



WOODBURN SCHOOL DISTRICT 103
Regular Meeting Agenda
Woodburn School District Office
June 15, 2017 - 6:30 PM

The Woodburn School District Board of Directors met for a regular session at the Woodburn School District Office, Woodburn- OR. The following individuals were present:

Members Present:

Linda Reeves, Board Chair
Linda Johnston, Board Member
Laura Isiordia, Board Member
Gevin Gregory, Board Member
Chuck Ransom, Superintendent
Jenne Garcia, Board Secretary

Absent: Gustavo Gutierrez

Work Session called to order 6:32 pm

Work Session:

- Bond Program Strategy

In 2014 we needed to establish needs or District. How much we were going to ask voters to support. Heery International provided services and worked with the District. We had surveyed the community on priorities. Big issue was capacity. Estimated 1600 students growth in 15-20 years. Another, security, technology and infrastructure, ADA. Long list of deferred Maintenance projects. Original list 120M was the estimate of total projects. The committee at the time would know we could not ask the community for that amount. If we asked voters to support closely to the soon expiring bond. The number we came up with was 65M. at the time we calculated that the price per 1000 we saw 2.40 per thousand. Successful strategy and passed bond. We were able to generate about 10M. We sold 63M. \$73M in proceeds. Allocate the real dollars to the projects. We had to prioritize. Final list of what we were going to attempt. Contingency of the original list varied... some at 30%. Success/WC/DO was one bundle budgeted for the old Miles Chevrolet. Next, Washington. Washington is showing us what actual costs are. The inflation in construction market. Upgrades by zoning, City codes. Huge increase in the modular classroom addition with the modular prices increased. Considerable inflation pressure. \$160 per sq ft has increased... total \$4M over budget estimate. We are concerned about adding more money without looking at the overall impact of the entire projects. We have to isolate what is unique to Washington. Value engineering is when an architect looks at the budget and submits a design. Construction company looks at the design and estimates. Value engineering is to get the price closer to the budget. Most extreme would be to reduce the scope. We know there are things we will not remove from the Washington site. What we have done to get the project closer to budget. Triplet Wellmen has given us budget for classroom renovation. We are still higher... what Mr. Ransom has authorized is removing the gym until we can reevaluate the projects. Gym can be added back depending on what the budget and other projects looked like. Close to budget by removing the gym. Adding the gym can't be added until we evaluate and touch all of our projects the way we want to. We can look at the premium after the other projects have been evaluated. The biggest fear is spending too much on one project and run out of

money.

JJ Henri:

Value engineering and de-scoping- equal quality at a lesser price. De-scoping is taking something away. In 2007- 2012 we could build more than we had plans for. Cost of material was down and labor was flat. Starting 2014 the economy started to grow. Current example of a project... bid came in 30% more than the estimate. High school 10% more. JJ Henri has a cost management system that tracks every project. As they go through the system they try to keep each project on budget. Washington Elementary- pilot project, no one knew what the economy was going to do. At the last BAAC meeting, taking this summer and going through all the projects and applying what we learned to Washington. What is the best estimate we can cover with the exciting budget. Based on that JJ Henri will make a recommendation to Ransom. Detailed effort in the next couple of months. It will be until the end because the economy is still growing.

We are aware of unknowns with the Nellie Muir project. Lincoln we might move into the same scenario as Washington because of modular relocation. Nellie Muir they would require a fire loop. Washington we have to build a kitchen to move a kitchen. Modularity at Heritage, Lincoln, Valor that we are replacing. Current plan was to replace them with modularity but recommendation would be to stick build. In another year when we are ready to start projects, we will look at modularity again. Nellie Muir we have also learned that the real possibility that the current property would grow. There might be advantages to growing Nellie instead of Heritage. Cost savings instead of doing it in 2 different schools. That might give us programs equal in size. Waiting on Nellie- if we push a project out the costs go up. Linda J likes the downsizing Heritage and moving it to Nellie. At Nellie we will grow the core to meet the need. Nellie office would be built in the new space. All we need is a master plan so we can proceed at Nellie. Next month we will be working on RFP for architects for the projects. We have money saved- 2M in bonds that we didn't sell. We are working well with TW and have good current numbers. How close are we in getting with the Success project. Lot line adjustment is the current issue. That will trigger other codes. Working with PGE on how the site was divided and how the power will be used. We don't know if we are going under or over the creek. Grande Ronde- we will be working with. Complex with the scope of the projects. How the City is handling... Program evaluation will remain the same. Transparency and open conversations about the projects, value engineering, scope of the projects, economy. Setting the District up for the future. Running for a bond in 5-6 years. We know we have a lot more work to do. When we present at the BAAC we will have specific numbers. August 23, next BAAC meeting. We need to stay true what we promised the voters. Can the District ask City Council to pass a Service Development C? Realistically it should be added to the new housing development. WE have the excise tax... \$ amount based on the value. We will look into it. All the new homes the existing homeowners will see that 2.40 go down. It will lessen the load. Is there a time limit that these bond funds have to be spent.... 3 years, 85% of funds. There are exceptions to that if you have done certain things.

Have we thought about any types of community not just in the newspaper. Having meetings? Come Fall- we can take advantage of Open Houses, sharing information. Scheduling time at Coffee Hour at The Estates. Communication will be targeted at the Board Retreat.

Meeting ended at 7:30 pm

Regular Meeting: Agenda

1) **CALL TO ORDER: 7:35 pm**

1) 1. Pledge of Allegiance

1) 2. Adoption of Agenda

Linda Johnston moved to adopt the agenda as presented.

