

Agenda
Citizens Oversight Committee
February 18, 2019
District Office Board Room
6:00 p.m.

Michelle L. Johnstone
Superintendent

Debbie MacLean
Director of Fiscal
Services

Kevin Montague
Facilities Director

Tim Larson
Athletic Director

Committee Members

Glen Miller
Committee Chair

Bill Blair

Matt Forsberg

Vonnie Good

Gary Suderman

Jonathan Schrock

Micky Garus

Secretary
Kate Hall

Dallas School District
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- 1.0 Welcome**
- 2.0 Approval of Minutes – January 24, 2019**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.2 Long Range Facility Plan**
 - 3.2.1 Housing Needs & Analysis Discussion
 - 3.3 HVAC Replacements at DHS**
 - 3.4 Building Envelopes**
 - 3.5 Track Replacement**
 - 3.6 CTE**
 - 3.7 Bond Timeline**
 - 3.7.1 Newsletter
- 4.0 Public Input**
- 5.0 Next Meeting – March 18, 2019**
- 6.0 Adjourn**

Minutes
Citizens Oversight Committee
January 24, 2019
Dallas School District Board Room
6:00 pm

Present: Gary Suderman, Jon Schrock, Micky Garus, Kevin Montague, Vonnie Good, Glen Miller

Guests: Gordon Gentry, Henry Fitzgibbon

1.0 Welcome

Micky Garus was welcomed as the newest member of the committee.

2.0 Approval of Minutes – A motion was made by Vonnie Good to approve the minutes. The motion received a second by Glen Miller and passed unanimously.

3.0 Committee Chair Resignation – Jerry Boudreaux submitted a letter to the committee resigning his position as chair and from the committee. He is very sorry to resign and has been honored to serve.

4.0 Election of New Committee Chair – Vonnie Good nominated Glen Miller as the new committee chair. The nomination received a second from Gary Suderman. Glen accepted the nomination which passed unanimously.

5.0 New Member Recruitment – Discussion / Suggestions – So far, the majority of those who have been approached regarding serving on this committee have declined the offer. There was some discussion surrounding placing an advertisement in the I.O. While placing an ad would be effective in reaching a larger audience it would also create challenges.

There are currently seven members. However, it would be preferred to have 10-12. A committee of that size would allow for greater input during discussions. While some original members have resigned and new members have joined, this committee has worked well together since it began. And, even with vastly differing opinions among members, discussions have been respectful and committee recommendations to the board have been predominately unanimous.

It was decided that it would be best to begin with current members actively reaching out to individuals they believe would be a good fit for the committee. Committee members may reach out on their own or forward contact information to Kevin.

The charge of the Citizens Oversight Committee is to make sure the district spends bond dollars as the voters approved. Applications for committee membership can be found on

the district website.

6.0 Project Updates

6.1 Financial – There has been no real change to the report. There is \$3.7million left to spend in the second issuance. The set-aside for CTE is \$3million. The remaining funds are not adequate to upgrade/repair/replace the additional high-priority items.

Building envelope concerns are starting to be evident. Last year we did not have any roof leaks. This year we have begun to have leaks at the high school. There is also a concern with the ongoing wall leaks at the high school. The HVAC units at the high school are at year 24 of a 15-year life span. Units elsewhere are in similar condition. If any of these units go down classes will have to be cancelled.

Another high-priority concern is regarding the water lines at LaCreole. Water pressure entering the building is at 90psi but is often only 20-22psi at the restrooms. The flushing units require a minimum of 25psi to work properly. Other needs district-wide include painting & repairs to prevent water intrusion and other exterior upgrades.

6.2 Grants – Lyle & DHS Seismic – Grant requirements dictate that the district conducts public outreach to share the completed Long Range Facility Plan data.

The LRFP looks to the future based on existing buildings, conditions and trends as well as historical data. Over the last 10 years there has been a total reduced enrollment of over 200 students. However, the current professional projections indicate potential future growth based on birth rates, matriculation and new housing construction. The potential growth does not indicate the need for new buildings or planning for them at this time since the district was not at full capacity even at the highest previous enrollment.

A new school is not in the 10-year plan, but could possibly be in a 20-year plan. While questionable even in that timeframe, it is still a good idea to consider a land purchase for future potential growth.

While potential growth is a possibility, it is anticipated we would only reach enrollment numbers similar to 2009. However, the way we use our facilities has changed over the past 10 years; specifically for SpEd and behavior needs.

