

May 18, 2021 Bond Oversight Committee Meeting Minutes

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

Committee members in attendance:

1. Stayce Blume (Vice Chair)
2. Bob Buttke
3. Liz Conner
4. Cindy Duley (non-voting member)
5. Todd Redfern
6. Steve Salisbury (non-voting member)
7. Tamie Tlustos-Arnold (Chair)
8. Michelle Vo
9. Dan Wold

Not in attendance: Robert Hattan. Representing Soderstrom Architects were Marlene Gillis and Ian Mickelson. Also in attendance was Holly Dearixon, providing technical assistance.

There was one public audience member in attendance, Tim Larkin from Andersen Construction.

1. Preliminary - Call to Order 7:01 pm by Chairperson Tamie Tlustos-Arnold
2. Minutes/Notes of the February 18 Committee Meeting for Approval

No questions or corrections on the minutes from the Feb 18 meeting. Stayce Blume made a motion to approve the minutes as presented. Bob Buttke seconded. The motion passed unanimously.

Discussion took place on use of raise hand feature of Zoom. In person meetings will begin in August.

3. Bond oversight roles and responsibilities

Superintendent Wold reviewed 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. Tamie Tlustos-Arnold noted the bond measure and the lender letter were provided to the group as attachments to the BoardBook agenda.

4. Progress Report and Timeline

Tamie Tlustos-Arnold introduced Marlene, Ian and Steve for a progress report. Ian shared the concept sketch, noting the rendering hasn't changed too much, color was added. He shared the site plan; it has been updated to show an asphalt play area. Ian said a basketball court would be possible in the south area. The parking lot was moved over to save a tree which is in compliance with Sandy Watershed guidelines. He noted trees along the front of the building will be

removed for visibility, including cedars along the front of the property. Ian noted two new septic drainfields have been added, and the existing one to the west is still in place.

Tamie asked what progress has been made. Ian responded the site will accommodate 175 persons as approved by the County. He said tweaks are expected, for example we cannot add septic drainfields in areas previously covered by asphalt without major work.

Tamie asked Dan Wold what number of bodies is the ideal goal. Dan responded originally 250 so 8th graders could be moved in. Estimate for 6th and 7th grade students and staff is 168, so 175 provides breathing room.

Stayce asked about open field space, noting softball coaches are looking for field space. Is there a big enough space and is it a possibility? Ian responded it could be looked at in place of basketball area. He noted the contour lines indicating a drop off and said it could be looked at to see if it could fit. Michelle responded we don't have it in the budget but could look at it in concept, and could see if it could be a future project.

Ian noted there are two manholes on the existing septic tank in the area marked 280. Steve said the existing septic has been inspected. The existing drain field is sufficient, 400' to the west, to be reused and has been signed off.

Ian went over the floor plan and noted some changes. Due to structural considerations, building one and two ceiling joists can't be removed. Tile is to be scraped off and acoustic tile applied. At the west end, there would be a new beam and columns. The shared wall will be kept, providing another store room for supplies. Michelle confirmed middle school users have asked for more storage.

Ian discussed the use of a pre-engineered metal building (PEMB) because wood costs are very high, saying it would fit with the existing structure if moved south a little for a perfect fit. The PEMB would provide a nice high central space with no trusses. The challenge of integrating a PEMB where existing wood truss meets new construction can be met.

Tamie asked what cost savings are offered by a PEMB. Ian responded it hasn't been quantified. Bob mentioned \$70,000 for the structure and said using metal means it could be built bigger.

Michelle commented that the multipurpose room space is not a gym because of cost. Ian responded it is 50' wide now and would need to be 60' for a gym. Todd mentioned the need for a wrestling/volleyball space. Bob said money saved with a PEMB can be used for other projects and that wider might be better, with beam and column structure. Michelle noted a higher ceiling is needed for sports, to 18' for basketball, up to 24' for volleyball. Ian confirmed current height plan is 16'. Bob commented on using a PEMB to get 60' for the cost of 53', but interior finish costs would increase.

