



**WOODBURN SCHOOL DISTRICT 103**  
**Bond Advisory & Accountability Committee**  
**Agenda**  
**Woodburn School District Office**  
**1390 Meridian Drive**  
**August 23, 2017, 6:30- 8:30 pm**

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<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 -May 17, 2017		Committee Chair
6:40-6:50	Public Input	Please fill out: Public Input Request form	Committee Chair
6:50-6:55	Welcome Center/DO Update		JJ Henri
6:55- 7:05	High School Reconstruction		JJ Henri
7:05-7:15	Washington Elementary Design Updates		JJ Henri
7:15-8:20	Bond Program Budget Adjustment & Bond Cost Data Report		JJ Henri, Chuck and Nancy
8:20-8:30	Announcements/Good of the Order <ul style="list-style-type: none"> <li>• Schedule future meetings</li> </ul>		Committee Chair

**Future Meeting Dates:**



**WOODBURN SCHOOL DISTRICT 103**  
**Bond Advisory & Accountability Committee**  
**Minutes**  
**Woodburn School District Office**  
**1390 Meridian Drive**  
**May 17, 2017 – 6:30- 8:30 pm**

Meeting called to order: 6:30 pm

Members Present:

Dave Vancil  
 George Gubbins  
 Ellen Bandalow  
 Pat Hyatt  
 Linda Reeves

District Staff Present:

Ivan Leigh  
 Nancy Hall  
 John J Henri  
 John O Henri  
 Eric Cummings  
 Chuck Ransom  
 Jenne Garcia

<u>Time</u>	<u>Item</u>	<u>Notes:</u>	<u>Presenter</u>
6:30-6:35	Welcome <ul style="list-style-type: none"> <li>• BAAC Resignation Orlando (Lopez) resigned from the BAAC meeting. Nominations to Chuck. We will use the application.</li> </ul> Possibility open up to Board first or Community Members. Transparency in community. Add to Board agenda meeting		Committee Chair & Chuck
6:35-6:40	Approval of Meeting Minutes -January 18, 2017 Ellen Bandalow moved to approve the minutes. George Gubbins seconded the motion. The motion passed.		Committee Chair
6:40-6:50	Public Input	Please fill out: Public Input Request form	Committee Chair

6:50-7:00	<p>Welcome Center/DO Update  Screen Wall of roof  Originally agreement with City for the North and West sides to be screened. Plan would be for Success to cover the South and East.  By adding the screening we maxed out our truss weight.  Western edge sits  2 wood posts- will fix the additional weight support.  Currently screening is being approved to order by architects, structural engineer. Columns would be installed in current storage rooms.  Pat Hyatt: how much is it going to cost?  \$18,000 with structural, screening material  If we don't need the columns the total would drop \$13,000  Screening total: \$36,000 after completion.  That is the last hurdle to receive final occupancy.  Columns will go up to the roof.</p>		JJ Henri
7:00- 7:15	<p>High School Reconstruction  Fire Damage area but to begin work the City has required sprinkler installation  Renovation design 100%  Sprinkler design 60%  Sprinkler design over 3 summer phase but has been moved to 2 summers.  Design of Bravo area is being designed (Classroom renovation area).  Proposals are higher than 2014 estimated project value. Sprinkler system built to demand.  Design was split the building into 3 zones with 3 fire risers.  Value engineering-  Vault, risers to each rooms.  To save money for this project:  Going back to one riser room but will increase the piping size  Front office, commons area, all high ceiling areas will have exposed pipes to  Order materials- order this summer to save money  Leave current piping if allowed.  \$100,000 savings:  Painting is \$16,000  Ordering material early: \$18,000  Removal of current piping \$16,000  \$1.784 only costs construction costs  2014 estimated project included soft costs.</p>		JJ Henri

	<p>For this particular project: 10-12% soft cost  Dave would like actual numbers, BAAC  would need real figures.</p> <p>Fire Restoration Project, not a bond project.  2016 conceptual design engineers estimate  2.4M  2017 bid total: \$2.148M  Woodburn Construction already starting the  work. Heavy demo will begin Tuesday of  concrete walls.  The City required a conceptual design of  burned out area to move.  CTE Building space was designed by BBL  to support a program in the future.  BBL fee to design the conceptual design,  renovation and sprinkler.  We asked the City if we can bring the  classrooms online as soon as possible, yes  but provided what we intend in the burned  out area.</p> <p>Fire Riser: cutting down to one but increase  piping. Strictly for water.  FTC will be scattered throughout the  building.  Originally 3 risers due to original plan to  have project completed over 3 summers.</p>		
7:15-7:45	<p>Washington Elementary Design Updates  Rentering submitted to the City.  Washington has been issued conditional use  and building permit.</p> <p>Phase II Residential Demolition- gas meter  removed but the gas pipes were not.  Tree on NW corner- coming down next  Saturday. Bid \$83,500?</p> <p>Phase II Remodel and Renovation:  Board will be asked to approve contract.  Triplett Wellman  Modular building cost- 2 times what the  estimates came in to be. Interior does not  happen. Questions came in from contractors  regarding- electricity, working on concepts  on how to get the cost down.  Design of building verify structural  components,  Soderstrom and Triplmet Wellman  discussing to see what we can do  Modulars would be behind schedule.  Resequencing project to open summer 2018.</p>		JJ Henri

