

Agenda
Citizens Oversight Committee
October 23, 2019
District Office Board Room
6:00 p.m.

Andy Bellando
Interim Superintendent

Bob Archer
Facilities Director

Debbie MacLean
Director of Fiscal
Services

Tim Larson
Athletic Director

Committee Members

Glen Miller
Committee Chair

Matt Forsberg

Vonnie Good

Gary Suderman

Jonathan Schrock

Micky Garus

Lee Schlenker

Secretary
Kate Hall

Dallas School District
111 SW Ash Street
Dallas OR 97338

503.623.5594 ph.
503.623.5597 fax

- 1.0 Welcome**
- 2.0 Approval of Minutes – September 16, 2019**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.2 Long Range Facility Plan – Survey Update**
 - 3.3 Drainage Issues**
 - 3.4 CTE Design Discussion**
 - 3.5 ODOE / ETO**
 - 3.6 2019 Summer Projects Update**
- 4.0 Public Input**
- 5.0 Next Meeting – November 18, 2019**
- 6.0 Adjourn**

Minutes
Citizens Oversight Committee
September 16, 2019
Dallas School District Board Room
6:00 pm

Present: Bob Archer, Gary Suderman, Glen Miller, Micky Garus, Matt Forsberg

Guests: Seth Arnesen, Gordon Gentry

1.0 Welcome – Bob shared that Andy Bellando, Interim Superintendent was hoping to be at the meeting tonight. However, he had family obligations. He does plan to be at the next meeting.

2.0 Approval of Minutes – Approval of minutes has been tabled as there was no quorum.

3.0 Project Updates

3.1 Financial – There is approximately \$3.6million left in the current bond. All encumbrances from this past summer have been paid in full with the exception of Stryker. The costs for the CTE building and the Intelipak units for the high school must come out of the remaining funds.

The siding being installed on the south exterior of Bollman and the science wing at the high school is nearly complete and looks great.

3.2 Long Range Facilities Plan – It seems that the community outreach Michelle conducted yielded only seven responses. However, we have not been able to find those results or any other information. Therefore, Bob feels we need to start over. Bob will also ask Juli if she is comfortable reaching out to Michelle to see if she may be willing to share where the survey she conducted and the information from it might be.

Micky suggested reaching the community in more creative ways. Gary mentioned having tables set up outside Safeway, Walmart and other local businesses to reach a wider range of community members. Discussion also included having volunteers to car-to-car during parent pick-up times at the elementary schools since parents start lining up well before students are released. Bob will work with Andy to coordinate. The desire is to have the surveys complete and to Henry so he can have the plan ready by early spring.

3.3 HVAC replacement at DHS – The project is moving forward with the goal to install in late June/early July. Structural requirements need to be confirmed. There may be weight difference and a slight size difference with the new units. If that is the case, we may have to make adjustments to the curb. We are looking to finalize all the detail by December and go out to bid in the January/February time

frame. The RFP will include some roof work and controls for the units. The project will take about four to six weeks to complete.

- 3.4 Drainage Issues** – Water was found bubbling out of the ground in the stadium area. There is an old terracotta line at the west side of the stadium. We don't know where it is coming from or where it goes. It appears to come from the direction of the practice field towards the stadium.

We have funds encumbered for Janet Turner Engineering to work on drainage at Lyle. Since that project has been postponed we will use some of those funds to have Action Drain camera the line to see what that line might be for and where it goes. It's important to determine where that line leads since it might conflict with the proposed location for the new CTE building.

We have had to do a seven percent concrete amendment at a depth of 12"-18" in the northern section of the track due to bad soils and water concerns.

- 3.5 CTE Design Discussion** – The committee approved the footprint design for the new CTE building. Henry will work on revising the floorplan drawing to include a wall running east-to-west down the center of the large open shop area. The goal is to have the final plan set complete to present to the City by early December and put it out to bid.

Bob would like to have time to talk to all the teachers who will be using and/or teaching subjects that would lead to using that space. It is important that the space is designed to be flexible for future program needs. Specifically, power and venting need to be designed into the space for a variety of uses. Bob would also like to get a general idea of short term and long term program goals to make sure the building design is adequate. He also wants to make sure a civil engineer is involved.

- 3.6 ODOE / ETO** – Energy Trust of Oregon and the Oregon Department of Energy have a 24-month program in process which provides incentive funds for specific projects. If we choose to participate we would have to have our project completed by the end of December. The potential payback is 90-100%. We are investigating the option to perform an LED lighting upgrade in Oakdale and Lyle gyms and LaCreole and high school exterior pole lights under this program.

Micky said he took advantage of the incentive and only received a \$1,200 on a \$12,000 worth of upgrades.

- 3.7 2019 Summer Project Update** – All the projects facilities completed came in at budget without change orders. The contractor bid received for the Reznor installation at Lyle quoted 72 man hours to only install the units. The installation was completed in house along with connecting those units to Metasys and integrating them into our system. It took our staff a total of 96 man hours to do

the job complete, giving the district substantial cost savings.