The district does have right-of-first-refusal of approximately 9-10 acre plot in the Barberry development. If interested, the district must purchase the land prior to the developer's planned improvements. If the purchase is not made prior to the developer (J.W. Fowler) reaching that property boundary, the developer is free to maintain ownership and begin building dwellings. Over 400 homes in the James Howe area are also slated for construction.

Henry shared additional data from the LRFP. We have worked with ZCS Engineering and applied for the seismic grant for Dallas High School. We will work with Soderstrom to prepare an application for Lyle Elementary at the next round. LaCreole, while in need of seismic upgrades, will be difficult to complete. The grant currently funds at just \$2.5million and it will cost substantially more than that to complete the upgrades.

Henry also provided a survey for the committee to complete and return back to him regarding which projects each member feels are the highest priorities. It is intended for similar questions to be presented to the community as part of the FAR/LRFP grant requirements. These questions may be presented during a community event, via Survey Monkey, Facebook, or other communication methods. Kevin will meet with Michelle to get her input on the best way to present the survey.

- 6.3 Track Replacement** – Kevin shared a draft of the bid set drawings. The addition of a stem wall directly in front of the grand stands will prevent possibly triggering mandatory ADA upgrades to the stadium. The project will include complete removal of the remaining portions of the track, ground work to level the track-and-field area and construction of a new track. No new drainage will be constructed as the track area will drain into the new football field. The field design was required to support that design.

There is a concern that the set-aside (\$330k) will not be enough to cover the expense. The original estimate was only for repair and resurfacing of the existing track. With the installation of the new artificial turf field, the track will have to be raised several feet, a retaining wall must be built and other modifications will need to be made to support field events.

- 6.4 CTE** – Updated design options were shared. There will be more detailed information to come.
- 6.5 Polling update** – Kevin met with Debbie, Michelle, Dennis and Kate to discuss the timeline for the new bond. The last payment on the current bond is scheduled for 2022. Because of that we have about a year before we need to begin with official polling. With that timeline, we will also be able to apply for the OSCIM grant should the bond pass. If we are awarded the OSCIM grant, we could expect approximately \$7.3million.

7.0 Public Input – There was no public input.

8.0 Next meeting – The next meeting is scheduled for February 18, 2019

9.0 Adjourn – The meeting was adjourned at 7:45 p.m. with a motion from Micky Garus and a second from Gary Suderman.

Glen Miller / Committee Chair

Date

Kate Hall / Committee Secretary

Date

DRAFT

**Bond Projects Financial Report
GO Series 2017**

RESOURCES (Through Phase III Energy Projects)	2017-18	2018-19					All Years Combined	
	Total Year 1	Oct-18	Nov-18	Dec-18	Jan-19	Total YR 2	Total Actual	Outstanding
Interest	\$ 71,028	\$ 8,235	\$ 7,765	\$ 9,147	\$ 9,692	\$ 60,909	\$ 131,937	\$ 51,000
State Grants	\$ -					\$ -	\$ -	
Energy Incentives	\$ 10,537	\$ 2,566			\$ 3,631	\$ 7,139	\$ 17,676	
Seismic Grant	\$ -		\$ 83,745	\$ 542,278		\$ 626,023	\$ 626,023	\$ 74,137
Bond Proceeds (Recover Prior Year expense)	\$ 7,905,951	\$ 8,065				\$ 8,065	\$ 7,914,016	
TOTAL RESOURCES	\$ 7,987,515	\$ 18,866	\$ 91,510	\$ 551,425	\$ 13,323	\$ 702,137	\$ 8,689,652	\$ 125,137
REQUIREMENTS							Total Expended	Encumbered/Contracted
000 - General Bond Management	\$ 196,369	\$ 16,065	\$ 16,051	\$ 15,864	\$ 15,951	\$ 113,877	\$ 310,246	\$ 77,765
200 - Parking Lots & Grounds (SubCat = Landscape, Irrigation, Drainage, Concrete, Fencing)	\$ 3,524		\$ 951			\$ 22,809	\$ 26,333	\$ 41,354
300/400 - Energy Projects (SubCat = Windows, Electrical, HVAC/Boilers, Technology)	\$ 134,070			\$ 815	\$ 13,659	\$ 134,112	\$ 268,182	\$ 28,374
500 - Roofing & Envelope, Ancillary Bldgs (SubCat = Windows, Athletic Complex, Sliding, Gutters)	\$ 10,603					\$ 705	\$ 11,308	\$ 693
600 - Interior Repairs & Renovation (SubCat = Flooring, Paint, Interior Remodel)	\$ -						\$ -	\$ -
700 - Health & Safety (SubCat = Seismic Grant, Survey, Access Controls, Cameras)	\$ 194,521	\$ 12,195		\$ 8,463	\$ 19,040	\$ 644,506	\$ 839,027	\$ 128,446
800 - Plumbing (SubCat = Restroom Privacy, Re-piping)	\$ 14,501					\$ 7,131	\$ 21,632	\$ 28,094
900 - New Construction (SubCat = MPRs, CTE, Kitchen)	\$ 2,566,645	\$ 30,214	\$ 4,343	\$ 170,211	\$ 29,377	\$ 329,737	\$ 2,896,382	\$ 382,582
TOTAL REQUIREMENTS	\$ 3,120,233	\$ 58,474	\$ 21,345	\$ 195,354	\$ 78,026	\$ 1,252,876	\$ 4,373,109	\$ 687,307
ENDING FUND BALANCE	\$ 4,867,283							\$ 3,754,373

