

Agenda
Citizens Oversight Committee
November 16, 2020
Dallas High School
Bollman Auditorium
4:30 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

Vonnie Good

Gary Suderman

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 – May 27 & August 17, 2020**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.2 DHS Project Updates**
 - 3.2.1 Air Handlers
 - 3.2.2 Fire Alarm – Hot Item
 - 3.3 CTE**
- 4.0 SB1149 Incentives**
- 5.0 Upcoming Projects**
- 6.0 Public Input**
- 7.0 Next Meeting – To Be Discussed**
- 8.0 Adjourn**

Minutes
Citizens Oversight Committee
May 27, 2020
Dallas School District Board Room
6:00 p.m.

also via Zoom

<https://us02web.zoom.us/j/81898829394?pwd=OWtsVlUydUdkQ3pUOTR6Y3BpMTBxZz09>

Meeting ID: 818 9882 9394

Password: H7t43a

Present: Bob Archer, Glen Miller, Vonnie Good, Debbie MacLean, Gary Suderman
Present via Zoom: Lee Schlenker, Andy Bellando

Guests:

1.0 Welcome

2.0 Approval of Minutes – A motion was made by Lee Schlenker to approve the minutes as presented. The motion received a second from Gary Suderman and passed unanimously.

In reviewing the minutes from the previous meeting, Vonnie asked if the demolition of the maintenance storage shop had been complete. The task was taken on by our maintenance staff with the help of Tim Larsen, saving the district over \$2,700 in demolition costs.

3.0 Project Updates

3.1 Financial – All current bond project costs are paid to date and/or encumbered with very few exceptions. This leaves the total available for the new CTE building at approximately \$3.35million.

The spend-down is at 69%. However, with the CTE building being our final project on this bond, we anticipate being fully encumbered by December.

3.2 DHS HVAC – FM Sheet Metal was the low bidder at \$29,500, which is lower than expected. Some roof renovations will be required to properly complete the installation.

Units are expected to be delivered mid-June. The old units should be removed and the new units placed within a day after delivery of the new units. The complete installation should take approximately two weeks. After installation commissioning and testing will commence with the project at full completion prior to the opening of school.

There will not be a substantial energy savings with these units as their purpose is to move air. However, they will have DDC controls which will allow for greater efficiency and comfort for staff and students. Air movement is necessary to meet indoor air quality requirements. Additionally, we have contracted a commissioning agent which will ensure the best possible results for efficiency, air quality and energy savings.

- 3.3 CTE Update** – Eight to 10 contractors were expected for the mandatory pre-bid walk. However, over 45 were in attendance. The meeting was conducted predominately outside with a few contractors requesting a building walk. We received seven bids.

Bob and Gordon Gentry will be going to Silverton to see their shop space and determine which parts of our project will make sense to do in-house. They will specifically be looking at the dust collector and air compressor, as well. We are also looking at the potential of having the casework completed by the prison workers. It was decided during VE conversations to pull lockers from the bid. Tim Ray is working with Lincoln to get the best possible pricing for welding booths.

Construction is expected to begin no later than October 1, 2020 with the hope of beginning groundwork and electrical sooner. The district will pull the necessary permits after the contract is signed.

- 3.4 Potential Future Projects** – Vonnie would like to serve on the Long Range Facility Plan committee. Andy will check with Juli and have her forward information to Vonnie.

The police station bond is on hold which could be good news for the district and our bond efforts

We were awarded the seismic rehabilitation grant for LaCreole. The grant does not get us to 100% seismic upgrade for the entire building, however, should we pass the bond measure and be awarded the OSCIM grant we would have the needed funding. In addition to the seismic upgrades we are looking at purchasing an emergency generator for LaCreole.

Other potential projects include exterior lighting at LaCreole and completion of roofing upgrades at Lyle, DHS and LaCreole. We will be sealing and painting the entire exterior of LaCreole this summer. The project will be completed in-house at an estimated cost of \$15,000 – a savings of over \$70,000.

Bob is reviewing the previous comprehensive bond list and will be touring each building in preparation for the upcoming bond measure. The committee

expressed their gratitude to Bob for his leadership and efforts in his position.

4.0 Public Input – There was no public input.

5.0 Next meeting – The committee discussed the schedule for future meetings. They determined to forego the June meeting and resume in July.

6.0 Adjourn – The meeting was adjourned at 7:15

Glen Miller / Committee Chair

Date

Kate Hall / Committee Secretary

Date

DRAFT

Minutes
Citizens Oversight Committee
August 17, 2020
Dallas School District Board Room
6:00 p.m.

also via Zoom

<https://us02web.zoom.us/j/89531046297?pwd=OUtpemVOZWpaNVl3NG1pcFkrRnRaZz09>

Meeting ID: 895 3104 6297

Passcode: Hbu101

Present: Bob Archer, Gary Suderman, Andy Bellando, Glen Miller, Debbie MacLean
Present via Zoom: Tim Larson

Guests:

1.0 Welcome

2.0 Approval of Minutes – Approval of Minutes has been postponed due to the lack of a quorum.

3.0 Project Updates

3.1 Financial – The district received approximately \$3,000.00 in interest payments. As of this fiscal year there are no wages, other than bond manager, being paid out of the current bond.

We have four months to achieve the required 85% spend-down. The district will make that target.

While it appears that the CTE building project will come in under budget: it has been decided to hold off on all smaller projects until all soft costs for the CTE project are confirmed. It is important to make certain there are bond funds available to pay for the entirety of the CTE project and that there are funds in reserve for any unexpected expenses.

3.2 DHS HVAC – This project is 95% complete. We are still dealing with programming issues and working with Johnson Controls to get them back on-site to complete their portion of the project.

The equipment swap went well and was complete in a day. There was a small issue regarding wires which needed to be pulled adding about \$6,000.00 to the project. We also need to replace the fire system modules as they were left in the old unit when it was removed. The system is outdated so the modules are difficult to replace but we were able to find a supplier. Balancing and testing are complete and training is scheduled for August 31st. We are unable to complete commissioning until Johnson Controls finishes up.

- 3.3 CTE Update** – We are waiting on the final contract from Baldwin. The goal is to begin work by September 1 and complete the utility ground work before the rains come.

Permit fees from the City were higher than expected. However, we have been able to reduce over 300 feet of wire which should be a substantial savings in electrical costs. The structural permit is ready and our costs are at approximately \$2.8million. This does not include the air compressor, equipment and other items to fully complete the project. The dust collector was taken out of the project during VE talks. However, we found no substantial savings in self-purchasing the dust collector so it was decided to put it back to the general contractor.

It appears we might have \$3-400,000 left after the CTE is complete. Bob is going to continue to look at deferred maintenance to determine where those funds are best spent. Deferred maintenance also includes some technology needs. However, there is no plan to spend any of the funds until the CTE is complete as there may be unforeseen expenses with the CTE. There were also some items which were removed during VE talks which we may want to re-include. Some of these items could be exterior wainscot to protect the metal, covered entry or better quality exterior metal throughout.

All Measure 98 funds must be 100% spent by June 30, 2021

- 4.0 Public Input** – There was no public input.
- 5.0 Next meeting** – The next meeting is tentatively scheduled for September 14. It will be cancelled if there are no pending agenda items.
- 6.0 Adjourn** – The meeting was adjourned at 7:00 p.m.

Glen Miller / Committee Chair

Date

Kate Hall / Committee Secretary

Date