

MINUTES

Regular Meeting 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 6:35 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
Ron Miller, Vice Chair
Joan Demarest, Member
Robert Baldwin, Member
Sara Gelser, Member
Robert Johnson, Member

PRINCIPALS PRESENT

Jay Conroy, Corvallis High
Mike Strowbridge, Franklin K-8

EXECUTIVE STAFF PRESENT

Jim Ford, Superintendent
Ron Corbell, Assistant Superintendent
Jeanne Holmes, Assistant to the
Superintendent
Kathy Rodeman, Business Services Director
Laverne Pitts, Foundation Director
Kim Finch, Student Services Director
Michael Ann McIlvenny, Administrator of
Special Programs
Duane Jager, Technology Integration
Manager
Debbie Bell, Accounting Supervisor
Julie Catala, Board Secretary

A quorum was present and due notice had been published.

II. PLEDGE OF ALLEGIANCE

Chair Gable led the group in the Pledge of Allegiance.

III. DISTRICT “VISIONING”/GOAL SETTING

Jeanne Holmes, Assistant to the Superintendent, reviewed that late last spring a commitment was made

to set goals for the coming year. The Leadership Team and attendees at the Administrative Retreat have had their input. She solicited contributions from the Board as what they would like the district to look like in 2005.

Members each had many positive visions for the district including stable funding, desirable class sizes, appropriate teaching strategies, alternative education availability, student performance accountability, functional facilities, positive reputation within the community, a decision-making process model and meeting diverse needs in the classroom. Their input was summarized by four themes:

1. Funding
2. Expanding learning opportunities and options
3. Accountability (measuring performance) of staff, students, and Board
4. Building relationship with community

Their goals will be joined with the staff input resulting in a draft document that will be brought before them at the September 9 meeting.

IV. LOCAL CONTRACT REVIEW BOARD (LCRB)

A. CONVENE LOCAL CONTRACT REVIEW BOARD

Chair Gable opened the meeting of the Local Contract Review Board for the purpose of holding a public hearing.

B. PUBLIC HEARING – FINDINGS OF FACT FOR EXEMPTIONS FROM STATE COMPETITIVE BIDDING REQUIREMENTS

Chair Gable opened the public hearing at 7:16 p.m. No one wished to speak. She closed the hearing at 7:17 p.m.

C. ADOPT FINDINGS OF FACT FOR EXEMPTIONS FROM STATE COMPETITIVE BIDDING REQUIREMENTS

Noting the Corvallis School District Administrative Regulation DJC-AR lists Findings of Fact for Exemptions from State Competitive Bidding Requirements, Chair Gable called for a motion to adopt.

LCRB Motion #1: Director Miller moved, Director Baldwin seconded, to adopt the Findings of Fact for Exemptions from State Competitive Bidding Requirements. Motion passed unanimously. (Administrative Regulation DJC filed as Supplemental Item XII-4 in the Official 2002-2003 Board Minutes.)

D. ADJOURN LOCAL CONTRACT REVIEW BOARD

The Local Contract Review Board meeting was adjourned at 7:18 pm. and the Board resumed the regular business meeting.

V. SELECTION OF INTERIM BOARD MEMBER

Chair Gable then turned the Board's attention to the board member appointment to fill the vacancy created by the resignation of Bill TenPas. The two finalists carried over from the previous Board meeting were Sean McKinney and Nell O'Malley. Chair Gable asked for a motion.

Motion #5: Director Baldwin moved, Director Demarest seconded, to appoint Nell O'Malley to fill vacant District 509J Board Position #5.

The Board then held a short discussion and a vote was called. Directors Miller and Johnson voted in opposition to the motion; all others voted in favor. The motion carried 4-2. The Oath of Office was administered to Ms. O'Malley and she was seated with the Board.

VI. COMMITTEE/BOARD MEMBER ITEMS

There were no items reported.

