



WOODBURN SCHOOL DISTRICT 103
Bond Advisory & Accountability Committee
Agenda
Woodburn School District Office
1390 Meridian Drive

July 11, 2018

Time	Item	Notes	Presenter
6:30 – 6:35	Welcome		Committee Chair and Chuck
6:35 – 6:40	Approval of Meeting Minutes - May 2, 2018		Committee Chair
6:40 – 6:50	Public Input	Please fill out Public Input Request Form	Committee Chair
6:50 – 7:15	Bond Project Updates - Washington ES - Success HS - High School Bond Project (Fire Sprinkler System) - Summer 2018 Projects (Nellie Muir ES, Lincoln ES, French Prairie MS) - Valor MS		JJ Henri Co
7:15 – 8:15	BLRB Architects Presentation - French Prairie MS - Lincoln Elem - Heritage Elem - Nellie Muir Elem		BLRB Team
8:15 – 8:25	Bond Cost Data Report		Sarah Bishop (New Director of Business)
8:25 – 8:30	Announcements/Good of the Order - BAAC Vacancy - Schedule Future Meetings		Committee Chair



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Time	Item	Notes	Presenter
6:30 – 6:35	Welcome	6:30	Committee Chair and Chuck
6:40 – 6:50	Public Input	Please fill out Public Input Request Form None	Committee Chair
6:50 – 7:05	Bond Project Updates - Washington Elementary - Success HS - High School Bond Projects - Valor MS	JO update PDF. Success – no straight corners. Roof needs to dry before top membrane on. CP- Status on access – construction access but need agreement? DV- Court hearing? CR-working on it. Court date moved to Oct. CP- Dykstra owner? Yes. Condemnation? Yes. Access to site? CR-already granted. Need striping before get occupancy. DV- court hearing in Oct? CR-resolve monetary value. Crt already granted access to the site. City want all parking painted so know where to park. Need access area free and clear. CP-Dykstra own but pay access fee? CR-yes. Put \$103k in escrow. Not satisfactory to Dykstra. Getting access isn't question-it's value. Her \$300k. CP- out of Bond funds? CR Yes. Board resolution to purchase property. Dykstra made offer for \$1.1mil and we said no. Then thought better idea but looking less likely. Will get it painted one way or another.	JJ Henri Co

		<p>Attorneys on phone with CR & judge – change court date to Oct. DV-kids in Fall? CR=yes. JO-bldg will be ready. Bldg will be set up so don't need solar if it isn't ready.</p> <p>Problem with permits.</p> <p>WES-JO-progress. New bldg.- punch list items. Added white boards to casework doors. DV- impressed with storage space. JO- pull out space extended learning area. Gym moving along. Prepping floors. DV-wood floors? Jo=yes.</p> <p>Playground going in.</p> <p>Summer projects-list. ITB in next couple weeks. Late-nervous about contractor in summer.</p> <p>LES window replacement working with Ivan on seismic. Pull from bond scope and put into seismic. FPMS-windows, café floor mercury out. DV-this summer? JO-already scheduled and contractor on board to remove flooring.</p> <p>HS-Simplex meetings start next week.</p> <p>RFP for VMS expansion. DV- replicate wing that's there? JO-few upgrades but duplicate front. Don't know how to build it out – figure out costs. LR-DOWA out of the picture? JO-believe they're putting in proposal. Open proposal so still potential for them. DV-aren't they close to out of business/ JO-lost principals who started new company BRC. Plans & specs stay with DOWA-already have design.</p> <p>More cost effective.</p>	
	<p>BLRB Projects</p> <ul style="list-style-type: none"> - French Prairie MS - Lincoln Elem - Heritage Elem - Nellie Muir Elem 	<p>Jonah-working with committees. PDF overview. LES, HES, NM, FPMS. Reps from each school. Chuck, Ivan, JO. Initial meeting looked at guiding principles. 5 of them validated in second mtg. Used WES as model. Site specific meetings after first 2. Jeff & Oscar & around 14 other from NM-tchrs, libr, office, community. Also HES and</p>	<p>BLRB Architects</p>

LES/FPMS. Today 2 hrs each group. At beginning do a lot of listening. A lot about diversity. Multi-lingual is an identity. List of what 21st Cent learning looks like. DV-was this unique? Jonah-very unique. HES tri-lingual. Diversity is who Woodburn is. ID roadblocks & challenges. Not really obstacles but need to be cognizant of. Last item pertinent-make school feel like community. HES big but still feels small. Guiding Principles related to BLRB work tying into vision. Supplement don't replace anything. Create so that 10 yrs down the road space still flexible. 5 lots of discussion. BLRB brought honor diversity. Sherrilynn asked what that means? Diversity is who we are. So 5 really important to all committees. WES basis for design. Took Leadership team on a tour. Storage; visibility to flex space. DV-flex space used as classroom if get more students? JO-sized that way if need to. 3 of them. DV-hopefully don't need. JO-expand on ends. DV_pass new bond. Jonah-then took on virtual tour. Positive Attributes. Committee loved flexibility, daylight, notion of 3rd tchr, small community feel, variety of spaces, integrated tech. Feed into guiding principles. Safe & secure entrance-office has to let you in. But doesn't feel like it. Student Enroll & Core Capacity-Development between NM & HES. Compare to WES as basis. Balancing Enroll & Classrooms. One person is 25 students. WES designed for 600. Boxes are clrrms-dark gray existing. Light gray portables. Green is new. Green outlined in gray are rooms replacing portables. WES 41 includes room for future growth. Took same methodology as WES

