

# Bond Oversight Committee Meeting Minutes

January 15, 2020 between 6:00 p.m. - 8:30 p.m.

## In Attendance

### Committee

Robert Camarillo  
Eileen Creelman  
Earl Curtis  
Dick Dato  
Kim Egan  
William Gifford  
Katrina Gustafson  
Frank King, Sr.  
Ben Schneider  
Echo Seaman  
Caitlin Woelfel

### Staff

Michael Clark, Communications  
Larry Didway, Superintendent  
Vicki Guthrie, Communications  
Kyle Laier, Assistant Superintendent  
Wes Rogers, Director of Operations/Bond Program Manager  
Stephen Wasserberger, Bond Projects Manager  
Dick Withycomb, Facilitator

## Welcome

6:00 p.m.

Dick Withycombe, Facilitator

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

# Three Main Themes

## Upgrades and Updates

6:10 p.m.

- Clackamas Academy of Industrial Sciences (CAIS) [Scott Curtis]

Question from the group last time: Can we understand better how much resource value went into the programs? The portion of funds that were from Bond dollars covered all of the construction, demolition, and facility. Expansion Grant (Federal for Charter Schools) money was used to purchase equipment. The expansion has helped the program to revamp the 8th grade completely and offer more options for each grade level.

The Demographic of students makes up 25% female, which is a great increase over the past.

- Jackson Campus [Stephen Wasserberger]

Boiler project completed. Waited for the birds then fired up in November. Repair was done at a very low cost.

Roof repair will start after the current weather system. Work will start shortly. It is a traditional built-up roof.

- Turf Update [Stephen Wasserberger and Ben Schneider]

Sub-committee looked at artificial and traditional turf thoroughly. Ben reported that sports are near and dear to his heart. He learned how the academic side is able to use a turf field. Turf nets around 3000 hours of use, versus much less for traditional turf. This would allow PE to use an outdoor space for much more of the year. The cost of Turf is about \$1 million or around \$10 a square foot. A traditional field is around \$6 a square foot, but also requires ongoing maintenance. The turf field allows an ability to rent out the space. Turf has to be replaced every 10-12 years.

Studied by Lynn Barry (Athletic Director at Gardiner), David Johnson, Natasha Payne (Community Ed scheduling), Laura Poore, Wes Rogers, Ben Schnieder, Michael Sweeten.

Question from Kim, what about Ogden? Wes shared that costs are similar, except for the fact that Gardiner already needed a replacement, due to the new school.

## Safety & Security

6:30 p.m.

- Summer 2020 Safety Cohort [Stephen Wasserberger]
- Redland Elementary Showcase (CTE Career and Technical Education and STEM Science Tech Arts Math) [Wes Rogers]
- Floor plans, current and future [Wes Rogers]

Finished CMGC Process for 2020 Safety Cohort. On Monday they approved contracts at the Board Meeting. Work together for cost estimates and design. Wanted to get ahead of summer work and capture contractors as early as

possible. Contractors are able to order materials now, so that they can arrive in the region and get staged and ready for the tight schedule of summer work. The work was packed into three projects for each contract. Both local firms are committed to encouraging work with female and minority owned businesses.

Showcased two renderings (Holcomb and Gaffney Lane) that pertain to summer work projects. BRIC provided oversight to a local ZCS firm.

Wes showcased Redland Elementary floorpan, including the expansion that is a CTE STEM space. Also, the project will fix a longstanding problem of multiple septic tanks near the school.

## Reduce Overcrowding

6:45 p.m.

### Gardiner Updates

- Land Use Final | Last meeting before we break ground [Wes Rogers]
- Groundbreaking Invites [Wes Rogers]
- [Ogden and Gardiner Materials and Finishes](#) [David Johnson]

Final land use for the main construction project got completed in one meeting. However, in Oregon City, we also have to go through a type three planning process for the staging area. Expect to have it go well.

Eileen relayed a community question about if there will be urinals in the boys restrooms. In new construction we will not have urinals. Is this the trend? Yes. Schools have a long life span.

### Ogden Updates

- Fencing and site trees update [Wes Rogers]
- Land Use
- Groundbreaking

Desire is to fence the perimeter of the school to help with keeping animals out of the campus. This with some additional resources, the outdoor spaces can be more inviting and useful for students and staff. Necessary Safety enhancement.

