<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 - December 5, 2018</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>Bond Project Updates</td>
<td></td>
<td>JJ Henri Co., Inc.</td>
</tr>
<tr>
<td></td>
<td><strong>Project Cost and Schedule Updates</strong></td>
<td></td>
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<tr>
<td></td>
<td>• French Prairie MS</td>
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<td></td>
<td>• Potential Project Impacts</td>
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<td></td>
<td>• Nellie Muir ES</td>
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<td>7:00-7:45</td>
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<td>8:15-8:25</td>
<td>Bond Program Budget Adjustment &amp; Cost Data Report</td>
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</tr>
</tbody>
</table>

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

Members Present:
Dave Vancil
Charlie Piper
Pat Hyatt
Linda Johnston
Chuck Ransom
Linda Reeves
Jeff Taylor
Rick Vasquez
Ivan Leigh
Sarah Bishop
John Henri
John O Henri
Sheena
Angela
Richard
Sean Olson

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<td>6:35-6:40</td>
<td>Approval of Meeting Minutes -September 5, 2018</td>
<td>Pat Hyatt moved to approve the minutes Linda Reeves seconded. The motion passed.</td>
<td>Committee Chair</td>
</tr>
<tr>
<td>6:40-6:50</td>
<td>Public Input</td>
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Success complete working with contractor with final punch list.
Solar Array is complete. Kiosk will be on TV in building. Dave has asked to please
Percentage of total project has to be required by Oregon Energy Trust. Based on bond cost has to be 1.5% of project value. We took it combined it in one project for Success.

Working with PGE to have overage be metered to HS property.
The real trend is where the grid goes- when people figure out how to store production PGE might have pushback.

Washington: project is complete and working on final punch list.
Security for front door not part of the project but will have a line of access and buzzard system.

FPMS: windows are complete, floor replacement project complete and final punch list in the works.

Nellie: RTU replacements have been installed

HS Sprinklers complete

Valor: Addition/expansion- design complete, matches the first wing.
Had an interior meeting last week and upcoming exterior meeting with team.
Remove one stair case to open the space and make it a hub of the school.
Project to include: media center remodel, 4 science classrooms, 4 regular and 2 extended classrooms.
Lots of white space walls for usable white board space.
Science space could be maker space classrooms.

Valor and Heritage projects will have OH Architects and BLRB working together because the City is treating project as a campus project.
Valor- no need for land use. As soon as we get through the design and permit we can start construction.
Project Updates
- Nellie Muir ES
- Heritage ES
- Lincoln ES
- French Prairie MS

Tonight:
Cover program and budget
Land Use Pre-Application Meeting w/ the City
Design Conferencing- Purpose and outcome
Schematic Design- FPMS & Heritage

Next Steps

When we left off September 19- identified 36M budget. Master plan presented was almost 54M
The plans presented tonight are BLRB moving forward with design and construction.

Nellie Muir: BLRB kept design the school planning committee worked on.
Site: parking lot stalls, bus loop and emergency access included. 15M project cost. 11 classroom addition wing to the south. Gym and kitchen remained same. 2 big changes- remodeling current library , Existing admin area- remain the same and utilized for meeting spaces.
Moving office closer to main parking lot with secure vestibule.

Heritage: looking at reconfiguring parking lot.
Reclaiming existing parking lot.
Interior work to create secure vestibule
Remodeling library
Adding to classroom addition.
Short 2 classrooms.
Classroom addition will be available to add on. 4M project.
Amount of space in existing library remodeled has been downgrading.
Designing typical classrooms. Maker space different is flooring and hardtops.

Lincoln/FPMS:
Site- main parking lot same as previous plan. Bus and emergency access remained.
The only change- cut parking lot in half to
34 stalls.
13M Lincoln
3.5M FPMS
35.9M total projects.
Premium funds will be used at the end once we have almost all project complete. Digital storage is increasing and decreasing in paper storage.

