

MINUTES

Work Session of the

BOARD OF DIRECTORS

Corvallis School District 509J
1555 SW 35th Street
Corvallis, OR

I. CALL TO ORDER AND ROLL CALL

Chair Gable called the meeting to order at 7:00 p.m. in Central Office Board Room, 1555 SW 35th Street, Corvallis. Chair Gable dispensed with the calling of the roll and the secretary recorded those present as listed below.

BOARD MEMBERS PRESENT

Cyrel Gable, Chair
Sara Gelser, Vice Chair
Robert Baldwin, Member
Nell O'Malley, Member
Robert Johnson, Member
Kari Rieck, Member
Joan Demarest, Member

EXECUTIVE STAFF PRESENT

Jim Ford, Superintendent
Jeanne Holmes, Assistant to the Superintendent
Dawn Tarzian, Teaching and Learning Director
Sharon Thornagle, Director of Student Services
Duane Jager, Technology Integration Manager
Fred Wright, Auxiliary Services Director
Julie Catala, Board Secretary

STUDENT REPRESENTATIVES PRESENT

Holly Emery-Walen, CVHS
Bethany Potts, CHS

CONSTRUCTION MGT. CENTER PRESENTERS

Tom Correia, Lead Project Coordinator
Keith Martin, Project Coordinator
Darin Davidson, Energy Education Coordinator
Kim Jenkins, Fiscal Specialist

A quorum was present and due notice had been published.

II. CAPITAL PROJECTS UPDATE

A. INTRODUCTIONS – FRED WRIGHT

Auxiliary Services Director Fred Wright introduced the Construction Management Team who were present as listed above. He then drew attention to the numerous drawings and three-dimensional (3-D) displays around the room depicting remodeling and new construction projects at Crescent Valley High School (CV), Corvallis High School (CHS) and the replacement middle school. These included color boards for CHS and the replacement middle school (interior and exterior), turf samples for the middle and high schools, 3-D model of CHS, gym floor samples, pictures of the steel structure completed thus far for the replacement middle school, CHS construction schedule alternatives, and solar possibilities. The team then presented a Power Point program narrating construction progress thus far.

B. REVIEWS BY PROJECT MANAGER

1. PROJECTS MANAGED BY KEITH MARTIN

a. Building Automation System - Keith Martin & Darin Davidson

Mr. Martin explained that installation of the Building Automation Control (BAC) system was being piloted in the District Office and at Adams Elementary School. This will include Heating, Ventilation, Air Conditioning (HVAC), fire/life-safety, and security systems. All buildings will have the ability to be controlled on-site but will also be manageable from the District Office and the Internet. As part of this upgrade, all door hardware is being changed to sets that are state-of-the-art for security. All school doors can be locked when the students are not at recess (everyone can always get out), leaving only the front door accessible.

b. Re-Roofing Project

Construction allowances are being made for future upgrade ease on the roofs, as Phase II of the Long-Range Master Plan will address more seismic issues. Energy savings are being realized from some re-roofing projects due to increased, upgraded insulation.

c. Americans with Disabilities Act (ADA) Project

Mr. Martin reported there are not enough funds to make every building fully ADA compliant and seismically sound. The aim is to have one fully ADA compliant restroom and entrance at each building. ADA upgrades are voluntary so the City is accepting of partial upgrades.

d. Crescent Valley High School (CV) Improvements

New ceilings and carpeting have been installed in the CV band room and the tiered floor was removed per staff request. Seven "railroad" car storage units are on site for use during construction. The staff has been very understanding and helpful under their stressed conditions. Shop is being taught behind the stage and art in the home economics rooms.

2. PROJECTS MANAGED BY TOM CORREIA

a. Replacement Middle School

Mr. Correia reported that metal trusses are going up, unsuitable clay material is being removed, on-site recycled rock and concrete is being used for backfill, and grass seed is going in.

b. Furniture, Fixtures & Equipment

He reported that 1% of the replacement middle school budget is for furniture, fixtures, and equipment (\$250,000).

c. Art In The Schools

Chair Gable, who is a member of the ad hoc committee to place art in the new constructions, reported they have been meeting since last spring. The committee includes community members and is seeking funds outside of the bond money to support their project. Originally their aim was to have about five pieces placed at Corvallis High School (CHS) and the replacement middle school, with two more at CV. When they began working with the architects for space for major pieces they ended up coming up with ways to enhance the buildings architecturally, such as a pattern in the replacement middle school floor, glass panels above doorways at CHS sandblasted with chevron designs tying it to the old CHS, and quotes etched into the poured concrete flooring at CHS. Hopefully, by February there will be a project at Westland Middle School that will have banners created by students with the artist-in-residence that can later be moved to the replacement middle school. A jury selection committee, which may include the principal, art teacher, and members of the art community, will be formed to select more permanent art pieces.

d. Move Preparation

The process of planning the moves will begin in November 2003. The occupancy permit will not be received from the City until August 2004. With use of the school planned to begin with the 2004-05 school year, the move from Westland Middle School to the replacement middle school will be on a tight schedule as well as the Construction Management Center moving from the replacement middle school library.

e. Water Upgrades

The water upgrades at the district buildings are still in process. Selected sites will be tested for six months and then yearly. At this time, there are no plans to continually test in-city schools. When all the upgrading and subsequent testing is completed the Auxiliary Services Department may bring a recommendation to the Board for on-going periodic testing. Those faucets that have tested “hot” are still turned off.

f. Upcoming Projects

Redmond, Washington has a school on 38 acres on which they also constructed a new school on-site while students attended the old. Some ideas they found helpful, which the District may adopt, were to provide: a user’s manual for staff and parents, isolated walkways for students during construction, numbered hard hats for workers for identification purposes, contact person for staff, weekly meeting with principals, rotating department tours of the new facility, once a month principal meeting and tours with student leaders to get them acclimated.