4.0 Public Input – Micky gave comment as a community member. He stated that the volleyball team members complained to him that, due to the track project, they do not have access to the football field after games. They are upset they are unable to celebrate with the team, take pictures and mingle on the field. The seniors are especially upset.

Restriction to the field is for the protection of individuals (preventing personal injury in a construction zone) and to protect the integrity of the construction progress. It was noted that these concerns would be better resolved by speaking with the Tim Larson, the athletic director; and/or Steve Spencer, the high school principal. Bob will see if there are any concessions which can be made to allow some kind of access.

5.0 Next meeting – The next meeting is scheduled for October 21, 2019

6.0 Adjourn – The meeting was adjourned at 7:15 p.m.

Glen Miller / Committee Chair

Date

Kate Hall / Committee Secretary

Date

**Bond Projects Financial Report
GO Series 2017**

RESOURCES (Through Phase III Energy Projects)	2017-18		2018-19		2019-20					All Years Combined		
	Total Year 1	Total Year 2	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Total Year 3	Total Actual	Outstanding	Total Actual + Outstanding	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Interest	\$ 71,028	\$ 104,829	8,888	8,528	7,958			\$ 25,374	\$ 201,231	\$ 63,000	\$ 264,231	
State Grants	\$ -	\$ -	-	-	-			\$ -	\$ -	\$ -	\$ -	
Energy Incentives	\$ 10,537	\$ 7,139	-	-	-			\$ -	\$ 17,676	\$ -	\$ 17,676	
Seismic Grant	\$ -	\$ 692,468	-	-	-			\$ -	\$ 692,468	\$ -	\$ 692,468	
Bond Proceeds (Recover Prior Year expense)	\$ 7,905,951	\$ 8,065	-	-	-			\$ -	\$ 7,914,016	\$ -	\$ 7,914,016	
TOTAL RESOURCES	\$ 7,987,515	\$ 812,502	\$ 8,888	\$ 8,528	\$ 7,958	\$ -	\$ -	\$ 25,374	\$ 8,825,392	\$ 63,000	\$ 8,888,392	
REQUIREMENTS									Total Expended	Encumbered/Contracted	Total Enc + Exp	
000 - General Bond Management	\$ 196,369	\$ 197,280	15,986	14,698	14,901			\$ 45,585	\$ 439,233	\$ 111,179	\$ 550,413	
200 - Parking Lots & Grounds (SubCat = Landscape, Irrigation, Drainage, Concrete, Fencing)	\$ 3,524	\$ 26,239	18,300	-	-			\$ 18,300	\$ 48,063	\$ 18,236	\$ 66,299	
300/400 - Energy Projects (SubCat = Windows, Electrical, HVAC/Boilers, Technology)	\$ 134,070	\$ 162,076	-	-	59,552			\$ 59,552	\$ 355,698	\$ 9,310	\$ 365,008	
500 - Roofing & Envelope, Ancillary Bldgs (SubCat = Windows, Athletic Complex, Siding, Gutters)	\$ 10,603	\$ 705	-	-	-			\$ -	\$ 11,308	\$ 112,805	\$ 124,113	
600 - Interior Repairs & Renovation (SubCat = Flooring, Paint, Interior Remodel)	\$ -	\$ -	-	-	-			\$ -	\$ -	\$ -	\$ -	
700 - Health & Safety (SubCat = Seismic Grant, Survey, Access Controls, Cameras)	\$ 194,521	\$ 710,588	-	-	-			\$ -	\$ 905,110	\$ -	\$ 905,110	
800 - Plumbing (SubCat = Restroom Privacy, Re-piping)	\$ 14,501	\$ 11,608	-	-	-			\$ -	\$ 26,110	\$ -	\$ 26,110	
900 - New Construction (SubCat = MPRs, CTE, Kitchen)	\$ 2,574,565	\$ 522,109	-	-	1,711			\$ 1,711	\$ 3,098,385	\$ 163,246	\$ 3,261,632	
TOTAL REQUIREMENTS	\$ 3,128,153	\$ 1,630,606	\$ 34,286	\$ 14,698	\$ 76,164	\$ -	\$ -	\$ 125,148	\$ 4,883,906	\$ 414,776	\$ 5,298,683	
ENDING FUND BALANCE	\$ 4,859,363	\$ 4,041,259									\$ 3,589,709	

Bond Series 2017 (Second Issuance) of 36 months	Amount	% Expended
Par Amount 2017 Issuance	\$ 7,905,951	61.1%
State Grants	\$ 700,160	
Awards and Issuances	\$ 8,606,111	
Actual Expenditures to Date	\$ 4,883,906	61.8%
Committed/Contracted/Encumbered	\$ 414,776	5.2%
TOTAL Spent/Committed	\$ 5,298,683	67.0%
* 85% of Issuance must be "substantially" Spent/Committed by December 2020		

Notes: Current interest rate 2.47%

Prepared On 10/17/2019