

Bond Oversight Committee Meeting Minutes

February 24, 2021 between 6:00 p.m. - 8:00 p.m. via zoom

Attendance - 21

Committee

Robert Camarillo - *absent*
Eileen Creelman
Earl Curtis - *absent*
Richard Dato
Kim Egan - *absent*
William Gifford
Katrina Gustafson
Frank King, Sr.
Benjamin Schneider - *absent*
Echo Seaman
Don Wheeler
Caitlin Woelfel - *absent*

Staff

Larry Didway, Superintendent
Lisa Normand, Director of Communications
Vicki Guthrie, Communications Specialist
David Johnson, BRIC
Kyle Laier, Director of Operations
Rick Larson, Project Manager, Cohort 1
Ben Kates, OMS Principal
Wes Rogers, Bond Program Manager
Michael Sweeten, GMS Principal
Stephen Wasserberger, Bond Manager
Dick Withycombe, Facilitator
Jeremy Wright, Wright Public Affairs
Susan Dodd, CFO
Tabitha Renne, Operations Program Coor.

Welcome

6:00 pm

Dick Withycombe, Facilitator

- [Brief overview of BAT norms](#) and Welcome [Larry Didway]

Communications and Engagement

- 2021 Community Bond report - [Jeremy Wright & Lisa Normand]
 - New Bond Website Launch

New website is being launched on 2/25/2021. The goal was to reflect the amazing work that has been done, to allow those to find info easily, and find answers to questions and zero in on items they care about. *Question from William; What are the colors on the timeline for? Jeremy explained the represent the construction phases. Jeremy will make a key so that it is easier to understand. Question from Richard; Once it is ready to launch how will you direct the public to it? Jeremy explained that it will go out via email, social media, using all our digital avenues. And encourage our principles to send in weekly family newsletters and use our community partners to help spread the word. Question from William; How much of this will be evergreened? Jeremy stated that the goal is to become a capital improvement program. And how much did this website cost? Lisa stated it was \$5000 and came out of the Communications budget for the Bond. Eileen made a suggestion for an informal way to communicate this website is posting on OC Chit Chat (Facebook). Question from William; Any way we can track engagement on the website. Jeremy said yes and we track metrics on all areas and provide those numbers at the next mtg.*

- Spring UpFront

Lisa shared we had a photographer come and take pics of the Elementary schools and we'll be using these as promos. This Spring Issue will be coming out before Spring Break.

Pandemic

Impact and Update

- Impact on schools, instruction, and the community [Larry Didway]

We were impacted by the recent storm. We are still operating in CDL and some LIPI for students. Our school board determined that they want to make sure all employees have both doses of the vaccine prior to going into Hybrid, which will begin March 29th. With the metrics we are hoping to have MS and HS return in late April. Holcomb Elementary is still without power. Larry gave a BIG shout out to our Operations Dept, Maintenance, Grounds Crew and dedication to have students resume. The food service, bus drivers to have meals delivered and

available. Dick stated he was really proud of all who helped who went to work and made the highschool available during the storm.

- Update on construction work [Wes Rogers]

Mirroring less and less impact on job sites. No direct covid test results that we are aware of. Our contractors are being vigilant and practicing all protocols.

Three Main Themes

6:34 pm

Reduce Overcrowding

- Gardiner and Ogden overview [Stephen Wasserberger & David Johnson]

Gardiner is moving to have the building enclosed. Wood decking over Timber Hall has been added. Spray fireproofing is ongoing.

Ogden new windows installed for natural light. Total renovation of the cafeteria and connected to an outdoor area. Wes shared that with the storm we received an official delay request from both contractors for extensions for dates of completion related to the ice storm. (3 day delay on both sites). Lisa shared video drone footage of [OMS](#) and [GMS](#), also [OMS renovation](#).

Safety & Security including Upgrades and Updates

6:52 pm

- Cohort 1 [Rick Larson]
 - Gaffney Lane - Temporary occupancy. Three relatively small issues that need to be completed and signed off by the city. Sonitrol is working on finalizing occupancy sensors for entryway.
 - Holcomb - Is complete. Warranty punch item that is left on some plants and some grass will be in during Spring.
 - Alliance Charter Academy (Park Place) - Hopeful to get glass by spring break for completion.
 - Redland - Is complete, small warranty issue on cracked glass.
 - Candy Lane - Temporary occupancy. Three pieces of glass remaining. Wheelchair lift was installed last week. Sonitrol working on gates around the playground and access controls nailed down.
 - Jennings Lodge - Several pieces of glass still need installed. Landscaping being completed and signed off after inspection.