The Corvallis District website lists upcoming construction projects as well as Requests for Qualifications (RFQ’s) and Request for Proposals (RFP’s) outstanding and a section, “Your Bond Dollars at Work.”

3. PROJECTS MANAGED BY FRED WRIGHT

a. CHS Replacement High School

Mr. Wright stated though CHS construction has been held up due to the land use appeal, the project has not been at a complete standstill. Building plans have been submitted and allowable permits have been obtained. He is considering an RFQ for the structural steel detailing as opposed to having the general contractor handling to allow the project to move along more quickly. A hazardous materials assessment will be done.

Mr. Wright covered the recent and upcoming deadlines for the citizen appeal process with the Land Use Board of Appeals (LUBA), whose decision is due December 3. The best-case scenario for the District would be to have the challenges dismissed by LUBA on that date with no appeal. If the decision is appealed, occupancy could be a year behind, in July 2006.

b. CV Track

The CV track has been completed including a surrounding security fence to protect the track surfacing material and provide crowd control. The grandstand has ADA upgrades. There still is interest by the CV Field Committee that would like to see artificial turf installed at CV. Mr. Wright has suggested the group approach the Board after CHS has been bid.

c. Remaining Bids

The remaining bid projects include Lincoln and Cheldelin projects which include roofs and seismic upgrades, building automation systems, lighting, and water lead remediation.

d. Project Tours

Mr. Wright distributed hardhats to the Board to use when visiting the sites as well as a CHS prospectus from architects Dull Olsen Weekes.

4. ENERGY PROJECTS MANAGED BY DARIN DAVIDSON

Mr. Davidson said he tries to leverage as many resources as he can; locating total funding outside of the bond thus far of \$1,375,841, including lighting upgrades \$1,572,085. He reported the annual energy savings without considering the new schools would be \$113,000, with lighting upgrades, \$167,000.

a. Senate Bill 1149

Mr. Davidson reported most districts are going through the Willamette Education Service District to realize savings under Senate Bill 1149; Corvallis School District is handling independently, saving \$32,400. Total funding expected to be realized through the program is \$720,000 over ten years. This encompasses building automation upgrades for HVAC at ten buildings and boiler upgrades at Lincoln and Mt. View Elementary Schools.

b. Business Energy Tax Credit (BETC)

The District has found the required business partner for this credit. The business partner will receive a credit of 35% of the project cost, passing through to the school district a check for 27%.

c. Lighting Upgrades for Energy Savings

The District is looking at all facilities for future lighting upgrades to realize energy savings estimated at \$54,000 per year. Partial funding for the upgrades would be available through BETC at \$177,945 and Consumers Power at \$18,300. Estimated total cost would be \$659,057.

d. Leadership in Energy and Environmental Design (LEED)

Silver is the level of LEED designation the District is striving to attain at the newly constructed schools. The different levels are based on points. Thirty-three points are needed to attain the silver level. Currently, the replacement middle school has 33 designated points while CHS has 32. More items are being evaluated so the District will have a cushion for interpretation. The District was cited in the Oregon School Boards Association newsletter for its inclusion of energy saving practices. The projects are providing a learning experience for the architects and engineers.

A citizen is trying to raise funds to install photovoltaic solar arrays on top of the new buildings.

5. FINANCIAL REVIEW PRESENTED BY KIM JENKINS

a. Insurance Coverage

The District has taken out insurance over and above what the architects, engineers, and general contractor carry. One policy provides coverage for architects' and engineers' design negligence, a fairly new direction, and will continue for 5 years after completion. The additional insurance is less expensive for the district to provide than these firms.

b. Use of Local Contractors

A list of local contractors and subcontractors that have been used was displayed.

c. Financial Report

A possible NIKE Bowerman track renovation grant was denied as funding had already been identified in the bond proceeds. Other grants are still being sought. One that the District will be eligible to apply for is through the Oregon Department of Education for the middle school construction. Up to 8% could be returned, an amount of \$1.6 million. It is possible the CV renovation will qualify as well.

Ms. Jenkins reviewed the financial report for the bond proceeds which showed completed

projects, projects in progress, projects to be bid or were partially bid along with the unallocated funds. (See Supplemental Item #VII-4 in the Official 2003-04 Board Minutes.)

d. Construction Management Overhead Percentage

The financial report (See Supplemental Item #VII-4 in the Official 2003-04 Board Minutes.) showed comparative construction management overhead for Corvallis as compared with three other Districts. Corvallis School District projection through September, 2007, is 3.03% while Lane County, Salem/Keizer, and Beaverton range from 3.96% to 4.40%.

III. DISCUSSION OF HIRING PROCESSES FOR ADMINISTRATIVE VACANCIES

Staff withdrew this item.

IV. ADJOURNMENT

Being no further business Chair Gable adjourned the work session at 9:04 p.m.

Cyrel Gable, Chair

Jim Ford, Superintendent

Prepared by: Jolene Shute
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