

Bond Oversight Committee Meeting Minutes

November 18, 2020 between 6:00 p.m. - 7:30 p.m. via zoom

Attendance

Committee

Robert Camarillo - absent
Eileen Creelman - absent
Earl Curtis
Richard Dato
Kim Egan
William Gifford
Katrina Gustafson
Frank King, Sr.
Benjamin Schneider
Echo Seaman - absent
Don Wheeler
Caitlin Woelfel - absent

Staff

Larry Didway, Superintendent
Lisa Normand, Director of Communications
Vicki Guthrie, Communications Specialist
David Johnson, BRIC
Kyle Laier, Director of Operations
Rick Larson, Project Manager, Cohort 1
Ben Kates, OMS Principal
Wes Rogers, Bond Program Manager
Michael Sweeten, GMS Principal
Stephen Wasserberger, Bond Manager
Dick Withycombe, Facilitator
Jeremy Wright, Wright Public Affairs
Susan Dodd, CFO
Tabitha Renne, Operations Program Coor.

Welcome

6:00 pm

Dick Withycombe, Facilitator

- [Brief overview of BAT norms](#) [Larry Didway]

- Moment of Celebration - for Nov. 18, 2018 Two year Anniversary [Connie Curteman]

Larry introduced Connie, who was a driving force behind the Bond measure and all of the steps prior to making it on the ballot and seeing it through the campaign. Connie took a moment to make a few remarks thanking each of the bond oversight members for their service, and playing such an important role.

Pandemic

Impact and Update

- Impact on schools, instruction, and the community [Larry Didway]

Larry shared that we are still remote. Governor announced new metrics on how/when schools return. The metrics were much more flexible and likely to return. Unfortunately those changes were announced at the same time as a record breaking surge. So they were made mute for most of the state. Proud of staff, students and parents navigating through this. There is learning going on and a lot of exciting examples of kids who continue to make relationships and ongoing learning. Beautiful outreach sessions going on; CARE teams helping. Bus drivers are delivering meals. We've conducted surveys for students and adults and have received great feedback. When we do return, we will begin with K-1, then 2-3 onto 5 grades until the metrics allow us middle school and high school grades.

- Update on construction work [Wes Rogers]

Wes pleased to report that it has very limited impact with Covid. Great success with safety and security prevention. Handwashing/signage around constructions sites. Stressing to workers one person can have an impact, if they don't follow protocols. So far we have been fortunate, only one confirmed case (Ogden worker). Only a few minor injuries on the sites.

Communications and Engagement

- 2020 Community Bond report/UpFront & Bond Website [Jeremy Wright & Lisa Normand]

Jeremy discussed the 2020 elections. 14 of 17 bonds have passed. The new bond website is up and running this month, highlighting the summer/fall cohort that is being completed. Lisa shared that Friday, Nov 27 Upfront will be mailed out. Continuing to do video work on walking

through buildings for various footage. Working on a video to spotlight all the work that has been done, once buildings are completed. We want to highlight the amazing work and hired a photographer to grasp for digital publications. *Question from Dick; Will it be possible for the committee to visit as a guided tour? Yes, tours are being arranged but waiting for security blasts to come in first.*

Three Main Themes

6:24 pm

Reduce Overcrowding

- Gardiner and Ogden overview [Stephen Wasserberger & David Johnson]

Gardiner - Work on the school is moving right along. The progress that has been made, it is quite a large structure. Steel decking over the entry and admin area is in place getting ready to have concrete pour. Williams St extension is improving from Linn Ave to the school parking lot. South parking lot has the first pave on it, a way to keep the mud under control. Many types of inspections are going on while construction is happening. David shared a word of warning - buildings under construction tend to feel very large as they begin to close they start to feel small again.