VII. SUPERINTENDENT'S REPORT

Superintendent Ford reported the District is anxiously awaiting the outcome of State legislature matters as they apply to school funding and the outcome of Measure 19 in September. Community input will be sought and the Budget Committee reconvened if cuts are most severe. An update will be provided to the Board at the September 9 meeting. Business Services Director Kathy Rodeman added that the State is expecting an increased shortfall in September from what was predicted, which could result in another cut of \$124 per Average Daily Membership weighted (student) to the District.

VIII. CITIZEN PARTICIPATION

John Koch, 3530 NW McKinley Drive, Corvallis, spoke to his concerns that investigations had not been done with regard to renovating the Corvallis High School building as opposed to rebuilding. He distributed a spreadsheet to the Board with his cost estimates of renovation, preserving one-third of the building. The spreadsheet is entitled "Corvallis High School, Combination Option" and is filed in Section V of the Official 2002-2003 Board Minutes. He stated he has 30 years of experience in

renovating old buildings. He stated the renovation would preserve the historical elements while providing modern amenities, ADA accessibility, and full seismic upgrades. He stated the CH2M Hill study showed preservation is possible with renovation and he stated there are ways to cut costs substantially from what the CH2M Hill study shows, stating that it is possible to seismically upgrade buildings without tearing into the existing building as was demonstrated on the Oregon State University library. He feels the building could support project-based learning without mega-classrooms. Using his adjusted figures, the cost of renovation is about as much as a completely new school. He is concerned that if the District goes ahead with plans to demolish the current Corvallis High School without further investigation that the community will be divided and the bond issuance will not be successful.

Joe Zaworski, 7810 NW Oxbow Drive, was concerned about passage of the bond measure due to the Board's steps in reaching the decision to rebuild versus renovate. He has read past minutes on the web and feels they show inadequate opportunities were available for citizen input and that the District needs to do a better job communicating to the public.

He noted many Portland schools have early 1900's construction and they are nearly all modernized to meet safety and ADA regulations. He asked if Portland can do, why not Corvallis?

He suggested that in future when the Board has to make major decisions that strong proponents for the different viewpoints make their case before the Board so that all bases are covered fairly rather than having one person review all the options.

Carole Chin, 219 NW 23rd Street, Corvallis, shares Mr. Koch's concerns about the decision-making process. She stated the current structure presents educational opportunities using lesson plans on-line that use historic places as educational tools. She added historic buildings have the ability to tell stories that new buildings cannot. They can recall events in history and make connections across time. She stated Public Works Administration funds were used to build parts of Corvallis High School during the Great Depression. She asked that the Board not preclude preservation, renovation, or reuse of the existing historically significant portions.

Rebecca Landis, 2725 SW Morris, Corvallis, stated she partially goes along with what's been presented. She said it matters who you ask for advice, numbers do vary depending on whom you ask. If you ask an architect who primarily builds new, he'll say it's better to build new, a preservationist would have a different viewpoint. She has never publicly spoken against a school measure and feels awful that she may have to speak against demolishing the old school.

Larry Earhart, 2910 NW Greeley Avenue, Corvallis, stated that in the spring of 2000, he and Director Baldwin were on a long-range facilities committee, which had a lot of input from a variety of organizations. A structural engineer looked at the elementary schools, CH2M Hill looked at the middle and high schools for seismic aspects, and two architects did facility condition analysis of the schools. A contractor was involved as well. Architect Jimmy Luey, had about 25 years of experience in renovating and building new, similar to him. He spent a lot of time with the structural engineer and Mr. Luey, discussing options for Corvallis High School and concluded the most cost-effective option was to build

new, as there are a lot of unknowns in renovations. The committee recommended replacement of Corvallis High School in June of 2000 so the concept is not new.

Director Miller added that he had attended a workshop when he first came on the Board in 2000. They looked at constructing a new high school at a new location and renovating or rebuilding on the site. Flowing from this beginning was the vote. He would like it to be known the Board did not decide this quickly.

IX. STAFF PARTICIPATION

Business Services Director Kathy Rodeman announced Auxiliary Services Director Fred Wright had requested a change in the General Obligation Construction Bond Measure ballot wording, presented for Board approval tonight, after the packet was prepared. The change would be at the end of the fourth line from the bottom, inserting the word “playgrounds,” after the word “resurface” so the phrase would read: “resurface playgrounds, parking lots and driveways and provide additional parking.”