Bond Series 2017 (Second Issuance)	Amount	% Expended
of 36 months	14 of 36	38.9%
Par Amount 2017 Issuance	\$ 7,905,951	
State Grants	\$ 700,160	
Awards and Issuances	\$ 8,606,111	
Actual Expenditures to Date	\$ 5,625,985	71.2%
Committed/Contracted/Encumbered	\$ 687,307	8.7%
TOTAL Spent/Committed	\$ 6,313,292	79.9%

* 85% of Issuance must be "substantially" Spent/Committed by December 2020

\$ 6,720,058

Notes: Current interest rate 2.75%

Facilities Plan and Bond work
Board report
February 11, 2019

Grants

In addition to the TAP grants available for FAR and LRFP, both of which we have received, today we submitted an application for another grant to do seismic assessments on all district buildings except WW, because we did an assessment as a requirement for getting the renovation grants we received and Oakdale, because it was rated as a moderate collapse potential instead of high and therefore does not qualify for the grant.

Roofs/Building Envelopes

A couple of weeks ago we toured LMS with a structural engineer to evaluate some potential structural issues we wanted to check out with the bus canopy and gym concrete sections. They confirmed we did not have any major issues, however there will be some necessary repairs which will be needed prior to painting the facility, so we are coordinating that work to mitigate any potential future damage.

Energy-HVAC

We have initiated the initial engineering work to replace the two end of life HVAC units at DHS this summer. These units are on year 24 of a 15 year expected life span and cover the entire science wing and the main office wing with classrooms along second hall. They struggle to get the building up to temp in a timely manner, particularly on colder days. They have been showing signs of failure for several seasons now so replacement now makes sense as we can leverage some ETO funds as well as SB 1149 funds to offset some of the costs, as long as we replace them while they are still working. If we wait until total failure, the replacement would no longer qualify for either of those funding sources.

Seismic

MPR's/Kitchens

Safety

Paging/Intercom/Bells

Privacy for all students

Stadium/track/turf/drainage

The work on the track replacement project is moving forward quickly. We met on site with Beynon Track a couple of weeks ago to get recommendations on field event placement and to review our preliminary designs for any issues they would recommend. In addition to giving us some great recommendations on field event layouts, they also made several recommendations regarding safety, one of which was the addition of a 3' safety zone between the edge of lane 8 and the fence. After reviewing the recommendations with Tim and Steve, we have incorporated

them into the overall design and believe we have settled on a great design which will meet the needs for years to come.

The modifications necessary did require us to push the bidding date out one week, with the new bid date now on March 13th. One highlight was that because we are able to allow work to commence before track season is over like essentially all other schools require, according to the Beyond folks we can expect a good bidding climate and an early completion date.

Fencing

CTE

We have had multiple design meetings and at the last one were able to get to a draft version of a design that most everyone agrees will be a good design. We have the next meeting next week to move that process further along. It's a great group of folks and an exciting process.