Tamie asked about the longevity of a PEMB. Ian responded that in industrial areas you will see buildings with metal siding and metal roof like we are talking about. Metal siding would last

longer than cement siding. A cinderblock base would be used to avoid damage to metal siding from impacts, and a structure of steel will outlast wood. Plywood costs have doubled or more since 2019. Bob confirmed wood prices are “through the roof”.

Ian said natural light from windows without direct sunlight could be achieved with frosted glass, and is to be considered after the structure is finalized. Bob asked about tall windows. Ian responded the windows would be high to avoid impact from balls.

Ian pointed out that wall seating was added for the asphalt play area, and that red color will be limited to focal points.

Tamie asked about the composition of the roof and Ian replied it would be metal. He said T-1-11 wood siding will integrate. Todd mentioned existing buildings have brown or red metal roof.

Ian noted the sketch doesn't show existing building three, which is to be kept to keep demolition costs down.

Dan let the group know he gave a property tour to middle school staff. Storage near administration and building to west as potential maker space considered a plus.

Tamie called for further questions. None were forthcoming. Tamie asked about the timeline. Dan responded the project is still on time. A hearing was one week late, but everything else is doable. Tamie asked about when to expect groundbreaking. Ian pulled up a schedule showing a mid-December groundbreaking. Michelle noted the construction phase can be full of surprises. Ian responded groundbreaking could be at the beginning of 2022, and that at the opening date target at the end of June it should be substantially complete.

5. Accounting – Funds Analysis

Cindy Duley presented a Report of Financial Activity for Woodard Property, a pie chart and details on expenditures to date in the capital funds.

An updated Preliminary Bond Budget was presented showing original data from 8-13-2020 and updated data as of 5-18-2021.

Todd clarified that budget numbers would be updated after bids are received, not at the next meeting in August. Ian said he expects cost estimates done by contractors to arrive August 5. Michelle noted the \$4.7 million hard construction costs are what we are keeping an eye on, and there is \$833 thousand in contingency for surprises. Cost of wood has increased significantly and hard contract costs are to be determined.

Michelle noted the district will be making payments and spending money along the way and asked that a column be added to the financial report next time for spending to date. Tamie noted the need to report on ballot title promises only, and that gym and seismic work that have taken place were not in the bond.

6. Community Communication Plan

Superintendent Wold said he was looking for discussion and guidance on how to inform the community about progress so rumors don't become an issue. Tamie suggested the use of social media such as Facebook or Instagram for the Bond Oversight Committee. Stayce mentioned the already established Corbett Community Forum could be used to report committee work in a bullet-point format. Bob said the information needs to be on a district website; a link would be okay but the information should reside on a district website. Todd suggested using the reader boards to direct people to information sources where current information will be available. Dan summarized that bond project updates will be on the website and we will use reader boards to let community know. He noted he shouldn't write the information himself, as he is project manager. Dan suggested Tamie, Stayce or Liz might be better choice to provide information updates, and Dan can post it on the website and through Blackboard Connects. The target date for first posting is the week after graduation.

Bob noted that due to the need to review minutes and the quarterly meeting schedule, by posting meeting minutes we would be three months behind. Dan suggested an active link to minutes can be provided. Tamie asked when the committee can expect draft minutes. It was agreed draft minutes will be provided within two weeks of the meeting and that the first posting of information will be after graduation. Tamie will draft bullet points and get them to Dan after she received the draft minutes from the recorder.

7. Performance Bond

Dan noted the performance bond was already addressed under item #4.

8. Next Bond Oversight Committee Meeting Date/Place

Meetings must take place quarterly, at a minimum. For the August meeting, Ian's preliminary estimates will be available, and there will be a November meeting, so there are two meetings before ground breaking.

The next meeting date was set at August 31, 2021.