All schools have the secure vestibule entryway, access controls to improve security both entry into the school and around the school grounds. The office areas were improved with heating ventilation and A/C. Gym floor at GL was replaced, improvements at the playground. *Question from William; What is occupation scanning? Rick explained that it is access control, so people/staff with an ID card can gain entry instead of a key. For visitors there is a camera with voiceover so secretaries can see who it is. Question from William; What happens when there is no power? Rick said you would use a key.*

- OCHS [Stephen Wasserberger]

The work at OCHS that was part of Cohort 1 is completed. School guard glass around the secretary area is installed. Corrected some drainage issues. Sonitrol is adding sensors. OCHS is in good shape. Larry added - Why are we removing parking spaces? To comply with campus rules imposed by city standards to bring to code.

- Cohort 2 in 2021 [David Johnson]

Scope overview is similar to Cohort 1.

- Mcloughlin - Safety & Security and ADA lift at the stage, new accessible toilet rooms. Exterior upgrades to the west end of school for bus drop off.
- Beavercreek - Similar new vestibule which required relocation of new office due to new vestibule. Outdoor accessibility upgrades. Critical bldg conditions, roofing/fencing being taken care of.
- OCSLA/King - More Safety & Security upgrades at the entry, new vestibules. New health office and an ADA lift at the stage, new accessible toilet rooms. Maker Space NE end of the bldg with an overhead door to provide better connection to the garden area.
- Barclay - Minimal upgrades. Reconfigure of lower level toilet rooms. We delivered 50% construction documents to the District yesterday. Enables two things to occur: Completion of a full estimate and also an opportunity for the district to review the scope of work.

CTE Planning and Design

- Update [Kyle Laier]

This week we approved the CMGC. Several areas that will have definite improvements on. One is the Construction Program and the transparency (lighting) for those to see what's going on. Biggest piece is looking to create a covered space (800sqft) outdoors, helping to expand. Culinary Area we added stainless sinks and base installed and want to expand the area due to the large number of students who are enrolled to have the adequate space to work in. Possibility of an additional CTE program which is in the Medical Health Science area. We are

adding a Maker Space at OCSLA and Gaffney Lane. Video was shared of the [Lunar Ladies](#) news footage.

Operations Updates

7:23 pm

- Project Timelines [Wes Rogers]

All our timelines are still intact. We have overachieved what we have done given what we have gone through this last year.

- Budget Update and Expenditures [Wes Rogers]

Wes walked through the Theme Expenditure Summary Report & Bond REvenue Summary spreadsheet. For more detailed information please view the meeting video.

- Property Acquisition [Wes Rogers]

We are in the mode of land acquisition. We are starting the process of negotiation and looking forward to accomplishing this for a (replacement) middle school site and sharing this information at a later date. *Question from William; How are we going to pay for building that school? Wes answered that it would be a future Bond request to the community. Question from Don; has there been any compensation with the Ogden phase knowing that they have been able to work throughout this Covid year. Wes explained that it allowed us to take the cost savings and invest those at Ogden. Also, Stephen stated that Ogden and Gardiner will be able to open at the same time.*

- Mockup/Furniture Selection/Professional Development

Based on the Mockup, Furniture Fair and Focus Groups we are moving ahead with furniture ordering for Ogden, Gardiner and the Cohorts. We purchased one classroom set as a pilot furniture that we will be reusing. We are using 3 large (national contracts) vendors to make these purchases. We can get the best price for our school district rather than trying to source it out. We can pick the delivery date too which will help with the timeline of returning back into schools. *Question from William; Furniture was ordered on Monday? When do you expect delivery? Mary stated that we get to say when we want the furniture ordered.*

Closing

7:44 pm

- [Padlet](#) Reflections
 - What do you want to know more about?
 - What should we be sharing with the community?

[Zoom video of the 2/24/2020 meeting](#)

Upcoming Meetings for 2021: May 19, 2021

Location: Hoping to have it in person! If not, via zoom