Franklin K-8 Principal Mike Strowbridge informed the Board that he had met with a representative from the District’s Business Services office this morning to review the proposal for an independent preschool at Franklin. The proposal met criteria.

X. SPECIAL REPORTS

A. ADMINISTRATOR RETREAT

Superintendent Ford reported on the theme of the Administrator Retreat held earlier this month. The purpose of the retreat was to establish a focused beginning to the year by reviewing the District’s four goals and creating a more specific product to guide staff work. The document will continue to be worked on and drafts will come to the Board, unions, schools, and departments and a near final version will be reviewed at the October 10 Board Retreat.

Topics addressed at the Retreat included what workplace culture allows people to do their best work, what instructional leadership means, providing attention to those who have experienced school consolidations, facilities, facilities bond affects, K-3 reading, evaluations, student database, and special and alternative education programs. Listing specific areas to focus on which exemplify the goals will provide the opportunity for more staff members to lead projects which meet the goal.

XI. CONSOLIDATED ACTION

Chair Gable drew the Board’s attention to the Consolidated Action Items and reported that staff had asked for two items to be withdrawn from consideration, Item B.3., Agreement with LBL ESD for

Evaluation Services, and Item B. 7., Agreement for Chamber/Education Partnership. The first item was pulled due to the desire to research alternative cost structures or providers more thoroughly and the second due to concern with adequate state funding.

Director Miller asked that Item B.10., Core Knowledge Preschool Award of Proposal, be held for discussion and Director Johnson asked that Item B.1., General Obligation Construction Bond Measure – Ballot Title, Resolution 02-0801, be held for discussion.

Motion #6: Director Johnson moved, Director Baldwin seconded, to approve the remaining Consolidated Action items as presented. The motion was unanimously approved.

Chair Gable exercised her prerogative to change the order in which held items were addressed. She moved Core Knowledge Preschool Award of Proposal to precede General Obligation Construction Bond Measure – Ballot Title, Resolution 02-0801.

A. APPROVAL OF MINUTES

The minutes of July 15, 2002 were approved as presented.

B. SUPPORT SERVICES ITEMS

1. CORE KNOWLEDGE PRESCHOOL AWARD OF PROPOSAL

Referring to the page in the pre-published Board packet announcing the placement of this item onto the consolidated action agenda, Director Miller directed the Board's attention to the following excerpt:

Responding to questions raised at the last board meeting, attorney Joe Richards stated that the district may choose whether or not to lease space in a building during the same time existing school programs are operating. The district is not obligated to accept other offers to lease space in other buildings based on this process.

(Filed as Supplemental Item # I-7 in the Official 2002-2003 Board Minutes.)

Director Miller said he feels guidelines need to be developed with the district's attorney identifying qualified programs that can lease district building space during the school day as opposed to being up to the District's discretion.

Superintendent Ford said the request was presented tonight as it is a similar setup as another preschool in the district, it is legal, and in the attorney's view, does not set a precedent. Business Services Director Kathy Rodeman related the attorney's suggested reaction to proposals would be to ask why would the District support the proposed program. Ms. Rodeman explained that the existing preschools support schools with lower income students, allowing them to become familiar with the school environment earlier so they may have more focused learning. Tonight's proposed preschool would

follow a core knowledge curriculum preparing students for the core knowledge programs the District offers at Franklin and Wilson.

Motion #7: Director Baldwin moved, Director Gelser seconded, to approve the proposal for a core knowledge preschool to operate at Franklin K-8.

Franklin Principal Mike Strowbridge affirmed the proposed preschool would be non-denominational. Ms. Rodeman confirmed the lease would run from year to year. Chair Gable requested Superintendent Ford to have staff look into establishing guidelines for future requests to lease district building space during the school day.

Director Miller voted in opposition to the motion; all others voted in favor. The motion carried.

2. SUPERINTENDENT'S LICENSED PERSONNEL RECOMMENDATIONS

The Board approved the recommendations. (Filed as Supplemental Item IV-7, of the Official 2002-2003 Board Minutes.)