- Beam signing event - Video was shared

Terrific video shared. *Question from William; will this be posted on the website? Yes it will, we wanted to share it first with the BOC members.*

Ogden - Stephen discussed the academic wing with the entire place being demolished, a ton of trenching. Concrete has been put into place, work is progressing. Roofing is well underway and should be completed in near term. Purchased a new freezer for the new kitchen. Counselor suite finish touches, furniture has been delivered. Exterior building is complete. Other thing since last meeting, we are doing the parking lot with redesigning safe pick up drop off for students. A side note, Wes talked about construction crews, and presented a thanks to both crews. It is very dangerous work especially with covid and fires, the workers are doing amazing. We will continue to see new trades come on sight. *Question from William; The freezer, how much is that cost and was that part of the plan? Stephen shared that it was not part of the original plan. The freezer/cooler units were past the end of usable life. They required a great deal of maintenance, they were undersized and inconvenient for access. The freezer/cooler unit replacement cost \$45,000. The cost for demolition of the old units, prepping the space, electrical, installation, and markup brings the total cost to approximately \$85,000. The safety improvements have made the replacement well worth the added cost. Question from Kim; If*

Ogden kids enter the building this year, will they not have access to hot lunches due to not much of a kitchen? Kyle shared that we are under a different nutrition services model this year, based on the current situation we are in, we will continue through the end of June 2021. Whether or not the Ogden kitchen is ready, students will still be given the same food options.

- Drone footage of OMS - Video was shared
- Ogden Synthetic Turf [Wes Rogers]

This discussion is not only including synthetic turf but also a renovated track. We studied the synthetic turf vs. natural grass turf extensively at the beginning of the middle school design process. The first major point is providing students with hundreds of PE hours outside during the Oregon school year. Today, our fields are not usable because of rain and limits our activities. Having our students on synthetic turf, students can go out as soon as the rain stops because of the quick draining fields. Second, its afterschool activities and increasing that for our track/soccer teams. Finally, community use will dramatically increase. At Ogden, it was challenging because we have an existing football field and track. And the football field had an extensive crown on it as well as flat areas. The track itself at Ogden is not the right length, after having a survey done. There will be a 6 lane track done, just like Gardiner. Will have new goal posts, basic scoreboard. A big improvement. *Question from William: He has been convinced this is a good idea, where the existing field is where the module buildings are, so there is nothing underneath it, can we reclaim the sod and sell? We've already scraped and resurfaced. The grass was destroyed. We were planning on replacing natural grass anyway. On the financial side: this is a significant investment. This will provide for not only our students, but our community. We are budgeting 2.25 million dollar transfer from contingency funds. Question from William; Have we looked at grants for recreational facilities? Wes stated that we did some checking around, mostly corporate funding grants and most of those are targeted grants at low socioeconomic neighborhoods/areas and unfortunately for our demographic area, is getting higher income so we don't compete. Question from William; Mentioned a scoreboard, what about bleachers? Wes stated that they are not included in our project due to being over our 2 million amount and bleachers are not used a lot.*

Safety & Security

7:03 p.m.

- Cohort 1 [Rick Larson]

Holcomb - Temporary occupancy extended. New Administrative area glass and doors expected during winter break. The building is ready for school.

Alliance Charter Academy (Park Place) - Complete with the exception of School Guard glass and vestibule doorway. The building is ready for school.

Redland - The building is ready for school. The fire rated School Guard glass and door frames are anticipated during winter break.

Candy Lane - The New Administrative Area is complete. The wheelchair lift to the gym hallway is on order and should arrive soon. Some School Guard glass was installed in windows last week but main doors and vestibule will come later. The building is ready for school.

Gaffney Lane - The gym floor is installed and complete. The new Admin area is nearly complete. Final punch list walk through will be Thursday November 19. The fire rated School Guard glass is delayed and is a known issue.

Jennings Lodge - The new admin area is nearly complete. Final punch list walk through will be Thursday November 19. The wheelchair lift is being installed. Fire rated School Guard glass delay is a known issue.

Jennings Lodge reconstruction from water intrusion - The reconstruction of the gym, library and cafeteria is ready to begin as soon as we get legal approval of the contract and emergency declaration. This will include replacement of electrical circuits in the gym, replacement and insulation of the gym ceiling, replacement of the library carpet and painting of the walls. Replacement of a large part of the ceiling in the library.