	<p>City would require conditional use.</p> <p>Plan B: Phase I area portables- computer labs Washington staff have been in on meeting with plan. Staff preferred a computer lab Mobile lab- second option to bring in classrooms.</p> <p>New Modulares: if you went stick built, the floor plan wouldn't change but the structural for 2<sup>nd</sup> floor would change. Foundation system would change. Do we know what the price estimate would be for stick built?</p> <p>Conditional use was not approved to have the modulares ordered.</p> <p>Modulares: would have to hire separate contractors for internal work Cost and modulares still an issue.</p> <p>Fire Road to Hardcastle huge added cost.</p> <p>Triplett Wellman and Soderstom in contact to reduce costs.</p>		
7:45-8:10	<p>Other Bond Projects</p> <ul style="list-style-type: none"> <li>• Success High School Update Final request submitted today, City required Success land with WC/DO Partition and consolidate- designed for buffers. Planning side- We are being held by every code by the City Planning Department</li> </ul> <p>Solar Array- extended bid date to June 1. 30 contractors at the pre-bid meeting. More panels for that price. Both phases done up front for same price.</p> <ul style="list-style-type: none"> <li>• Heritage/Valor Heritage roofing issues. DOWA on board to do evaluation on roof. Some issues with original installation and some with age. Project should be awarded by early June. Engineers estimate at \$500,000 Heery estimate \$727,000? Triplett Wellman numbers should come back next week.</li> </ul>		JJ Henri

Valor- roofing and scope of work for renovations and expansion of Valor  
 Moisture damage of second floor.  
 Looking at breaking packages up.

- Nellie Muir  
 Proposed development  
 Hayes Street development has put the project on hold.  
 Until we have better understanding of the roadway of between church and school.  
 Increasing capacity of Nellie is possible with additional acreage.  
 Hayes Street- storm water piping and second phase widen road to include center lane.  
 District is prepared for donation of 2 acres and 4 of purchase.

- Diversity Outreach  
 JJ Henri working w/ STORI Jobs working with contractors for a MWESB Certification. Helping them with ORPIN.

- Seismic Grant  
 Received 2 grants for Washington and Lincoln Elementary Schools.  
 Incorporate the seismic upgrades with 3<sup>rd</sup> and successful attempt  
 Seismic might need to be done next year at Lincoln.  
 Districts coordinate as much as possible with Bond projects. Scope review in the process.

Is security installed at the new DO/WC.  
 Test site with Honeywell system. 3 doors can and are secured with  
 Intercom system- installed at DO/WC  
 Camera systems.

School entrances- single entrance, line of site and buzzard entrance

Sprinklers in FP and Lincoln are not in the budget.

Possible upgrade before 20 years is a possibility with new housing development.

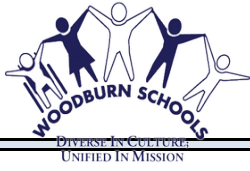
Check with Carol with new development- impact to cost per \$1,000.

Projects going:

	Success, Washington Success- August HS Renovation		
8:10-8:20	<p>Bond Cost Data Report Washington project not on track Realistic numbers will be in next week. Information from modulars- BAAC would like email information. Bidding a lot of work and at the next meeting we will have a better understanding of the budget. Construction trend- harder to get subcontractors.</p> <p>The promise made to the community Student space, core space and major maintenance. We may be able to fund additional projects at a later time.</p> <p>If the gap between stick built and modulars has increased. TW bid was not competitive.</p>		Nancy
8:20-8:30	<p>Announcements/Good of the Order</p> <ul style="list-style-type: none"> <li>• Schedule future meetings</li> </ul>		Committee Chair

**Future Meeting Dates:**  
**August 23, 2017 @ Washington**

**Meeting ended at 8:22 pm**



## Woodburn School District 2015 Capital Improvement Bond Program

Project Cost Data Sheet

Project Description	Revised Budget	Encumbrance			Bond Mngmnt	Balance
		Spent to Date	Encumbered	Total		
Bond Management (all projects)		\$ 966,960	\$ 6,551	\$ 973,511		\$ (973,511)
Welcome Center and New District Office	\$ 3,614,527	\$ 4,253,306	\$ 4,289	\$ 4,257,594	\$ 55,300	\$ (698,367)
Success Alternative High School	\$ 6,103,024	\$ 126,786	\$ 3,451	\$ 130,237	\$ 93,372	\$ 5,879,415
<i>Subtotal Welcome Center/DO/Success</i>	\$ 9,717,551	\$ 4,380,092	\$ 7,740	\$ 4,387,832	\$ 148,671	\$ 5,181,048
Washington Elementary School	\$ 11,360,252	\$ 1,732,825	\$ 11,221	\$ 1,744,046	\$ 173,803	\$ 9,442,403
Nellie Muir Elementary School	\$ 7,529,428	\$ -	\$ 29,308	\$ 29,308	\$ 115,195	\$ 7,384,925
Lincoln Elementary School	\$ 5,935,920	\$ -	\$ -	\$ -	\$ 90,815	\$ 5,845,105
French Prairie Middle School	\$ 6,025,326	\$ 26,410	\$ 58,434	\$ 84,843	\$ 92,183	\$ 5,848,299
Heritage Elementary School	\$ 9,163,787	\$ 232,836	\$ 127,252	\$ 360,089	\$ 140,199	\$ 8,663,499
Valor Middle School	\$ 10,093,369	\$ 113,776	\$ 127,252	\$ 241,029	\$ 154,421	\$ 9,697,920
Woodburn High School	\$ 3,805,653	\$ 779,058	\$ 846,581	\$ 1,625,638	\$ 58,224	\$ 2,121,791
<b>\$ 63,631,285</b>		<b>\$ 8,231,956</b>	<b>\$ 1,214,339</b>	<b>\$ 9,446,295</b>	<b>\$ 973,511</b>	<b>\$ 53,211,478</b>

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