3. AGREEMENT WITH LBL ESD FOR EVALUATION SERVICES

This item was withdrawn from consideration at staff request. Director Gelser commented she was glad the item was pulled as she felt the services might be renegotiated or obtained elsewhere at a lower cost.

4. AGREEMENT WITH LBL ESD FOR HEALTH SERVICES

This agreement is intended to improve health services access and availability for Medicaid-eligible children and families residing in the Corvallis School District area. (Filed as Supplemental Item #I-3 in the Official 2002-03 Board Minutes.)

5. AGREEMENT WITH SIRSI FOR LIBRARY AUTOMATION

The district's library automation program, TAOS, is being discontinued. The parent company, SIRSI, has offered to move us to a similar product called Unicorn. TAOS (DRA Co.) was to be migrated to the new Unicorn (SIRSI Co.) library software at no cost to our district. The contract agreement outlines that fact. The proposed contract amendment also adds the materials booking unit (kits, audio visuals, etc.) and related maintenance fee, to this contract. The district explored moving library cataloging to the Willamette ESD as part of the move of the central media center. That was rejected in June. (Filed as Supplemental Item #I-4 in the Official 2002-03 Board Minutes.)

6. AGREEMENT WITH WESD FOR EDUCATIONAL SERVICES

This agreement places a Corvallis School District student in the Deaf and Hard of Hearing program located at Salem Heights Elementary School. (Filed as Supplemental Item #I-5 in the Official 2002-03

Board Minutes.)

7. AGREEMENT FOR CHAMBER/EDUCATION PARTNERSHIP

This item was withdrawn from consideration at staff request.

8. TAX ANTICIPATION NOTE RESOLUTION 02-0802

This Resolution replaces Resolution 02-0605, which was adopted in June, allowing more flexibility in timing and maturity. This new resolution was constructed to adapt to the change in payment timing for the May payments of the State School Fund. If the last payment is not received until July 2003, repayment of the short-term borrowing may need to be extended as well. (Filed as Supplemental Item #III-5 in the Official 2002-03 Board Minutes.)

9. AWARD OF CONTRACT – ART SUPPLIES

This item approves a piggyback arrangement with Eugene School District to obtain art supplies through School Specialty. The first year contract period ends June 2003, renewable annually for four years. (Filed as Supplemental Item #I-6 in the Official 2002-03 Board Minutes.)

10. GENERAL OBLIGATION CONSTRUCTION BOND MEASURE – BALLOT TITLE,
RESOLUTION 02-0801

Motion #8: Director Miller moved to approve the above-referenced action item, inserting the word “playgrounds,” after the word “resurface” in the fourth to the last line of the bond measure summary so the phrase would read: “resurface playgrounds, parking lots and driveways and provide additional parking.” Director Demarest seconded.

Though all Board members felt facilities improvements were justified, there was some concern that citizens may feel they are being taxed too much or would choose to spend their money elsewhere given the state of the economy. Director Johnson said at this time he would rather see an activities levy due to the crisis in state funding. Members spoke to dilapidated buildings, mold, cockroaches, rats, and leaking roofs. Chair Gable reported it felt like a momentous occasion after year of seismic studies, facilities examinations and community input. She feels with this Resolution the District is acting in a responsible way. It was stated that as local control over operating funds was taken away with Measure 5 in 1991, facilities improvements are a way the community can revitalize and begin a renewed sense of pride.

Director Gelser added that although historic preservation was important, the primary goal needs to be what is important for this time and place. The builders during the Great Depression wanted what was best for their children and the District constructing functional buildings that serve today’s children best would honor that. Director Baldwin added that he had been impressed with the comments of the historic preservation committee and Chair Gable reviewed that since hearing from the committee in May, historic preservation was reconsidered, but the outcome that was viewed as the best solution was to rebuild.

Director Johnson voted in opposition to the motion; all others voted in favor. The motion carried. (Resolution 02-0801 is filed as Supplemental Item #III-4 in the Official 2002-03 Board Minutes.)

