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| Glendale School District No. 77  Glendale School District |  | Work Session Meeting  August 13, 2019 – 6:00 pm  Glendale School District Office  10598 Azalea-Glen Road |

**Board Meeting Minutes**

1. **Preliminary Business**

**1.1** Call Meeting to Order at 6:04 pm

**1.2** Pledge of Allegiance

**1.3** Roll Call:

**BOARD MEMBERS:**

Ryan Owen-Board Member

Samantha Cline-Board Member

MacKenzie Perry, Vice Chairman

Janice Austin-Board Member

Kenny Kent- Board Member

Caroline Lydon-Board Chair

**1.4** **Agenda Review**

Dave would like to add 3.0-update on the BBQ to the agenda

1. **New Business**
   1. **Bond Discussion, Dave Hanson**

Dave would like to pick up where we left off and have 2 representatives here from ORW for the Architect Review Dave Stevens and Dana Crawford. The Board introduces themselves to the representatives. Dave lets the board know the handout is the latest version of what they fell is high, medium and low priority and what we need to pay attention to, also there is roofing in the handout that is no longer needed due to this was already completed $425,000 out of stage 1 and we will be hoping to complete stage 2 next summer. Also we already have the fencing going up and will address some of the safety issues later.

* 1. **Architect Review, Dave Stevens & Company**

Dana lets the board know that she is a certified school assessor through ODE and David is there key assessor and has done over 100 school buildings over the past few years. The handout outlines 1 scenario moving forward based off the $3.2 million, Dave lets everyone know that it will only be that amount if they get the matching 1.6 million. Danas breakdown will get them pretty close to that amount and if they don’t get the matching amount they can reassess to move more to the high medium or low based on what the board thinks is needed. Dana would like to start with life safety, security issues and building envelopes, like roof, windows and everything outside is well cared for because if that starts to go then everything else will go.

Caroline wants more clarification of the total cost on the front page, the high and medium don’t add up?

Dana explains that the totals on the front are not actual totals added up and they are actually on the bottom of each page. Dane goes over the line items at the end of each column and explains the added development budget and what is wrapped up in that cost permitting, furnishings, contingencies, design fees and is anything that you don’t pay a contractor. Dana explains what needs to be up to code according to ODE and in the state of Oregon if you do a certain amount of upgrades to a building a percentage of that is going to have to be dedicated to accessibility and also dedicated some funds to solar energy, it is a fairly new code and it must be 1.5%, most will be based around safety. Dave Stevens lets the board know that the high priority is based on the building envelope, heating, A/C and any preventative maintenance that when they go wrong can cause a lot of damage along with ADA accessibility. Low priority items are more cosmetic, the things people see every day that just don’t look good, but don’t really need attention.

Ryan asked about the difference in replacing the whole bus barn verses just the repair costs?

What would need to be replaced if they decide to just do maintenance work and moving funds around.

Dana wants to go line by line through the handout with the board and see if the board wants to move any to a different priority as they go along. Dana goes to page 3 and goes over the HS track and if this is a project they need to give to the community now or a “down the road” project.

Caroline asks if any of the development budget go towards preventative?

Dana lets her know that this does not include preventive cost and this would have to be worked into the school budget.

Dana lets the board know that about 75% of the repairs are at the HS, with all the outbuildings.

01 HS Main

David goes over the windows and all of the windows a single paned, so the cost is based on putting in new windows.

Dana asks Dave what is the maintenance budget?

Dave lets her know between building maintenance and district maintenance for both schools is around 525,000.

Dana asked if this bond will piggy back from a prior bond?

Ryan lets her know that this bond will be a continuous bond that sunsets soon for us to continue at the same rate.

David gets to the “D” categories and lets the board know that this area is systems, mechanical, lighting, plumbing. Our boilers are old and inefficient and it is suggested to move to gas boilers instead of electric weather the district choosing to upgrade, it is a high cost item. Getting rid of the florescence and getting LED lighting will save on the electricity going forward and would be a good sell for the Bond. The voice/data system/clock/intercom is a system throughout the school that will be used for instructions in case of a safety issue, this a different system than a fire system. We have a lot of bathrooms, but they are not ADA compliant so this will be for making some of the stalls compliant-move to High priority. Move water supply from med to low. Move Gymnasium bleachers from med to high. Remove Provide missing fencing already in the process of fixing. River bank erosion is a place holder or a temp solution for when we have a bad winter, but we need to have a long term solution in place and we need to get a geo tech or civil engineer along with the local authority to come out and assess-move from med to low. Correct track size from med to low.

02 HS Annex

Move exterior windows from med to high. Remove roof coverings already completed. Move rooftop a/c unit from med to high. Move ductwork from med to high. Move electrical service & distribution from low to high. Move lighting and branch wiring from med to high. Restroom stall from med to high. Move electrical distribution from low to high.

03 HS Library

Move windows from med to high. Remove roof coverings already completed.

04 HS Shops

Need to get an amount for windows? Roof coverings amount will change. Move electrical service from med to high. Move lighting from med to high. Remove commercial equipment.

05 HS Bus Barn

The board is unsure what the numbers are reflecting……a metal building with insulation or just a pole barn with heating with a restroom and office that you can pull a bus into. Not anything too extravagant and the community will stand behind making sure that out new buses can be maintained to protect our assets. This project will have to be a continuing one due to the cost and the board will need more information and time to consider all possibilities.

11 HS Concessions

Move repair of roll up door from bond to maintenance.

12 HS Football Storage & Toilet

Move branch wiring from med to high. Restroom stalls move from med to low. Install toilet fans from med to low.

David and Dana decided to create a column on this sheet for maintenance so the board can get an accurate number for moving items over.

19 K-8 ES Main

Move windows from med to high. Move roof coverings to maintenance, this will be the second stage of maintenance. David explains that the emergency for the Elem school is different than the HS. The HS safety would be more for active shooters and letting everyone what to do in case of an emergency. The Elem school does have the same concerns, but more about abduction and kids disappearing from school due to family matters and so on. So the security at the elementary school would be aimed towards not having access to the classrooms. Dave lets them know that that a partial system is in place, a buzz in system to the classrooms, but this hasn’t been budgeted we are in the process of installing cameras and a secure entry at both schools, so cost item for that would be extremely beneficial. Move the site lighting from low to high. Move Renovate lockers from med to low. Dana and David will give us an updated copy with all the changes the Board made, the Board will go through this again, since this is the first run through.

1. **BBQ Update**

Dave lets the board know that the BBQ is August 27th from 5pm-7pm and was wanting to know if any of the board members would like to help out? Caroline will help out. Dave is expecting at least 600 people and Delwin will be doing the promotions, banners and signage for the event. We have received a $2,500 donation from the Ford Family Foundation to help fund this event. Janice will need the bun cart from the kitchen for the BBQ.

1. **Adjournment @ 8:52pm**

**MacKenzie motions to adjourn, Sam seconds-7/0**