

AGENDA	CORBETT SCHOOL DISTRICT SPECIAL SCHOOL BOARD MEETING - WORK SESSION ZOOM virtual 35800 E Historic Columbia River Highway Corbett, Oregon 97019	6:00 PM Thursday, October 22, 2020
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1. PRELIMINARY BUSINESS
 1. Call to Order
 2. Review and Acceptance of Agenda
 3. Board Chair Report Information Item
 - a. Measure 26-220 Information Item
2. Introduction and Comments of Guests and Representatives
3. ADJOURNMENT 8:00 p.m.

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Summary

Parking Capacity:	60
Building Area Existing:	12,143 sf*
Building Area New:	9,322 sf
Building Demolition:	1,724 sf
Building Re-model:	7,391 sf

*does not include existing shop building or maintenance garage

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Schematic Design Concept

Woodard Road Middle School
Corbett School District

SD-03

09/16/20
Soderstrom Architects

**CORBETT SCHOOL DISTRICT
PRELIMINARY BOND BUDGET**

September 21, 2020

Category and Item	Preliminary Budget
Hard Construction Costs	
Woodard Campus Improvements	
Renovate Existing Buildings	\$ 1,220,000
Construct Multi-Purpose Room & Admin/Restrooms	
Multi-Purpose Room	\$ 980,000
Admin/Restrooms/Circulation, etc.	\$ 1,400,000
Site Improvements	
Sidewalks & Misc Sitework	\$ 33,000
Paving & Parking	\$ 450,000
Sitework, Water Quality & Retention	\$ 114,000
Septic System	\$ 75,000
Landscaping (by District)	\$ -
Demolition (at Woodard site)	\$ 112,000
Off-Site Improvements (or Systems Development Charges)	\$ 70,000
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Total Hard Cost - Woodard Campus Improvements	\$ 4,454,000
Main Campus Improvements	
Decommission Existing Middle School Building	\$ 60,000
Grade School Roof Repairs	\$ 350,000
Renovation of High School Facilities (CTE, ADA, Title IX)	
CTE	\$ 60,000
(Advanced Manufacturing - 3D printer, laser cutter; Construction - hand tools)	
ADA & Title IX (gender equity) (locker rooms remodel & elevator)	\$ 320,000
Main Campus Multi-Purpose Building Improvements	
Seismic Retrofit	\$ 273,000
Electrical, Fire Alarm, Lighting	\$ 50,000
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Total Hard Cost - Main Campus Improvements	\$ 1,113,000
Total Hard Construction Costs (both campuses)	\$ 5,567,000

**CORBETT SCHOOL DISTRICT
PRELIMINARY BOND BUDGET**

September 21, 2020

Category and Item	Preliminary Budget
Soft Costs	
Woodard Soft Costs Allowances	
Design Fees	\$ 423,000
District's consultants - Geotech, Traffic Study, other reports	\$ 40,000
Escalation	\$ 134,000
Permits and Fees	\$ 80,000
Total Woodard Soft Costs Allowances	\$ 677,000
Main Campus Soft Costs Allowances	
Design Fees	\$ 106,000
District's consultants - Geotech, other reports	\$ 10,000
Escalation	\$ 55,000
Permits and Fees	\$ 20,000
Total Main Campus Soft Costs Allowances	\$ 191,000
Total Woodard + Main Campus Soft Costs	\$ 868,000
Other Furnishing, Equipping and Improvements	
Furniture, Fixtures & Equipment (at Woodard)	\$ 100,000
Technology (Wiring, switches, wifi, etc at Woodard)	\$ 40,000
Landscaping plants for Woodard (Fund from other source?)	\$ -
Payoff Loan for Purchase of Woodard Site*	\$ 500,000
*(if there are remaining funds at conclusion of projects)	
Total Soft Costs	\$ 1,508,000
Contingency and Bond Issuance Costs	
District's Contingency	\$ 704,000
Bond Issuance	\$ 100,000
Total Contingency and Bond Issuance	\$ 804,000
Total Project Estimated Cost	\$ 7,879,000
Bond and Grant Funds Available (\$4M Bond + \$3.8~M Grant)	\$ 7,879,000
Amount Over (Under) Budget	\$ -

RESOLUTION NO. 8.38-20

A RESOLUTION OF CORBETT SCHOOL DISTRICT NO. 39, MULTNOMAH COUNTY, OREGON, CALLING A MEASURE ELECTION TO SUBMIT TO THE ELECTORS OF THE DISTRICT THE QUESTION OF CONTRACTING GENERAL OBLIGATION BONDED INDEBTEDNESS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$4,000,000 TO FINANCE CAPITAL COSTS; RESCINDING RESOLUTION NO. 8.35-20; AND RELATED MATTERS.

WHEREAS, the Board of Directors (the “Board”) of Corbett School District No. 39, located in Multnomah County, Oregon, (the “District”) has determined that a need exists for the District to finance capital costs, as more fully described in the ballot title attached hereto as Exhibit A (the “Project”) and pay bond issuance costs; and

WHEREAS, in connection with the Project, the District has evaluated the need for safety improvements, including the joint funding of safety improvements with other public and private entities and the funding of safety improvements in accordance with ORS 332.176; and

WHEREAS, the District applied for the Oregon School Capital Improvement Match (the “Match Program”) and has received a \$3,878,367 grant for a portion of the Project assuming voters approve the Bonds and is on the waiting list to receive an additional \$121,633 for a portion of the Project if voters approve the Bonds, funds are available and another District’s measure fails to pass; and

WHEREAS, the costs of the Project from bond funds and issuance costs are estimated to be not more than \$4,000,000; and