11. SUBSTITUTE TEACHER PER DIEM RATE

The Department of Education has set next year's minimum substitute teacher pay rate for eight hours at \$130.59 per day. Minimum salary after the tenth day is 1/190th of our district's base salary schedule (\$159.34). All substitutes will be paid at the rate fixed by the Board in August of each year. This item sets the rate of pay for the 2002-03 school year at the Department of Education's minimum rate. (Filed as Supplemental Item #VI-4 in the Official 2002-03 Board Minutes.)

12. BOARD POLICY BBFA – BOARD MEMBER CONFLICT OF INTEREST—REVISION—SECOND READING

The Board approved the revised policy. The 2001 Legislature amended statutory language redefining “business with which the person is associated.” This policy revision adds the changes suggested by the Oregon School Boards Association. (Filed as Supplemental Item XII-1 of the Official 2002-2003 Board Minutes.)

13. BOARD POLICY DJ – DISTRICT PURCHASING – REVISION – SECOND READING

The Board approved the revised policy. This policy was revised to comply with the changes in state purchasing laws. (Filed as Supplemental Item XII-2 of the Official 2002-2003 Board Minutes.)

14. BOARD POLICY DJC – BIDDING REQUIREMENTS – SECOND READING

The Board approved the policy. This policy was created to comply with the changes in state purchasing laws. The key points, which were affected by the update, are:

- Declaration of intention to purchase competitively,
- Outlining of exemptions by generic types of activity,
- Instruction of key concepts for award of contracts to minimize cost and maximize revenue,
- Statement that the School Board will serve as the District's Local Contract Review Board,
- Statement that the District adopts the Oregon Attorney General's Model Public Contract Rules and State of Oregon, Department of Administrative Services, contract exemptions.

(Filed as Supplemental Item XII-3 of the Official 2002-2003 Board Minutes.)

15. ADMINISTRATIVE REGULATION DJC-AR – EXEMPTIONS FROM COMPETITIVE BIDDING

This administrative regulation was created to comply with the changes in state purchasing laws.

The key points, which were affected by the update, are:

- Outlining of specific categories for exemptions from competitive bidding processes,
- Reporting of “Findings of Fact” to document why the exemption should be allowed,
- Statements that the school board will convene as the “Local Contract Review Board” to

formally adopt the listed exemptions.

(Filed as Supplemental Item XII-4 of the Official 2002-2003 Board Minutes.)

16. BOARD POLICY DJCA – PERSONAL SERVICES CONTRACTS – SECOND READING

The Board approved the policy. This policy was created to comply with the changes in state purchasing laws. The key points, which were affected by the update, are:

- Provision for the authorization for the District to enter into personal service contracts,
- Definition of what a personal service contract is and how a vendor will be selected,
- The requirement that personal service contracts greater than \$75,000 be awarded by the board.

(Filed as Supplemental Item XII-5 of the Official 2002-2003 Board Minutes.)

17. ADMINISTRATIVE REGULATION DJCA-AR – PERSONAL SERVICES CONTRACTS

This administrative regulation was created to comply with the changes in state purchasing laws. The key points, which were affected by the update, are:

- Definition of personal services eligibility and criteria in depth,
- Outlining of procurement requirements, exemptions, emergencies, and protest procedures,
- The description of the request for proposal process.

(Filed as Supplemental Item XII-6 of the Official 2002-2003 Board Minutes.)

18. BOARD POLICY EEACD – USE OF DISTRICT ACTIVITY VEHICLES FOR STUDENT
TRANSPORTATION – REVISION – SECOND READING

The Board approved the revised policy. This policy was revised to add language regarding new safety requirements for transporting students between the ages of four and six and for students weighing between 40 and 60 pounds. Booster seats are required for children in the designated parameters.

(Filed as Supplemental Item XII-7 of the Official 2002-2003 Board Minutes.)

19. BOARD POLICY EEAE – USE OF PRIVATE VEHICLES FOR DISTRICT BUSINESS AND STUDENT
TRANSPORTATION IN PRIVATE VEHICLES – REVISION – SECOND READING

The Board approved the revised policy. This policy was revised to add language regarding new safety requirements for transporting students between the ages of four and six and for students weighing between 40 and 60 pounds. Booster seats are required for children in the designated parameters.