		<p>and balanced at each site. Portables replaced by perm bldg. plus adding classrooms to equal WES. DV-not taking away from HES 40 around 1,000. CR-shooting for 850. Program Comparison. Core capacity-size of gym, MP, kitchen, library, etc. How built out for future exp. WES the basis for design. Bar graph-NM about ½ of others. HES pretty close to WES. HES challenges-students from all over District. Build capacity elsewhere relieves pressure on HES. Bar graph shows what would need to add. HES-library is undersized. DV-original bond proposal bond add on the HES but talking about some going to NM?</p> <p>Yes. Exploring Program Parameters. Broke into site specific groups. Meeting almost weekly. Start with Positives. 3 small groups at NM. Talk about your site and challenges-try to plan and overcome. Positives. Challenges. Smith Creek development and Hayes St improvements more challenges. GG-anything about flexible space? Everyone there just used to it. Surprised to not see as a challenge. Jonah-they talked about but didn't list as a challenge. CR-came out more today. GG-challenge. Jonah-they do a great job making it work. Sense of camaraderie. HES-pods great but not being used as designed. Challenges-recurring themes. LES/FP more to do with site circulation. Site Exploration. Look for common threads. NM separate bus from parent drop off. Will plan and figure out right solution. HES-connection to annex. Flex wall between gym & covered play need to examine more. DV-look at new space and recommend existing space use. Jonah-especially low</p>	
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hanging fruit. Storage a big thing. LES-2story classroom at N end where covered play is now. Last item Libr to use N classrooms low priority. FPMS-old DO in bond but they looked at 3 planning scenarios. What we did today- on the walls. Great participation. Explore micro level – foundational elements of learning environment. Groups from each school. Small learning communities. ELS add 2 story same capacity as WE. NM wanted 4-classroom solution. Lots of talk about operable walls and flexibility. GG-WLWV taking out flexible walls because never use. CR-has seen they work well when rooms designed as meeting space. Doesn't work to combine classrooms. Jonah-look at judiciously and intentionally and sporadically. HES talked about tri-lingual lesson plans and mixing in grade levels. Looked at connection to outdoors. Lot's of great feedback. All is foundational for next step which is Charette. Planning meeting 5/16. How does program shake out at each school. #6 is where the rubber hits the road. What does it really look like. Look at individual spaces, site configuration. Will have good understanding of what schools will look like. Take feedback and come with an idea. Starting basis. Either get other solutions or original is great. Or want to flip something. 7a refine concepts. DV-experience and fear people think we can afford what you recommend. Jonah-will be thoughtful about how they facilitate the meeting. Will do cost modeling. Project Schedule. Schematic Design more refined cost estimate. Will stay within the budget. DV-so a year from now will know what buildings

		<p>look like. Jonah-yes. Will work with Ivan on MEP. Work with individual groups on making sure spaces work well. Bid & Award next summer will have a hard number. After Charette will have concept to send to Land Use Aug of this year. DV-Charlie, a realistic timeline? CP-if ap complete. Will know more next week on schedule for Smith property. To Commission May or June. Normally ap comes in, initial conference, what else is needed, that's where problems start-when not complete. Jonah-ensure complete and thoughtful working with Angelo Planning. CP-talk to Chris Kerr. Jonah-have shared schedule with Chris. Met with him about mostly summer work. Keeping dialogue open with him. CP-have good partnership with Chris important. Jonah-will continue to foster relationship. Frank Angelo said go early and often. Be transparent, understand their needs, their schedule. CP-Smith wanted to phase stuff, City wants to see as total package and how they build it is up to them. Problem with traffic. DV-Cascade as 3 lane collector with light on 214 an option. CP-City just received grant for new transportation plan. Just getting started. Schools a big piece of it. Also parents picking up more instead of on busses and infrastructure needs to be planned. Will know more next week. PH-copy of projects schedule? Yes, at the end. CR-BLRB and how they presented really good. Happy Squares. DV-great job visually to get point across.</p>	
8:00 – 8:10	Bond Cost Data Report	<p>Handout from Nancy. LF-haven't sold all bonds? No. DV-timeline? N-during life of bond. DV-board will need to look at purchase of property soon. CR-has talked to</p>	Nancy Hall

		<p>City about becoming more formal if we partner. Have property behind HES/VMS but don't want school next to large schools so talking to them. LJ-property on E.Lincoln? CR-yes but not in UGB. LJ-but might trade it. DV-politics also changed. CR-ideal spot is East and West. West side going to add apartments. DV-trying to site school there back when Jack was Supt. UGB and any residential over there? CR-not to his knowledge. CP-UGB down Butteville to N of 214. Expands again N of outlet mall. Some out Boones Ferry came in. DV-N of outlet on Arney look at. CP-transportation there really problematic. Unless you circle in from Crosby. DV-doesn't know what he's looking at – trusts Nancy. PH-\$8mil left. N-from premium. Gustavo-use it? CR-waiting to see costs. Also have earned interest. N-I can bring that information.</p>	
8:10 – 8:15	<p>Announcements/Good of the Order - Schedule Future Meetings</p>	<p>DV-meet in Summer? Or Fall? CR-see renderings in July and then Sept to look at numbers. 7/11 (not GG)</p>	Committee Chair
8:15	<p>Post adjournment visit to Washington ES</p>	<p>No 8:10</p>	