pending Certification
Roofing/Siding | Pending Certification
Sam Jones Painting | In-Process
Shervin Williams | Vendors
Shervin Williams | Vendors
Simons Painting | Certified
Sneg7 Construction LLC | In-Process
Star Conserv | Certified
Sterling-Pacific | Certified
Torgerson Forest Products | Certified
Two Brothers Painting, LLC | Certified
West Coast Roofing (Ismail Perez) | Certified
Yopez Industrial Cleaning | Pending Certification
**SEISMIC GRANTS**

**UPDATE**

**Washington Elementary School:**
JJHenri is working with Soderstrom Architects to incorporate funds granted to the Woodburn School District for seismic improvements into the Phase II – Addition and Remodel Project.

**Lincoln Elementary School:**
JJHenri is working with the District to develop small seismic improvement packages using funds granted to the District by the State of Oregon.
# Woodburn School District
## 2015 Capital Improvement Bond Program

### Project Cost Data Sheet

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Revised Budget</th>
<th>Encumbrance</th>
<th>Balance</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Spent to Date</td>
<td>Encumbered</td>
</tr>
<tr>
<td>Bond Management (all projects)</td>
<td>$</td>
<td>$794,007</td>
<td>$215,671</td>
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<tr>
<td>Welcome Center and New District Office</td>
<td>$3,614,527</td>
<td>$4,211,668</td>
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<tr>
<td>Success Alternative High School</td>
<td>$6,103,024</td>
<td>$596,215</td>
<td>$396,787</td>
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<tr>
<td></td>
<td>$9,717,551</td>
<td>$4,807,882</td>
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<tr>
<td>Washington Elementary School</td>
<td>$11,360,252</td>
<td>$1,311,793</td>
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<tr>
<td>Nellie Muir Elementary School</td>
<td>$7,529,428</td>
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<td>$4,784</td>
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<tr>
<td>Lincoln Elementary School</td>
<td>$5,935,920</td>
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<td>$4,784</td>
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<tr>
<td>French Prairie Middle School</td>
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<tr>
<td>Heritage Elementary School</td>
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<td>Valor Middle School</td>
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<td>Woodburn High School</td>
<td>$3,805,653</td>
<td>$166,179</td>
<td>$95,664</td>
</tr>
</tbody>
</table>

|                                           | $63,631,285    | $12,018,849  | $1,847,412 | $13,866,260| $59,482,575  |

Total Revised Budget: $63,631,285
Net Proceeds from Sale of Bonds: $71,933,809
Remaining Balance: $8,302,524

5/12/2017