Gevin Gregory seconded the motion. The motion passed.

2) **STAFF & STUDENT RECOGNITION:**

2) 1. 2016-2017 Retirees

The 2016- 2017 WSD Retirees recognized.

480 years of service combined.

Presenter: Casey Woolley

3) **REPORTS:**

3) 1. Bond Update

Presenter: JJ Henri

Screen for DO/WC will be arriving tomorrow and installed soon.

Success- over the last few months we have been working with the City to discuss findings. Lot partition- City asking to partition to WC, buffer zone. City asking to partition Success to be it's own site. City helping us to reduce the cost and ordinances. To save money in the long run. They didn't have issues with the building just mainly issues with landscaping. Solar Proposals- reviewing proposals
Conditional use review- end of August.

Washington Elementary- both houses removed. Trees removed, working on filling basements. Working with TW to get the project moving. Redesigning classroom building from modular to stick built, design should be completed next week. Gym building working on the value and validate numbers. Cost estimate to complete the fire road. Discuss with contractor and City to see if we can get that removed. Design system changed and saved money for HVAC. Value engineering with TW also meeting with the City tomorrow. We still have to proceed with kitchen upgrades. Seismic upgrades will need to be coordinated with JJHenri and District. Seismic upgrades will be to main building.

WHS- Fire Renovation – demolition and construction began, Majority demo done. Secure coordinator will be removed. Schedule is for September, to get students in the classrooms by when schools starts.

Fire Sprinkler system. Simplex- beginning work, fire rising room

Heritage/Valor- re-roofing, JCR construction was awarded the contract. In the paperwork stage. Will be completed this summer.

3) 2. Information Technology Services (ITS)

Presenter: Bob Clabaugh

End of Bob's first year.

August 1- massive infrastructure, 85% funded by e-rate system.

We figured we used all the bandwidth. It was pulling 700MB- misconfigured and used by other countries. Traffic goes up when testing goes up. Increase with about 15-20% in Chromebooks and laptops. If we reach to 1GBPS we will need to make an investment. Windows 10- rollout

The entire data center to our District is in the FPMS Cafeteria. Looking at the archiving student records to make room into the data center.

DocuShare- hire temporary employees to reduce cost.

Equipment in school closets have been replaced.

Lincoln- replaced with fiber optic cable.

What's not in the budget is documents.

Linda J- maybe we can add it to the budget if the State increases budget.

Backup- weekly and nightly. Day loss- 18 hours

5 year cycle for PC- 20% a year. Behind on schedule.

4) **PUBLIC FORUM:**

5) **CONFIRMATION ITEMS:**

Linda Johnston moved to approve confirmation items as presented.

Laura Isiordia seconded the motion. The motion passed.

Gevin Gregory (name) typo on minutes corrected.

5) 1. Regular Board Meeting Minutes May 18, 2017 and June 1, 2017

5) 2. Personnel

5) 3. Financial: Revenue & Expenditures

5) 4. Acceptance of Gift/Donations

5) 5. Surplus Property Disposal Report

5) 6. Funding Proposals & Applications (N/A)

6) **BUDGET HEARING**

The Board will temporarily set aside any remaining business to conduct a public hearing on the 2017-2018 Budget approved by the Budget Committee on May 25, 2017.

No public input

7) **BOARD ACTION ITEMS:**

7) 1. **OLD BUSINESS**

7) 1. 1. Policy Updates

CBG, EFA-AR, EFAA-AR, GBH/JECAC, JECAC/GBH, GBMA

Linda Johnston moved to adopt policy updates as presented. Gevin Gregory seconded the motion. The motion passed.

7) 2. **NEW BUSINESS**

7) 2. 1. 2017- 2018 Adopting the Budget, Making Appropriations, Imposing the Tax,

Categorizing the Tax and Ending Fund Balance Commitments and Policies.

Resolution No. 17-017

Approved budget presented to the Board from the Budget Committee.

New addition was the seismic grants.

Linda Johnston moved to adopt Resolution 17-017 Resolution Adopting the Budget, Making Appropriations, Imposing the Tax, Categorizing the Tax and Ending Fund Balance Commitments and Policies.

Laura Isiordia seconded the motion. The motion passed.

7) 2. 2. Board Self Evaluation

Woodburn School Board Self-Evaluation Summary presented. (include paragraph from evaluation).

Overall

Linda Johnston moved to approve the Board Self Evaluation.

Gevin Gregory seconded the motion. The motion passed.

7) 2. 3. Superintendent Evaluation and Contract

Superintendent Evaluation presented to the Board.

Summary-rated an Exemplary- 3.82 for all Nine Standards

Linda Reeves- recommended extending his contract by 1 year.

Gevin Gregory moved to extend the Superintendent's contract by one year. Linda Johnston seconded the motion. The motion passed.

8) **BOARD ANNOUNCEMENTS**

Gevin Gregory presented with a certificate of appreciation.

July 6, 2017 Board Meeting (Organizational Meeting) at 6:30 pm

August 17, 2017 Board Meeting at 6:30 pm

August 26, 2017 Board Retreat, 9:00 am -3:00 pm

9) **FUTURE AGENDA ITEMS:**

Dress Code- HS team will present and how they enforce and interpreted dress code policy. They brought up valid concerns with men and women. August meeting.

July Meeting proposal- Reducing Work Session to one per month- 3rd Thursday proposing Regular Meeting only, starting at 6:30 pm.

Health and Wellness- what does our healthy work for our retreat. July meeting.

10) **ADJOURNMENT: 8:58 pm**