ENVIRONMENTAL ASSESSMENTS/TEST RESULTS

Radon testing

Lead paint testing

Asbestos assessment/update to AHERA plans

Lead in water testing

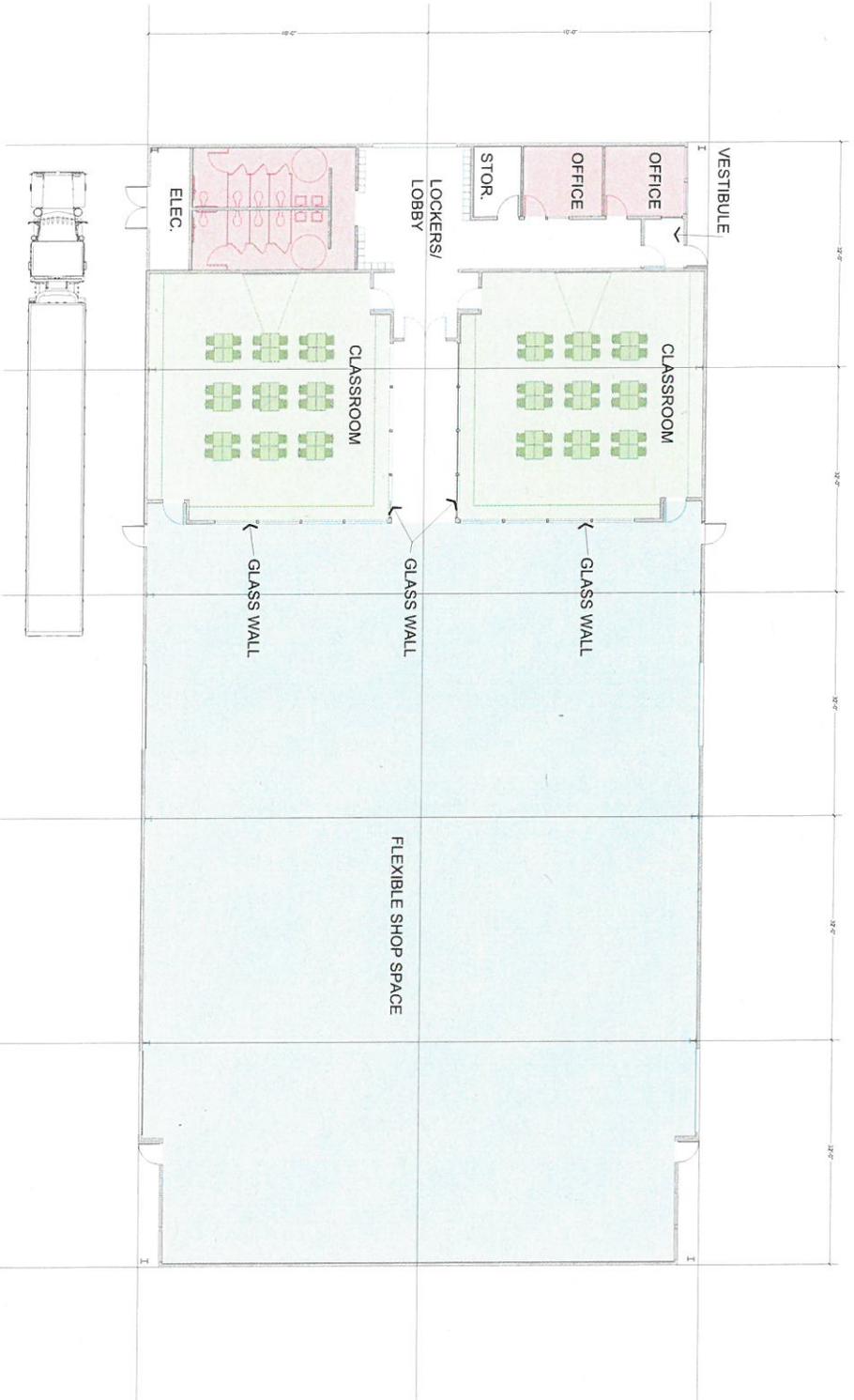
Budget

Other projects

Submitted by:
Kevin Montague
Facilities Director

DALLAS SCHOOL DISTRICT #2

SCHEMATIC FLOOR PLAN



Soderstrom Architects
 1200 NW NAITO PARKWAY SUITE 410, PORTLAND, OR 97228-5617

Future Bond Timelines Draft (Feb 11, 2019)

Assumptions:

- Facilities report needed for the OSCIM Grant complete
- Long Range Plan complete by December 2019
- Last payment on the 2015 issuance June 2022
- OSCIM Grant completed within 6 months of new bond issuance

Estimated Prep Timeline (Plan A):



Campaign and Vote:

- Plan A: January 2021-May 2021 Campaign and vote
- Plan B: July 2021-November 2021 Campaign and vote