



## Bond Oversight Committee Meeting Notes October 18, 2021; 5:30-7:30 pm

The meeting was held in person, with the option to attend online due to COVID-19. All committee members were provided with a link to participate in the meeting via Zoom.

	Rich Arnold, Committee member	x	Terese Jones, School Board Liaison
	Amy Crump, Committee member	x	Ryan Noss, Superintendent
x	Brad Hamlin, Committee member	x	Kim Patten, Director of Facilities & Transportation
x	Jennifer Richmond, Chair	x	Olivia Meyers Buch, Director of Finance & Operations
x	Emily Valdez, Committee member	x	Brenda Downum, Communications Support
x	Gordon Zimmerman, Committee member	x	Dale Kuykendall, Wenaha Group
x	Erin Martin, Committee Member		

### 1. Welcome and Member Updates/Community Feedback

Kim Patten welcomed the committee and announced that former Communications Coordinator Brenda Downum has been retained to provide communications support to the committee and the CSD bond program as a contractor. Her role will be to support committee communications and meetings. Superintendent Noss shared that this will provide needed staffing capacity and will allow the District to better share the stories of the bond program.

Chair Richmond shared that committee member Amy Crump will be unable to attend the next three meetings but wishes to remain on the committee. Appreciation was also expressed for the upcoming presentation at Kathryn Jones Harrison Elementary with updates on the bond program for members of the parent teacher organization (JPAT).

### 2. Bid Updates

Dale Kuykendall presented the Guaranteed Maximum Price (GMP) budget targets and bid timelines for the remaining school projects. Budget forecasts were increased to reflect current market conditions and if the budgeted values are achieved through the bid process, CSD will have \$4.7 million in unallocated bond funds remaining. Bids will be accepted later this fall for Cheldelin MS, Adams Elementary, Mt. View Elementary, Franklin K-8, and Harding/College Hill. The five GMPs will be presented in that order to the Corvallis School Board from November through early January for approval.

### 3. Bond Program Updates

The bond team is managing the risks associated with supply chain delays and labor uncertainties. The bond management team is anticipating long lead times and planning for that, especially for projects next summer. Kim Patten shared key updates related to permitting and supply chain delays at Letitia Carson and Kathryn Jones Harrison, and Bessie Coleman Elementary Schools.

- We are continuing to work through the permitting process at Letitia Carson (formerly Wildcat) and Kathryn Jones Harrison (formerly Jaguar) Elementary Schools. This includes the PIPC requirements (Public Improvement by Private Contractor) which includes such things as intersections and sidewalks.
- Both schools are impacted by supply chain issues for their new boilers and as a result, we are using temporary heating solutions. In addition, at Kathryn Jones Harrison, there have been temporary power outages due to generator failure in the last week. The bond team has been working hard to ensure student and staff comfort and finding adaptive solutions to these issues. The new boilers are expected to be installed and operational next week at Letitia Carson and the following week at Kathryn Jones Harrison.
- Construction at Bessie Coleman Elementary (formerly Husky) is on schedule and the move in is scheduled to take place during winter break. December 9 is the target date for Temporary Certificate of Occupancy permit. Supply chain issues impacting this school include furniture delivery. At this time, the furniture is expected to arrive in time for the planned move in. If not, the District will utilize temporary furniture that will be repurposed from other buildings.

Dale Kuykendall provided an overview slideshow of the current status of bond projects across the District. All school sites opened in September after major construction or renovation activities at seven schools including: Lincoln Elementary (new school, playground is open), Garfield (major renovation), Cheldelin MS (renovated library, front office area), Crescent Valley HS and Corvallis HS (renovated CTE classrooms, improved parking and ADA access at CVHS, covered walkway at CHS), and Kathryn Jones Harrison and Letitia Carson Elementary Schools.

Phase 2 of construction is now underway at Letitia Carson and Kathryn Jones Harrison schools. Seismic work will be completed over spring break/early summer at Crescent Valley. Bids for Adams are out now and Mt. View and Franklin will go out to bid next. The package for Harding/College Hill has been optimized and improvements on the lower level have been minimized This project will go out to bid later this year.

**Sustainability Update**

Bond projects are following the community developed CSD Design Guidance Principles which are also aligned with the CSD Sustainability Management Plan. The projects also meet the State of Oregon renewable energy mandate for 1.5% of construction costs for qualified facilities.

- **Solar Energy**

The District’s solar installations and production by site were reviewed. Two buildings were identified as resiliency sites that can operate in the event of a major power outage. They include bigger solar arrays and batteries that can sustain basic building operations. The District’s goal in the event of a disaster is to get kids back into school as quickly as possible.

Lincoln and Mt View Elementary Schools are the designated sites that will have battery capacity to operate bathrooms, ventilation in common areas, kitchens for refrigeration and lights, and power in school office for office data systems. Daylighting and operable windows have also been included in the school designs to support building resiliency. Corvallis HS also is a resiliency site and currently has a generator that allows for emergency power. The District’s partnership with the Corvallis Sustainability Coalition has allowed for more solar arrays with investments from community.