WHEREAS, the District anticipates incurring expenditures (the “Expenditures”) to finance the costs of the Project and wishes to declare its official intent to reimburse itself for any Expenditures it may make from its general funds on the Project from the proceeds of voter-approved general obligation bonds which may be issued as tax-exempt obligations; and

WHEREAS, ORS 328.205, as amended, subject to voter approval, authorizes the District to contract bonded indebtedness to provide funds to finance the costs of the Project and to pay bond issuance costs;

NOW, THEREFORE, the Board of Directors of Corbett School District No. 39, located in Multnomah County, Oregon, resolves as follows:

1. The measure election is hereby called for the purpose of submitting to the electors of the District the question of contracting general obligation bonded indebtedness in the name of the District in an amount not to exceed \$4,000,000 (the “Bonds”). Bond proceeds will be used to finance the Project and pay all Bond issuance costs. The Bonds shall mature over a period of not more than eleven (11) years from the date of issue and may be issued in one or more series.

2. The measure election hereby called shall be held in the District on the 3rd day of November, 2020. As authorized by the County Clerk of Multnomah County, Oregon, and the

Oregon Secretary of State, the election shall be conducted by mail pursuant to ORS 254.465 and 254.470.

3. The District authorizes the Chair, Interim Superintendent, Acting Superintendent, Deputy Clerk, Business Manager (each an “Authorized Representative”) or his/her designee to submit the final ballot title and explanatory statement and to take such further action as is necessary to carry out the intent and purposes herein in compliance with the applicable provisions of law.

4. The Authorized Representative shall cause to be delivered to the Election Officer of Multnomah County, Oregon (the “Election Officer”) a ballot title in substantially the form attached hereto as Exhibit A (the “Ballot Title”), which shall be approved and filed by the Authorized Representative of the District on Form SEL 805, not later than August 14, 2020 (eighty (80) days prior to the election date). The Authorized Representative shall also cause to be delivered to the Election Officer Form SEL 803, not later than September 3, 2020 (sixty-one (61) days prior to the election date).

5. The District hereby declares its official intent pursuant to Treasury Regulation Section 1.150-2 to reimburse itself with the proceeds of the Bonds for any of the Expenditures incurred by it prior to the issuance of the Bonds.

6. The Authorized Representative is hereby authorized to execute all documents necessary in conjunction with the Match Program.

7. The law firm of Hawkins Delafield & Wood LLP, is hereby appointed to serve as Bond Counsel with respect to the issuance of the Bonds. Piper Sandler & Co. is hereby appointed to serve as Underwriter or Placement Agent with respect to the issuance of the Bonds. The District will pay the fees and expenses of Bond Counsel and the Underwriter or Placement Agent from Bond proceeds.

8. The District hereby rescinds Resolution No. 8.35-20 adopted by the Board on August 10, 2020.

ADOPTED by the Board of Directors of Corbett School District No. 39, located in Multnomah County, Oregon this 12th day of August, 2020.

**CORBETT SCHOOL DISTRICT NO. 39,
MULTNOMAH COUNTY, OREGON**

By: _____
Chair, Board of Directors

ATTEST:

By: _____

Deputy Clerk/Business Manager

EXHIBIT A

BALLOT TITLE

**CORBETT SCHOOL DISTRICT NO. 39
MULTNOMAH COUNTY, OREGON**

CAPTION: (10 WORD LIMIT)

Bonds to Construct, Renovate, and Improve District Facilities

QUESTION: (20 WORD LIMIT)

Shall Corbett School District issue \$4,000,000 in bonds and receive State grant to construct and renovate schools? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY: (175 WORD LIMIT)

District will receive \$3,878,367 state grant only if bonds are approved and is on waiting list to receive additional \$121,633 if voters approve bonds, funds are available and another district's measure fails to pass. If bonds are not approved grant will be diverted to another district. Bond and grant funds are expected to finance or refinance the following capital costs:

- Improvements, renovation and/or construction of facilities for grade and middle schools, high school and District offices and facilities, including high school remodel for additional office space and grade school roof repairs
- Furnishing, equipping and improvements to facilities, including for CTE, Title IX and ADA
- Site improvements, refinance loan for land acquisition and improvements, demolition, bond issuance costs.

District would establish citizen oversight committee to ensure proceeds are used for purposes indicated.

Bonds would mature in not to exceed 11 years from issuance and may be issued in series. The estimated tax rate is \$1.02 per \$1,000 of assessed property value. Actual levy rate may differ due to changes in interest rates and assessed value.

Request for Ballot Title Preparation or Publication of Notice

SEL 805

rev 01/18
OAR 165-014-0005

No later than the **80th day before an election**, a governing body that has referred a measure must prepare and file with the local elections official the text of the referral for ballot title preparation or the ballot title for publication of notice of receipt of ballot title. This form may be used to file the text of the referral and request the elections official begin the ballot title drafting process or file a ballot title and request the elections official publish notice of receipt of ballot title.

Filing Information	
Election Date	Authorized Official
Contact Phone	Email Address
Referral Information	
Title, Number or other Identifier	
This Filing is For	
<input type="checkbox"/> Drafting of Ballot Title Attach referral text.	<input type="checkbox"/> Publication of Notice Ballot title below.
Ballot Title Additional requirements may apply	
Caption 10 words which reasonably identifies the subject of the measure.	
Question 20 words which plainly phrases the chief purpose of the measure.	
Summary 175 words which concisely and impartially summarizes the measure and its major effect.	
<p><i>By signing this document:</i> → I hereby state that I am authorized by the county or city governing body, or district elections authority to submit this Request for Ballot Title – Preparation or Publication of Notice.</p>	

Signature

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Date Signed