- OCHS [Stephen Wasserberger]

POCHS scope was fairly modest, most of the work's interior is mostly complete. School guard glass will be installed at the HS over winter break. Exterior wise bollards were added to the entrance and now in place, the back side of school in one of the courtyard's work is being done for drainage. Just waiting for the break in the weather to pour concrete.

- The modular building at JME [Wes Rogers]

We purchased a 950 sq foot room with a safety fence connected to it which will be wrapping up by the end of winter break. The plan was to move the music building out to it, but the plan may change due to Hybrid learning. *Statement from Dick W; It will be so nice to have youngsters get to return to school, and not away from their home school and the other group of students that are part of their natural cohort.*

- Cohort 2 in 2021 [David Johnson]

We have four schools; Barclay, Beavercreek, John McLoughlin and OCSLA. Scope is very similar to what we did for Cohort 1. We just submitted our design development package. Our drawing and specifications will be reviewed. Looking ahead, we are rolling into our contract documents, the schedule is tight for those.

- CTE Planning and Design Update [Kyle Laier]

Progress since our last meeting. The Envisioning team came up with some priorities - They are to expand the building to create additional CTE spaces at OCHS, look at large demonstration spaces, expanding current CTE to meet safety requirements, covered outdoor spaces adjacent to other areas to spread out, and create space for our CTE instructors. Since that time we looked at potential projects, beginning to estimate and design. These are ones we are looking at for a large amount of value:

- To design makerspaces at Gaffney Lane and OCSLA.
- Also to expand the culinary space at OCHS.
- Identified a possible place in the J building at OCHS, looking at covering an outdoor space that you can access through a garage door adding square footage for students to take on bigger robust projects.
- Renovate a medical science pathway.
- Pathway for a full on early childhood education pathway.
- Increase safety and security - J building for fencing.

Operations Updates

7:20 pm

- Project Timelines [Wes Rogers]

All our timelines are still intact. Middle school projects are on track and to be occupied by August 2021. Cohort work was shared earlier.

- Budget Update and Expenditures [Wes Rogers]

Looking at the Contingency column from Nov 3rd. We had a brick fee increase of 1.2 million. Related to additional services that were not part of the original contract, during cost estimating. Keep in mind, all the architecture/engineering costs fall under the bricks fee. ie. Mechanical, plumbing, engineering, etc. We added 2.25 million for the Ogden turf project. We removed 300,000 from the CTE theme. All combined to a net increase of 3.15 million in theme project costs. *William asked a question; what will we do with the contingency if we have some left over? Wes said we would come back to the CBOC and steering committee with a package of*

investments that could be made with any leftover money from the Bond and get your guidance on what you feel would be important.

- Mockup/Furniture Selection/Professional Development [Michael Sweeten]

Furniture has been narrowed down or chosen. Each room has different furniture based on the different learning environments. After the Covid 'pause', we will have teachers come in and answer a few questions regarding the whiteboards and the different uses. Mary is pushing us to get things ordered early next year. The furniture can be wiped down, including teacher chairs, things we didn't really think of before. All of our input has been taken, put it in the space, deciding on how much furniture will fit in a space comfortably, making sure wheelchairs, people who need more room, needs are met, so we don't overpack the rooms. David stated in January we will be reviewing what we get back from our vendors, and making adjustments as necessary.

Q & A

7:35 pm

Things to consider:

What are you wondering about?

What should we be sharing with the broader community?

Because of the meeting timeframe, these questions we will have to put into a survey. Dick W. asked a question for the group. Pre-Covid we were meeting from 6 - 8pm. When we went virtual, we were worried about an hour and half. How does returning back to 2 hours for a meeting sound? Is it a good idea? Few of the members spoke up and we decided we will go back to our original schedule. Inclined in February, to add the extra half hour and go from 6 - 8pm.

[Zoom video of the 11/18/2020 meeting](#)

Proposed Meetings for 2020-21: February 17, 2020 and May 19, 2021.

Location: Zoom or Oregon City School District Office [unless otherwise announced]