Sites with solar maximization include Corvallis High and the Adams/District Office site. The Adams Elementary roof did not meet the feasibility requirements for a solar installation so a ground mounted array is in place adjacent to the District office.

Educational arrays are at all other school sites. While relatively modest, these installations will provide students an opportunity to learn about solar energy and they support the District Sustainability Management Plan and goals.

**Solar Power by Site**

Site	Solar Production	Battery Capacity	Corvallis Sustainability Coalition Partnership	Installed
<b>Resiliency Site</b>				
Lincoln	164kW	260kWh	No	Yes
Mountain View	70kW**	30kWh*	Yes	No
<b>Solar Maximization</b>				
Corvallis HS	150kW***	n/a	Yes	Yes
Adams/DO	150kW	n/a	Yes	Yes

<b>Educational Array</b>				
Franklin	65kW*	n/a	Yes	No
Garfield	1.8kW*	n/a	No	Yes
Bessie Coleman	24kW	n/a	No	No
Kathryn Jones Harrison	9kW*	n/a	No	No
Letitia Carson	25kW	n/a	No	No
Cheldelin MS	5kW*	n/a	No	No
Linus Pauling MS	50kW*	n/a	Yes	No
Crescent Valley HS	25kW*	n/a	Yes	No
Harding/College Hill	9kW*	n/a	No	No
* Planned				
** Exploring increasing array size with engineers and Corvallis Sustainability Coalition				
***150kW new + 117kW existing = 267kW				

- **CSD Energy Dashboard**

The District’s Sustainability Management Plan also calls for a way for students to better understand inputs and outputs of school buildings. The new CSD Energy dashboard has been in development for several months and will be online for Lincoln Elementary soon. The digital dashboard will provide users with a view of individual schools or school to school comparisons and includes metrics for electrical use, solar generation, water usage, waste quantities, gas usage, irrigation usage, and battery capacity (if applicable.)

- **Sustainability Signage**

Sustainability design features at Lincoln Elementary are highlighted with bilingual signage both at the main entrance of the school and throughout the building in common areas covering such topics as solar power, recycling, low water flow fixtures, and increased covered bike parking spots. This type of educational signage will be included at buildings throughout the district as projects are completed.

**Committee member questions**

*What prompted changes in Harding/College Hill plans?*

The latest round of estimates (late spring/summer) had some escalation but not enough to address current market. Superintendent Noss noted that bond leadership has continued to look at the bond promises while also looking at costs and finding where we can support the programs we want and do so in a fiscally conservative way. The design team looked at a number of proposed ideas, identified what to keep and what could be modified to come to a more streamlined design. Kim Patten reminded committee members that the Harding/College Hill bond promise included a renovation of the cafeteria but it was determined that the greater value to programmatic flexibility in the building included completing a seismic retrofit to the two-story portion of building with a focused refresh of the existing eating and common areas.

**4. Committee Business**

Chair Richmond reviewed the Local Option Levy topic. A ballot measure for renewal of the District’s Local Option Levy will be on the May 2022 ballot. The committee will receive some key messages about the levy at the November meeting.

## **Bond Frequently Asked Questions**

Brenda Downum provided an overview of planned updates for the district website bond program pages. The FAQs will be revised to bring them up to date. They will also be categorized into the four areas of the CSD Bond Management Plan as follows: Program Scope, Design Standards, Budget Management, and Project Management. There are web pages for each individual school that include planned improvements and monthly reports. These are the same reports that are provided to the school board each month and are generally not time-sensitive.

The committee discussed the need for parent/guardian/neighborhood stakeholders to have information about specific construction impacts and how best to keep them informed. Kim Patten suggested that the school office is usually the best place to start. The District will add information for stakeholders with those types of inquiries on the FAQ page.

## **Ideas for FAQ page**

If you have a specific construction question about your campus, please contact...

On the home page for bond program- "we welcome your input on the bond program"- update with a message about *how* to provide input.

Provide reasons behind design choices – we are a data driven community. Provide link to other resources to answer the "why"- student restroom design, community spaces, accessibility to community, bringing providers (social services) into the building, front office security

- CSD will create a visual about the process of how we got to the final designs from the early committee work.

An additional goal of bond communications this year will be narrative reporting showing how CSD Design Principles are incorporated in the bond projects at each school.

## **5. Communications – Key Messages**

An important role of committee members is to serve as liaisons to the community and to share information about the bond program process. Committee members discussed the key messages from this meeting as follows:

We are cautious about the remaining bond reserves. The following projects will bid this fall, at Cheldelin, Adams, Mt. View, Franklin, and Harding/College Hill. If all of these projects bid within budget, will have \$4.7 million in reserves.

This is a risky time, supply chains are disrupted and are expected to impact the bids, results, and timelines. CSD is making strategic decisions to prioritize bond promises.

Schools reopened this fall with safer buildings across the district to meet the diverse learning needs of students. Features include secure school entries, improved learning spaces, and inclusive and welcoming common use areas.

Sustainability is designed into the bond program. Solar power will be installed at every school site and two locations will be resiliency locations, meaning they can operate in the event of a major power outage in our community.

The next meeting will be held on November 15, 2021 in the Wenaha Trailer and on Zoom.  
The meeting adjourned at 7:10 pm.