(Filed as Supplemental Item XII-8 of the Official 2002-2003 Board Minutes.)

20. BOARD POLICY EEBA – DISTRICT VEHICLES/SEAT BELTS/CHILD SAFETY SYSTEMS –

SECOND READING

The Board approved the policy. This policy requires the driver of any district-owned vehicle, except school buses, be responsible for determining that the proper number of seat belts is available for the passengers and their use is required. This policy was created regarding new safety requirements for transporting students between the ages of four and six and for students weighing between 40 and 60 pounds. Booster seats are required for children in the designated parameters. The policy lists an exemption for vehicles over 10,000 pounds. (Filed as Supplemental Item XII-9 of the Official 2002-2003 Board Minutes.)

21. BOARD POLICY LBE – PUBLIC CHARTER SCHOOLS – REVISION – SECOND READING

The Board approved the revised policy (the administrative regulation went before the Board on July 15, 2002.) The 2001 Legislature amended statutory language impacting the District's policy by prohibiting corporal punishment in public charter schools and expanded its nondiscrimination statement to include race and religion. This policy reflects those changes. (Filed as Supplemental Item XII-11 of the Official 2002-2003 Board Minutes.)

C. OTHER

There were no other items on the Consolidated Action agenda.

XII. CONSOLIDATED INFORMATION

A. CORRESPONDENCE

Filed in Section V of the Official 2002-2003 Board Minutes.

B. EDUCATIONAL SERVICES ITEMS

1. INTERDISTRICT TRANSFER INFORMATION

The Board received information on one interdistrict transfer.

C. SUPPORT SERVICES ITEMS

1. NON-LICENSED PERSONNEL INFORMATION

(Filed as Supplemental Item IV-8 of the Official 2002-2003 Board Minutes.)

XIII. OTHER DISTRICT BUSINESS

A. SITING OF NEW CORVALLIS HIGH SCHOOL

Auxiliary Services Director Fred Wright addressed the Board, providing a brief overview of where the District has been with regard to the Long-Range Facilities Plan, of which Corvallis High School (CHS) is a major part.

The planning process started in 1995, prior to Mr. Wright's employment with the District in 1998. Two different firms conducted seismic studies of the District's facilities and when State of Oregon codes changed, the studies were redone. Recently, the state historical board requested the District relook at the CH2M Hill study. KPFF Engineering in Portland was hired. Their peer review concurred with the CH2M Hill study. The District also had Degenkolb Engineering perform a peer review of the study. They suggested further items be performed, costing more. All in all, five separate firms have done seismic studies.

He stated the Long-Range Facilities plan has not been developed in a vacuum. There have been several committees and processes, facility audits, and architectural consultants for cost estimates. He feels the architectural firms used by the District are well versed in new construction and retrofitting.

He participated in a meeting with representatives from the Historic Preservation Advisory Board (HPAB) and the City as well as District consultants. Since that meeting the District has provided HPAB the most recent cost estimates as related to renovation/modernization of the historic portions of the CHS building HPAB would like to see preserved. Mr. Wright stated HPAB's estimates differed due to:

- Different square footages used as related to renovation and new portions,
- A different figure was used for contingencies; the District used 15% as opposed to HPAB's 7%,
- A different figure was used for historical renovation square footage costs; District, \$150, HPAB, \$73,
- Modular costs differed due to different phasing of projects.

Prior to the decision to rebuild CHS on-site, the question of relocation was investigated. Thirteen sites were explored, of which two were brought to the Board. For several reasons, among them cost savings and central location, the Board opted to site CHS at its present location. Public input was sought as to whether to renovate or rebuild. The Board had over 16 meetings that dealt with facility plans and, to a large extent, CHS. At the same time, there were 26 separate articles in the media reporting on the facilities plan and the direction it was moving. The exploration did take a digression to re-look at renovation. The Design Committee, which includes teachers, was consulted and public forums were held. Information that was brought before the Board from subcommittees, task forces, and the Design Committee concluded a new facility would provide the best service.

