

Agenda
Citizens Oversight Committee
August 19, 2019
District Office Board Room
6:00 p.m.

Dennis Engle
Interim-Superintendent

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

Jana Fogg

Lee Schlenker

Secretary
Kate Hall

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- 1.0 Welcome**
- 2.0 Approval of Minutes – June 17, 2019**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.2 Track Discussion**
 - 3.3 Long Range Facility Plan – Survey**
 - 3.4 HVAC replacements at DHS**
 - 3.5 Exterior Repairs - DHS**
 - 3.6 Concrete Work - LMS**
 - 3.7 CTE**
- 4.0 Public Input**
- 5.0 Next Meeting – September 16, 2019**
- 6.0 Adjourn**

Minutes
Citizens Oversight Committee
June 17, 2019
Dallas School District Board Room
6:00 pm

Present: Glen Miller, Micky Garus, Jon Schrock, Michelle Johnstone, Vonnie Good, Tim Larsen, Gary Suderman, Debbie MacLean, Lee Schlenker

Guests: Gordon Gentry, Seth Arneses, Matt Posey, Mike Bollman, Kelly Fough, Ken Rodli, Paul Ward, Nolan Bradley

1.0 Welcome – Welcome Lee Schlenker, the newest member of the committee.

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

3.0 Project Updates

3.1 Financial – We have received the final grant payment as well as interest on the bond. The expenditures include salaries, engineering for the DHS rooftop units and the final payment for the lighting upgrades at Whitworth. The payment under “new construction” was to Soderstrom for the work on the CTE design.

The spend-down is required to be at 85% when we reach the 36-month mark. We are already at 64% so are well on track to meet the requirement.

3.2 Track Discussion – Michelle handed out a packet which included minutes from previous board and COC meetings, second-issuance projects and estimated cost report, and current track bids. (Note: There is a typographical error on the bid result notification. Alternate #2 should be an “add” not “deduct”.)

It was clarified that the bond set-aside for DHS exterior is for metal siding replacement, not roofing. Michelle asked the COC if it is possible to tighten up the current bond projects budget to allow bond dollars to be spent on the earthwork portion of the track project.

In the second-issuance projects and cost estimate report there had been \$500,000 budgeted for drainage. Because the turf installation/design will require drainage as part of the track installation, Michelle requested that the \$500,000 budgeted for district drainage be allowed to cover some of the earthwork costs. Matt Posey added that the curb design will have the track drain into the turf and all of the water drains to the south, into the railroad ditch. Michelle indicated that splitting the projects (earthwork and track surfacing) has the drainage portion included in the earthwork and will solve all the drainage issues; north of the grandstands, along the grandstands as well as the south end.

The contractor's bid of approximately \$800,000 included the earthwork, drainage and asphalt work. Matt believes there is more value-engineering that can be done to reduce those costs further. He said the board would like to meet with Greg Locke, Janet Turner and Soderstrom to discuss potential savings.

Gary Suderman inquired about the safety area at the south end of the track and for clarification regarding what the earthwork costs included. Micky Garus said that the discussion was to determine if the COC was in favor of using bond funds (the \$500,000 drainage budget) for the earthwork portion of the project.

The earthwork bid includes removing the existing asphalt below the track surface. Matt believes it can be left in place with the exception of the very northern-most part of the track. Gravel would be brought in on top of the existing asphalt to bring it up to grade. Micky suggested it would be a good idea to scan to check for degradation in the south end to ensure a solid foundation. Matt says the surface is four to five inches deep and doesn't seem to be moving.

Vonnie Good ask for clarification of the question as it seemed the question was about moving bond dollars to pay for the track. Glen Miller said his understanding of the question was to dedicate the \$500,000 budgeted for district drainage to be moved to the earthwork portion of the project to offset the cost for track drainage. He then said that because that \$500,000 was moved to the maintenance bond cycle, the funds could actually be coming out of the current set-aside for CTE. Michelle then indicated that she believes there are other areas under the current remaining bond funds where budgets could be tightened such as; the funds allotted for "Privacy for All", roofing and other projects; to come up with the \$500,000.

Micky asked about the logistics of using bond funds for the project and the potential community perception of using those bond funds for the track project. Michelle said the board wants the blessing of the Citizens Oversight Committee before they would consider moving forward. The board will also request a judicial ruling to make certain the bond language will allow for it. If it is then decided to move forward, there would be a period of time in which the community could protest the decision. She is confident there will be no problem as the bond language allows for drainage.

Gary indicated that there must be 100% transparency. The COC has worked hard and had the good fortune to pass bonds in the past. It is important to make certain there is community support and that using the funds this way is not a legal loophole or technicality. Vonnie agreed with Gary and reminded the committee that the community said they did not want bond funds spend on athletics. Michelle stated that the fund 102 set-aside is for the track surfacing and no bond funds would be spent on that. The earthwork includes drainage and is a separate project so it should fit.

Vonnie and Gary both stated there had been previous conversation in the COC meetings indicating the cost of the track project would be \$1.5million or more. Mike Bollman

asked for clarification. Gary stated that the discussions have been going on for a very long time and he remembers it always being expected to be extremely expensive, specifically over \$1million. Vonnie concurred with Gary indicating Kevin anticipated the costs to be high. Michelle stated that she had not been made aware of that and she had only been told it would cost around \$500,000, referencing the past minutes and the project estimate report she had handed out. Vonnie clarified that she is in support of the track but is concerned about using bond funds and asked if there were a separate bid for drainage only. There is not as drainage is included in the earthwork. Glen mentioned his recollection that the funds for drainage were for the entire athletic complex and not just the track.

