

Agenda
Citizens Oversight Committee
January 17, 2018
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

Rich McFarland
Chair

Bill Blair

Matt Forsberg

Vonnie Good

Sheila Myers

Gary Suderman

Andrea Wilcoxon

Glen Miller

Jerry Boudreaux

Jonathon Schrock

Secretary
Kate Hall

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- 1.0 Welcome**
- 2.0 Approval of Minutes – November 20, 2017**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.1.1 We received an energy rebate of \$16,500 for Whitworth
 - 3.2 Lyle**
 - 3.3 Oakdale**
 - 3.4 Whitworth wrap-up**
- 4.0 2nd Issuance Project List – Follow-up discussion**
- 5.0 Public Input**
- 6.0 Next Meeting – February 18, 2018**
- 7.0 Adjourn**

Minutes
Citizens Oversight Committee
November 20, 2017
Lyle Elementary
6:00 pm

Present: Rich McFarland, Jerry Boudreaux, Debbie MacLean, Jon Schrock, Gary Suderman, Tim Larson, Michelle Johnstone, Kevin Montague

Guests: Gordon Gentry, Seth Arnesen, Trenda Locke, Darcy Naughton, Gabe Hayes, Tim Ray, Amber Eaton

1.0 Welcome

2.0 Approval of Minutes – A motion was made by Jerry Boudreaux to approve the minutes. The motion received a second by Gary Suderman and passed unanimously.

3.0 Tour of Lyle Progress

4.0 Project Updates

4.1 **CTE** – The district did not receive the revitalization grant. Salem-Keizer and Central also were not awarded grant funding. However, Perrydale and Dayton School Districts did each receive a grant for their districts.

Tim did get good feedback and insights on our application and he will apply those during the next grant cycle. Now he will focus on the bond money available and formulate a good plan to maximize those funds.

4.2 **Financial** – \$2million was spent in October bringing the total spent to approximately \$10million and we are now into the next issuance. There is no cash-flow issue but some monies may need to be borrowed from the general fund to get by until the second issuance is funded.

We are ahead of schedule, which is a good thing. Whitworth had an anticipated completion of September 2018 with Lyle and Oakdale having an anticipated completion date of spring break 2018. Whitworth was completed over just one summer. Lyle should be complete in January with Oakdale reaching substantial completion shortly after.

4.2.1 Second Issuance – The monies for second issuance are due to be distributed December 19, 2017.

4.3 **Oakdale** – There have been some delays, so they will not be done in January, but the project is still ahead of schedule. The awnings are going up this week along with some of the siding. For safety, the awnings could not be done while students

are in the building.

4.4 **Whitworth Wrap-Up** – We are currently working through the punch list items.

4.4.1 Energy Trust Incentives – A representative from the Energy Trust did her walk through and will be presenting a check at the December 13 board meeting. We do not know how much the check will be but it will be more than we originally anticipated. The incentives we are working on fund right away, unlike SB1149 funding.

4.4.2 HVAC Controls – The new HVAC system will be tied into Metesys. That part of the project is still in progress. The programmer should be here Wednesday to complete that portion. If they are not done before the cold weather hits, we may have to look into alternative heat sources.

5.0 2nd Issuance Project List – This is just a quick list of projects we need to do. We will not be able to do them all with the second issuance monies. Using rough estimates there will likely only be enough funding for the first three bullet points. Even then we will have to budget extremely carefully to have enough to complete those.

The CTE upgrades are a non-negotiable and must be done. There is a much larger list of necessary improvements which are not on this quick list.

Kevin and Tim L. will be reviewing the locker-room plans. The architect also has a couple more options to present to them for review. The Privacy-for-All projects are not affected by the lawsuit brought against the school district as well as the Oregon Department of Education, Governor Kate Brown, U.S. Department of Education and U.S. Secretary of Education Betsy DeVos. Our focus is on privacy for ALL students.

In regards to the stadium, once that work begins we are required then to finish to ICC300 standards. Those include egress, wider aisles, handrails, second egress from the crowd's nest, etc. We will lose some seating capacity. We will also have to meet full ADA standards in our restroom facilities. It is a huge job! The COC previously recommended free standing restrooms, which makes sense. We can do the stand-alone restrooms as an individual project. But once we touch the stadium it becomes an "all-or-nothing" project.