Tamie asked for any other business to be presented. Hearing none, Stayce moved to adjourn the meeting and Michelle seconded, with unanimous approval. The meeting was adjourned at 8:36 pm.

Corbett School District No. 39
Report of Financial Activity for General Obligation Bonds
As of 8/25/21

1	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.
2	Furnishing, equipping and improvements to facilities, including for CTE, Title IX and ADA.
3	Site improvements, refinance loan for land acquisition and improvements, demolition, bond issuance costs.

Resources	General Obligation Bonds, Series 2021	\$ 4,000,000.00	
	OSCIM Matching Grant	4,000,000.00	
	Total Resources	<u>\$ 8,000,000.00</u>	

Expenditures			<u>Bond Title Purpose</u>
	FF&CR Prepayment in Full	2,923,885.82	3
	Costs of Bond Issuance	76,300.00	3
	Oregon School Bond Guaranty	1,523.41	3
0322	Repairs and Maintenance	1,005.00	1
0383	Architect/Engineer	219,124.74	1
	Total Expenditures	<u>\$ 3,221,838.97</u>	

Remaining Project Funds		<u>\$ 4,778,161.03</u>	
-------------------------	--	------------------------	--

Fund 8

Date	Org Key	Org Key Description	Object	Reference	Transaction Description	Debit
2/28/2021	814150000	Full Faith & Credit 2020	322	2102.1	NORTHWEST SURVE Site & Topgrap	1,005.00
7/30/2020	814150000	Full Faith & Credit 2020	383	#4	BOEGER & ASSOCI Engineer for W	6,035.00
10/30/2020	814150000	Full Faith & Credit 2020	383	8223	SODERSTROM ARCH Woodard Road	2,352.50
10/30/2020	814150000	Full Faith & Credit 2020	383	5	BOEGER & ASSOCI Preliminary En	3,300.00
12/30/2020	814150000	Full Faith & Credit 2020	383	#6	BOEGER & ASSOCI Septic System	4,005.00
1/31/2021	814150000	Full Faith & Credit 2020	383	8411	SODERSTROM ARCH WODARD	7,365.00
2/28/2021	814150000	Full Faith & Credit 2020	383	#7	BOEGER & ASSOCI Septic Evaluat	6,560.00
3/30/2021	814150000	Full Faith & Credit 2020	383	8454	SODERSTROM ARCH Architects for	19,875.00
3/30/2021	814150000	Full Faith & Credit 2020	383	8514	SODERSTROM ARCH Architects for	14,350.00
3/30/2021	814150000	Full Faith & Credit 2020	383	8551	SODERSTROM ARCH WOODARD ARCHIT	15,238.75
6/30/2021	814150000	Full Faith & Credit 2020	383	8639	SODERSTROM ARCH WOODARD ARCHIT	13,057.50
7/30/2021	814150000	Full Faith & Credit 2020	383	8715	SODERSTROM ARCH Woodard Road	27,948.80
						121,092.55

Fund 9

Date	Org Key	Org Key Description	Object	Reference	Transaction Description	Debit
6/11/2021	912544000	Repair/Replacement of Facility	383	212303	GEODESIGN INC WOODARD RD	544.50
6/11/2021	912544000	Repair/Replacement of Facility	383	216461	GEODESIGN INC WOODARD	8,180.58
6/23/2021	912544000	Repair/Replacement of Facility	383	#8	BOEGER & ASSOCI Septic System	3,755.00
6/23/2021	912544000	Repair/Replacement of Facility	383	#9	BOEGER & ASSOCI Septic System	1,530.00
11/30/2020	914150000	Bldg Acquisition/Construction	383	20-435	MINORITY ABATEM REMOVAL DABINE	5,378.00
7/30/2021	912544000	Repair/Replacement of Facility	383	8738	SODERSTROM ARCH East Woodard C	79,649.11
						99,037.19