

## Bond Oversight Committee Meeting Notes

The first meeting of the Corbett Bond Oversight Committee was held via Zoom on February 18, 2021. BoardBook Premier was used to organize the agenda and meeting materials.

Committee members in attendance were Stayce Blume, Bob Buttke, Liz Conner, Cindy Duley, Robert Hattan, Todd Redfern, Steve Salisbury, Tamie Tlustos-Arnold, Michelle Vo and Dan Wold. Representing Soderstrom Architects were Henry Fitzgibbons, Marlene Gillis and Ian Mickelson. Also in attendance was Holly Dearixon, providing technical assistance. There were no committee members not in attendance

### 1. Call to Order 7:07 pm by Superintendent Dan Wold

Quarterly meetings of this group are to be expected over the next 18 months, maybe more if needed.

Roundtable introductions were made. Members highlighted their relevant experience and community connection to the district's work. Experience includes business management, business ownership, military service, facilities construction, architects, local government administration, health care, commercial project contracting, construction and project management, K-12 school design and construction.

### 2. Bond oversight roles and responsibilities

Superintendent Wold referred to the Bond Oversight Committee Roles and Responsibilities document and summarized that this committee is charged with monitoring projects to ensure they are as specified in the ballot title and moving along as intended by the voters. Recorded notes of these committee meetings will be used to provide project updates.

### 3. Procedures for annual checklist

Superintendent Wold referred to the last page of the Bond Authorizing Resolution's Form of Annual Tax-Exempt Compliance Checklist for what needs to be included in an annual report.

Committee members are requested to review the Oregon School Bond Manual prior to the next meeting.

### 4. GO Bond materials

Superintendent Wold referred to several bond informational pieces the committee has been given access to in BoardBook, such as OASBO's The Bond Passed Now What.

### 5. Project Update

Soderstrom Architects presented a concept sketch, noted that program needs have been defined and cost reductions are needed to work more with existing structures and reduce new construction, which is more expensive than refurbishment. The southernmost building in the

concept sketch is not in the current plan (would be \$1M more). Drain field site/sanitation decisions to be made. Breakout spaces are costly and need to be tightened up with smaller hallways and multiuse areas. Desire to make all new construction as efficient as possible. Hardscapes envisioned as multipurpose, ie bus loop also a play area, reduce asphalt on west side. Question about athletic space; not part of scope; possibly outdoors.

Question asked about defining projects for reporting. Board Chair Vo sees three projects for public reporting but can be all one for accounting purposes.

Board Chair Vo outlined three types of contingency costs and suggested we review these at each meeting:

- Design/project contingency (in the project cost estimate)
- Construct/contractor contingency (in the project cost estimate)
- Owner contingency (our reserved dollars not in the project cost estimate)

Trust and transparency defined as guiding principles for this undertaking.

Mention made that money could potentially be saved if contractor bonding not required.

Superintendent Wold suggested and it was unanimously agreed that meeting notes will be taken by Cindy Duley.

Superintendent Wold called for volunteers to chair the committee. Tamie Tlustos-Arnold volunteered and it was unanimously agreed she will chair the committee. Stayce Blume volunteered to back up Tamie; there was no objection.

After discussion, the next meeting date was set at Tuesday, May 18, 2021.

The meeting was adjourned at 8:00 pm.