There is more than one way to address some of the projects. For example; a space designated as a mezzanine has different requirements than a space designated as an equipment room. That can give us some flexibility on projects as long as what we do "meets the intent of the building code".

Regarding drainage, the district has their own engineer for the portion of the project the district is responsible for. The booster club has their own engineer for their portion of the project. Everyone should be coordinating together so nothing gets missed. The city wants everything to drain to the north to avoid water getting in the railroad ditch; we

agree. The boosters plan to raise the field. The district will not proceed with our portion until the booster portion is complete to make a clear delineation between the projects for timing, BOLI rules, etc.

Drainage is an approved expense for bond funds. The track will be replaced with fund 102 monies. The replacement of the track will affect the stadium and the new visitor bleachers. A temporary solution would be to create ground transitions when the track is replaced and do nothing to the stadium.

There are three projects; drainage, track and stadium which are on the list. Energy upgrades are not on the noted project list on the agenda today. However, they are a priority and have always been specified as a bond project.

Kevin has asked the committee to look over the list and prioritize the items for a later discussion. As facilities director, Kevin has building roofs and envelopes as a number one priority. There have been no leaks with the new roofs, but we've already seen leaks this year in the roofs that have not been replaced or repaired. The CTE upgrades are also high on the list.

The paging/intercom system at LaCreole Middle School is non-operable and has become a priority due to safety. The cost for a new system is approximately \$70k. While there are concerns in other states and school districts regarding the dangers of an active shooter, there have been no real concerns locally.

Other items on the list are not urgent today. However, that doesn't mean that one or more may not become a high priority in the next year or in a few years. While a lot has been completed on our original Long Range Facilities Plan, it is over three years old and it should be updated. The district did not receive the award for a long range facilities plan grant. However, we plan to reapply in January and have a reasonable expectation to receive the award. This committee has discussed hiring a third-party to complete the plan, which is what the grant would fund.

The district was awarded a facilities assessment grant this fall. We have already hired an architect to complete the assessment (Soderstrom). Once that assessment is complete, the report will be used to design a new long range plan. The work we've done so far hasn't always been the least expensive fix up front. We've opted for quality to get the best long range benefit.

6.0 Public Comment – There was no public comment.

7.0 Next meeting – The next meeting will be Monday, December 18, 2017

8.0 Adjourn – The meeting was adjourned at 7:30 p.m.

Rich McFarland / Committee Chair

Date

Kate Hall / Committee Secretary

Date

DRAFT

Second issuance projects and estimated costs	Next bond 2021	
CTE	\$ 1,500,000.00	
Drainage	\$ 500,000.00	
Security/Technology		
Rewire LMS network (necessary for intercom, access control, cameras and classroom amplification)	\$ 400,000.00	
LMS paging/intercom/cameras	\$ 150,000.00	
Classroom amplification-district wide		\$ 350,000.00
Access control-district wide		\$ 750,000.00
2 way radios district wide	\$75,000	
Technology upgrades set aside (\$100K/yr)	\$300,000	
Stadium upgrades		\$ 1,000,000.00
Privacy for all		
Locker rooms DHS/LMS	\$ 250,000.00	
Other restroom upgrades district wide	\$ 350,000.00	
HVAC units		
Intellipack units-DHS	\$ 250,000.00	
RTU's-Lyle	\$ 75,000.00	
AHU-WW gym		\$ 110,000.00
Theater AHU-DHS		\$ 100,000.00
Roofs		
DHS		\$ 2,000,000.00
Exterior painting of Lyle, DO, DHS, WW, LMS	\$ 350,000.00	
Contingency for change orders on Lyle, OHE and WW project closeouts	\$ 250,000.00	
Contingency for change orders on 2nd issuance projects	\$ 400,000.00	
Subtotal	\$ 4,850,000.00	\$ 4,310,000.00
Estimated available funds from 2nd issuance as of 1/8/18	\$ 4,900,000.00	
Track raise and resurface	\$ 500,000.00	
Set aside available 102 funds for track	\$ 330,000.00	