Lincoln inside: Build-out secure vestibule. Staff currently only have 2 restrooms - adding another restroom in staff lounge. Multipurpose and cafeteria space. Demo computer and storage spaced to open space. Secure kitchen with wall. 12 classrooms - set up similar as Nellie Muir. Similar extended learning spaces. To include small group rooms, 2 per floor. 1 bookroom and more restroom.

FPMS: Budget 3.5
They have the option to do a secure vestibule. Old DO to become new media center library, workroom and project room. Existing library will become 2 classrooms. 2 existing computer labs will become 2 regular classrooms. Labeled Art classrooms to become maker space. Pluming will be included in maker space - 2 large sinks. Sinks in maker spaces and library.

Land Use/Pre-App Meeting on 10/25
Contracted with Angelo Planning and Design to facilitate fastest process possible. Lincoln/FPMS will be one site. Walked with City at all sites. Hertiage/Valor - write traffic report not study
Nellie - they are interested in the District to set the standard. City had question for access to the building. Current plan the District will do the project regardless what goes on with Smith Creek and Hayes project. Meeting criteria and street standards will still need to happen. FPMS - only building permit not land use. Will go out for permit March 15. Lincoln will capture the land use. Landscape
and sidewalk. City will not include ODOT at this time. They believe they can take care of it. When we submit it is when Angelo Planning comes into play. The City has 30 days after we submit to tell us if it’s complete. 90 days for land use approval. Angelo Planning asked what is typically missed. Contract documents for civil, site and roads, landscaping, schematic, elevation, utilities, drainage. Angelo Planning go through the development code and answer all of the questions. FPMS will be out to bid. Heritage next- least complicated. Lincoln and Nellie will take the most time.

Design Conferencing:
Met w/ FP and Heritage and Nellie
Scheduled to meet with Lincoln next week
In meetings: Principal, Ivan, Librarians, small groups of teachers.
Heritage- making library as open as possible. Add as much storage to accommodate the 3 languages.
Project room will have different flooring. Nellie Muir: admin area- smaller than anticipating- but moving student services to old office.
Library- need stand up areas and reading nooks. Current computer lab will also be utilized as project space. Gym- storage, office, daylight, did not want bleachers, wall pads, marker boards.
The District wants to continue to design flexibility space to be used by all.
FPMS and Heritage- schematic was completed last week and presented to BAAC by BLRB All projects should be in construction Summer of 2019.

Next Steps:
Land Use App Heritage January 4, 2019 for Heritage Elementary

Schematic Design Nellie & Lincoln January 11, 2019

Conferencing #2 for all schools in January
<table>
<thead>
<tr>
<th>Time</th>
<th>Session Title</th>
<th>Presenter(s)</th>
</tr>
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<tbody>
<tr>
<td>7:45-8:15</td>
<td>Discussion and Q&amp;A</td>
<td>JJ Henri</td>
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<td>Bond Program Budget Adjustment &amp; Bond Cost Data Report</td>
<td>JJ Henri, Chuck and Sarah</td>
</tr>
<tr>
<td></td>
<td>The Board passed a Resolution to allow us to proceed to sell the remaining 2.395M Bonds. Also, passed to commit grand fund money Measure 98- for HS CTE program. Will start building high school funds Measure Maint and IT funds for needs.</td>
<td></td>
</tr>
<tr>
<td>8:25-8:30</td>
<td>Announcements/Good of the Order</td>
<td>Committee Chair</td>
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**Future Meeting Dates: April 24, 6:30 pm**