Further discussion included the concern that indecision is costing the district money; concern over liability with rocks being in the turf field (student/user injuries); and the desire for the track to be state-of-the-art to allow for additional income. It was mentioned that students have basketball courts, theater, etc., they should also have a nice track.

Matt reiterated that the board would like to meet with the design engineer, Greg Locke and Tim Larson to discuss value engineering. He said he believes the board is not ready to spend bond dollars without first making sure, through legal counsel, that it is allowed. Michelle will set up the meeting. The booster club and district all agree that something has to be done and it should be a quality to be proud of. Micky shared that the district is obligated to complete the track project, that it is owed to the boosters and the kids since the boosters finished the turf field.

Micky asked if there was time for the COC to decide after the judge's ruling. It will take 60-90 days to get that ruling. Tim shared that the first football game is scheduled for August 30th. Michelle noted that the COC can make their recommendation. Community concerns could still be voiced. If the district had moved forward with bond funds and it was found to not be acceptable, the district would have to pay back those monies from the general fund. The board, however, is not inclined to move forward without judicial approval. Micky is in favor of restructuring funds if it is found to be legal to do so.

Matt mentioned that the installation of the turf field took care of the drainage problems for that area. Vonnie asked what the district planned to do to fund the remaining portion of the earthwork bid (the bid total was just over \$800,000). Mike Bollman said they would be looking into financing the difference. The project may push out another season, due to a late start and weather, to ensure it is installed correctly. If the COC does not approve spending request the district may have to go out for another bids. There were only two bidders the last two times the projects were put out to bid. (Two bid the entire project and there were two bidders each when the project was split).

Micky Garus made the motion to allow the \$500,000 set-aside for drainage to be used for the earthwork portion of the track project if that use is allowed by judicial counsel. Jon Schrock gave a second and the motion passed unanimously.

3.3 Long Range Facility Plan Survey – Michelle will bring the survey results to the next meeting.

3.4 HVAC replacement at DHS – It was discovered that there is a need for some infrastructure upgrades to accommodate the new units as they are heavier than the currently installed units. Additionally, there is a longer lead time than anticipated (12 weeks). Because of this there isn't time to get the upgrades complete and the equipment delivered and installed before school starts. Therefore, it was determined to delay the project until next summer as there is no way to get the units ordered, delivered and installed before the start of school.

While these units are at end-of-life and it is possible there may be some outages, maintenance believes they can be kept running until next summer. The goal is to get them replaced before they go into complete failure so that we can take advantage of the available energy incentives for replacement.

In lieu of replacing the units at the high school, we will replace the five Reznor RTU's at Lyle Elementary. They are also at end of life. These units have a shorter lead time and can be replaced like-for-like so no additional infrastructure upgrades are needed.

The cost for the units at Lyle was previously estimated to be approximately \$75,000. However, the current bid came in at \$115,000, without controls. We are waiting for two more bids and anticipate they will come in closer to the original estimate. The units are single-source and we are installing the same model as existing, therefore we do not have to put out an RFP.

3.5 Exterior Repairs at DHS – The project has been approved. We are waiting on purchase order approval to move forward. We are purchasing the metal siding via a national cooperative purchasing contract. The siding will cover the exterior theater walls and part of the science wing. The majority of the work should be complete before school starts in September.

3.6 Concrete Work at LMS – Removal and replacement of the sidewalk at the exterior library entrance and along the main east entrance is scheduled to be complete by the third week of July through the first week of August.

The sidewalk has heaved due to tree roots. There are also other cracks, degradation and trip hazards causing safety concerns in the area.

3.7 CTE – We have been notified that the American Gas & Technology building is now in bankruptcy. We should have more information at the next meeting

4.0 Public Input – Kelly Fough of the 1249th Engineers (National Guard) shared that they are available for volunteer work on construction projects. They have helped with track and field projects in the past and frequently work on horizontal and vertical wall construction. There are also opportunities for Ford Grants if a project can tie into the Recreational Trails Programs. The grant provides 25% matching funds. Applications can be received beginning next April.

Ken Rodli shared that he had a conversation with Bob Archer concerning the overall cost of the track project. He asked Bob if the costs are out of line. He indicated Bob told him that contractors are not short of work right now and the costs seem to be reasonable considering the circumstances. Ken is concerned that, even if the project were to begin right away, the track would not be done by fall. He suggested that it be done in stages; first the earthwork including asphalt, then install the track surface in the spring. He is also concerned that procurement rules might not be being followed properly. Ken finally commented that he feels the boosters came through with the field so the district needs to come through with the track.

Paul Ward shared his historical experience with the district and specifically athletics. He wants the track to be something which will last. He discussed that the track needs to be protected from rocks and gravel, which cause premature deterioration. He is also concerned that the lanes are much too close to the stadium wall. He reminded everyone to consider the small pieces that make a big difference overall. The goal is to have home meets as much as possible to support family and community.

Nolan Bradly reiterated the importance of getting the track complete. He reminded the committee that the high school not having a track doesn't only affect the high school, but affects track and field at LaCreole Middle School, as well.

Lee shared that rubber from the turf field migrates. He said that having a properly installed track should help with that migration, which is important because rubber needs to be added every few years to extend the life of the turf.

Glen reminded everyone that the job of the Citizens Oversight Committee is to be transparent and ensure the district is following the directives from the community of voters.

5.0 Next meeting – The next meeting is scheduled for July 15, 2019

6.0 Adjourn – The meeting was adjourned at 7:55 p.m.

Glen Miller / Committee Chair

Date

Kate Hall / Committee Secretary

Date

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