During the summer months, HPAB began attending Design Committee meetings but excused themselves

to develop their own recommendations. Mr. Wright requested the Board, after the siting decision was made, include HPAB in the Design Team in finalizing plans for the new high school. Historical aspects could be brought into the new building such as a replica classroom, millwork or lighting fixtures, and students and staff could compile and document its historical heritage.

Steve Olson of Dull, Olson, and Weekes Architects provided a short presentation to the Board speaking to some of the desired attributes of the new high school. A learning plan, facilitated by George Copa of the Oregon State University Education Department, was used as a tool for impacting what the new school will look like. Some of the aspects of the plan do not lend themselves to renovation in this particular building. The Design Team is talking about flexible, adaptable environments that promote team teaching, collaborative learning, interaction between staff and students, and connection to the community. Students are interested in safety and security and not living in a portable modular city during construction.

Mr. Olson stated that the \$36 million estimate for remodel (not historic renovation) seems to be a valid estimate as well as the \$46 million for new construction.

Mr. Olson reported that Portland has made American Disabilities Act and Fire/Life Safety Improvements to their early 1900's high schools but they are spending considerably more than projected and have not upgraded for program enhancements. Seattle is renovating and enhancing some schools, spending 25-50% more per square foot than for new construction. Seattle recently opened a newly constructed 230,000 square foot school at a cost of \$47 million, similar to what the District is proposing. Based on their experience, a CHS renovation could cost \$52-53 million at \$150-250 per square foot. A diagram of Parkrose High School in Portland showed a 140-foot wide two-story classroom wing with project space in the middle. This would be difficult to incorporate into the CHS classroom wings which are 70 feet wide and have load-bearing concrete centers the length of the corridors as well as being very difficult to seismically upgrade. Newer construction also provides for more open entries with good views from the office of the entry and parking lot. Currently, at CHS, the main floor is up stairs and one has to lean out of the windows to see visitors and students approaching.

Mr. Wright reported that the Board approved a motion in April 2001 to site the new high school on the current CHS property and in March of 2002 approved, with modifications, the Long-Range Facilities Improvement Plan. The plan includes two possible locations for the high school on the property. At the September 9, 2002 Board meeting, he will bring back a recommendation to site the school facing Buchanan. This location is preferred due to better access, civic presence, utilization of the site, timing considerations reducing the need for temporary housing, cost savings, and impact on the education of the students for three or more years. Buildings north of Dixon Creek will be modernized as opposed to rebuilt due to newer restrictions affecting new construction in a flood zone.

The Design Committee will be meeting over the next three days to provide input into the final plan and neighborhood meetings will be planned during the next three weeks. It is desired the new school reach the Silver Level of LEED certification, a "green" sustainability rating. The District's Energy Manager, Darin Davidson, has recently become the first school district individual in Oregon to be certified by

LEED, and the second in the nation. Better Bricks, a Portland organization, is looking for a project to fund that exemplifies their green philosophy. They are funding a meeting next week to that end. Salvage organizations are being considered for donation of building materials from the high school as well as the middle school.

Directors Baldwin and Gelser, who worked with the Design Committee, pointed out the new construction could provide:

- Flexibility and adaptability for changes in programs, students, faculties and community uses,
- Availability of storage for multiple users,
- The ability to plan for food accessibility affecting students off-campus travel,
- For students who were not recognized when the current building was constructed such as multi-lingual students, female athletes, and handicapped students. At this time disabled students accessibility through the front doors is severely challenged because of the stepped entry.

Formal consideration of the siting will be addressed at the September 9, 2002 Board meeting. More in-depth information, which Mr. Wright summarized at this meeting, can be found filed as Supplemental Item # VII-1 in the Official 2002-03 Board Minutes.

XIV. ADJOURNMENT

Being no further business, Chair Gable adjourned the meeting at 9:40 p.m.

Cyrel Gable, Chair

Jim Ford, Superintendent

Prepared by: Jolene Shute and Julie Catala

(super/julie/board/minutes/2002/august 19 board meeting.doc)