**End: 8:40 pm**
# Woodburn School District
## 2015 Capital Improvement Bond Program

### Project Cost Data Sheet

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Revised Budget</th>
<th>Spent to Date</th>
<th>Encumbered</th>
<th>Total</th>
<th>Bond Mngmnt</th>
<th>Balance</th>
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<tbody>
<tr>
<td>Bond Management (all projects)</td>
<td></td>
<td>$2,066,628</td>
<td>$259,730</td>
<td>$2,326,358</td>
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<tr>
<td>Welcome Center and New District Office</td>
<td>$3,614,527</td>
<td>$4,211,663</td>
<td>$ -</td>
<td>$4,211,663</td>
<td>$119,724</td>
<td>$716,861</td>
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<tr>
<td>Success Alternative High School</td>
<td>$6,103,024</td>
<td>$6,335,470</td>
<td>$18,854</td>
<td>$6,354,325</td>
<td>$202,151</td>
<td>$453,452</td>
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<tr>
<td><strong>Subtotal Welcome Center/DO/Success</strong></td>
<td>$9,717,551</td>
<td>$10,547,134</td>
<td>$18,854</td>
<td>$10,565,988</td>
<td>$321,875</td>
<td>$1,170,312</td>
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<td>District-wide Upgrades (BAS)</td>
<td></td>
<td>$1,478,942</td>
<td>$114,920</td>
<td>$1,593,862</td>
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<tr>
<td>Washington Elementary School</td>
<td>$11,360,252</td>
<td>$14,799,989</td>
<td>$4,025</td>
<td>$14,803,923</td>
<td>$376,286</td>
<td>$3,819,958</td>
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<tr>
<td>Nellie Muir Elementary School</td>
<td>$16,690,662</td>
<td>$1,198,395</td>
<td>$1,174,211</td>
<td>$2,372,607</td>
<td>$552,846</td>
<td>$13,765,209</td>
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<tr>
<td>Lincoln Elementary School</td>
<td>$10,076,690</td>
<td>$507,956</td>
<td>$1,280,213</td>
<td>$1,788,169</td>
<td>$333,771</td>
<td>$7,954,750</td>
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<td>French Prairie Middle School</td>
<td>$4,284,242</td>
<td>$1,132,167</td>
<td>$304,022</td>
<td>$1,436,189</td>
<td>$141,907</td>
<td>$2,706,145</td>
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<tr>
<td>Heritage Elementary School</td>
<td>$4,690,086</td>
<td>$729,596</td>
<td>$382,404</td>
<td>$1,112,000</td>
<td>$155,350</td>
<td>$3,422,735</td>
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<tr>
<td>Valor Middle School</td>
<td>$9,608,631</td>
<td>$732,551</td>
<td>$1,897</td>
<td>$734,448</td>
<td>$318,267</td>
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<td>Woodburn High School</td>
<td>$3,805,653</td>
<td>$2,198,167</td>
<td>$9,522</td>
<td>$2,207,689</td>
<td>$126,055</td>
<td>$1,471,908</td>
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<tr>
<td><strong>Total</strong></td>
<td>$70,233,766</td>
<td>$35,391,434</td>
<td>$3,549,800</td>
<td>$38,941,234</td>
<td>$2,326,358</td>
<td>$31,292,532</td>
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</tbody>
</table>

**Note:** The above table provides a summary of the project costs, encumbrances, and balances for various projects under the 2015 Capital Improvement Bond Program. Each row details the revised budget, spent to date, encumbered costs, total costs, bond management costs, and the balance for each project. The total costs include expenditures for project management (Bond Mngmnt) and the overall balance reflects the cumulative financial status of all projects. This data is crucial for tracking the financial progress and ensuring the effective use of bond funds.
Woodburn School District
BAAC Meeting

April 24, 2019
Bond Project Updates

• French Prairie Middle School
  • Begin Asbestos Abatement
  • Begin Library and Classroom Renovation Project

• Nellie Muir Elementary School
  • Roof Replacement Project to Start 06/2019
  • Received 100% Design Development Cost Estimate

• Valor Middle School
  • Posted Invitation to Bid
  • Receive Bids 05/2019

• Heritage Elementary School
  • Submitted for Land Use to the City of Woodburn

• Lincoln Elementary School
  • Received 100% Design Development Cost Estimate
French Prairie Middle School

Library and Classroom Renovation Project

Approved Project Budget: $ 4,284,242.00

Renovation Project Estimate: $ 2,240,000.00

Project Award Value: $ 1,672,808.00

In-Direct Project Costs: $ 504,922.00

Construction Start: 05/06/2019

Construction Completion: 09/01/2019
French Prairie Middle School
Library and Classroom Renovation Project

Potential Project Impacts

• None at this time.
Nellie Muir Elementary School

Classroom Expansion Project

Approved Budget: $16,690,662.00

Classroom Expansion Project Design Development Estimate: $19,507,947.00
Project Award Value: $TBD
In-Direct Project Costs: $1,452,948.00

Land Use Submittal: 04/29/2019
90% CD’s: 06/04/2019
100% CD’s Pending Land Use: 07/01/2019 Approx.
Potential Project Impacts

• Hayes Street Improvement project
  • Half Street Improvement Negotiation with the City of Woodburn. The City is currently working on a project that will widen Hayes street along the frontage of School grounds. The project is currently working with the City Public Works Department to establish the limitation between the projects. Additional discussion will be required to develop to scope of work for the areas that are affected by this street widening project.

• Proposed New Fire Access Road at the Smith Creek Addition
Valor Middle School

Classroom Expansion Project

Approved Budget: $ 9,608,631.00

Classroom Expansion Project Construction Estimate: $ 6,826,791.00
Forecasted Project Value: $ TBD

In-Direct Project Costs: $ 767,101.00

Construction Start: 06/2019
Construction Completion: 07/2020
Valor Middle School Expansion Project

Potential Project Impacts

• Deep Foundation Requirements
  • Soils report indicated that deep foundations are needed under the proposed building. This may cause a cost increase to the project.

• Conditional Use Impacts – Applied to Heritage Annex Project
  • Landscaping
  • Storm Water Management
  • Possible Traffic Impact
    • Traffic Control
    • Parking
Heritage Elementary School

Expansion and Renovation Project

Approved Budget: $4,690,086.00

Design Development Estimate: $3,835,237.00

Project Award Value: $TBD

In-Direct Project Costs: $624,938.00

Submitted for Land Use: 04/04/2019

90% CD’s: 05/03/2019

100% CD’s: Pending Land Use Approval
Heritage Elementary School  
Expansion and Renovation Project

Potential Project Impacts

• Fire Access Road:
  • The Existing Annex Building was approved without any Fire Apparatus Access or an Approved Fire Supersession System. A new fire access road will need to be constructed to meet this fire apparatus access requirements.

• Electrical Upgrade:
  • The existing Annex Building electrical infrastructure has been found to be at its maximum Capacity. New head in electrical equipment will need to be installed to support the added classroom spaces.

• Existing Building Structural Upgrades:
  • Structural System components may need to be upgraded to support the open space concept for the new library space.

• Fire Alarm Upgrades:
  • The existing fire alarm system will need to be upgraded in all new spaces as well as the commons areas within the existing school facility. This requires new and update fire alarm annunciators and strobe components to be installed.

• Landscaping upgrades:
  • The existing school grounds currently do not meet the new City Ordinances regarding landscaping. Additional landscaping will be required to meet the new City Landscaping Ordinances.
Lincoln Elementary School

Classroom Expansion Project

Approved Budget: $10,076,690.00

Classroom Expansion Project Design Development Estimate: $12,298,330.00

Project Award Value: $ TBD

In-Direct Project Costs: $1,420,585.00

Land Use Submittal: 05/03/2019

90% CD’s: 06/04/2019

100% CD’s Pending Land Use Approval: 07/01/2019 Approx.
Lincoln Elementary School
Classroom Expansion Project

Potential Project Impacts

• Landscaping upgrades:
  • The existing school grounds currently do not meet the new City Ordinances regarding landscaping. Additional landscaping will be required to meet the new City Landscaping Ordinances.

• Boones Ferry Road upgrades:
  • The City may require the project to complete half street improvements along the Boones Ferry Road Frontage. Work may include additional crosswalks and improvements to the pedestrian pathway that access the school from Boones Ferry Road.

• Highway 214 Upgrades:
  • ODOT may require additional upgrades to the current drive access accessing the School ground from Highway 214. This work may require upgrades to the current drive access way and traffic control upgrades.