Land use is completed and there have been no appeals.

William asked for a site map - Wes said that we can. Wes additionally mentioned that we can bring back information about all that we are doing with energy trust of Oregon. [Ogden site map.](#)

### Ogden and Gardiner Materials and Finishes [David Johnson]

Working with Julie Jensen and helping to connect to nature. Biophilia, a love of living work. The group looked to the natural world and found ways to introduce those into the environment. Environmental Psychology.

Ogden used trees as a way to group the school into teams. For example Dogwood and Willow, Douglas fir and Sequoia, Ponderosa and Manzanita. Discussed the super bloom as a concept to incorporate into the design. Additionally, the design was intended to work for middle school students, but that would work for the future when transitioning to an elementary school. Identified tree flowers and to use as part of design. Discussed patterns and

structures and how they can connect to the tree nature elements. The wood helps to orient the hallways and the super bloom acts as an entrance into each neighborhood.

Discussed how to provide some translucency to the windows in the cafeteria area along with sound deadening materials.

Gardiner, has similar ideas and patterns, but will use rivers instead of trees.

Concern from William about the use of yellow.

Question from Dick W about if there is an ability to provide a similar feel between each building in the district. One suggestion was about using type font.

Break 7:20 p.m.

## Communications and Engagement

- [Bond Oversight Report](#) [Michael Clark]
- Social Media Plan [Michael Clark]

Michael shared the report, social media plans, press release plans and opened up for questions.

7:30 p.m.

### **Meeting and Reporting** [Wes Rogers]

- Share upcoming meetings

7:35 p.m.

### **Communication Deliverables** [Michael Clark]

- [School Based Pull-up Banners](#)
- [CAIS makerspace video - Draft](#)
- [District & School Website Redesign](#)

## Future Issues and Impacts

7:50 p.m.

- Jackson Campus - Building A [Wes Rogers]

What would it take to bring the building up to code. Used this as a benchmark as a standard to determine what would be involved as a basis. Looking for BOC members, Earl Curtis volunteered. Asked about asbestos, but it is currently all contained. Would need to do abatement if doing any construction. Planning to have a report to the superintendent before April 1st.

## Operations Updates and Q&A

8:00 p.m.

- [Project Timeline](#) - On track, no major updates [Stephen Wasserberger]

Still on schedule. Lots of hard work and collaboration to make this happen. All the design work and teaching pedagogy has been completed as well. The team has been very proactive.

- [Budget Update and Expenditures](#) [Wes Rogers]

No changes as far as contingencies. We will know more as P&C bids out more packages. By April we will have a good idea of projects and risks. Still hoping projects come in at estimate.

- [Minutes for September Meeting](#) [Michael Clark]

## Bond Oversight Committee Member Invitations

8:15 p.m.

- Furniture and Fixtures Demonstration [Wes Rogers]

It will showcase a neighborhood environment. It is important because it represents a big change. Working with BRIC we will set up a mock space, and then bring in furniture so that staff and students can experience the space. David, to grab this opportunity is huge. Being able to build upon the work of others is key. This project can help make sure that the furniture and building spaces align. Echo brought into question wanting to make sure that it is earthquake proof.

### **Around the room comments**

**Earl Curtis** - The amount of team work and collaborative effort. The people in the district that have stepped up make a great back story.

**William Gifford** - This has been a great process and pleased to be a part of it. I want to make sure that the community realized how much thought and work and care is being put into this process. In addition to the website and newsletters I hope to have events and mailers. Want to make sure that the community.

**Kim Egan** - I am satisfied. Ogden has a parent meeting at the end of the month, and she will be in attendance.

**Ben Schneider** - I am excited about the pictures of Ogden. Before this all started I heard a lot of flack that Ogden was getting left out, but now after seeing the school, I can see that it is right there.

**Frank King Sr** - Involved in construction and what I am hearing about all sound like good things. The SD is doing a good job giving the community a Big Bang for our buck. The project is looking very unique and the path is very typical. Happy to hear that it is on schedule.

**Don Wheeler** - Lot of good information. Also in construction and the CMGC process is coming along well. Good way to... the River talk, etc, reminds me of wasteful projects, but I like to see that we are working on paying attention to the budget.

**Katrina Gustafson** - Made good progress and like that the district is thinking about saving money.

**Eileen Creelman** - The attention to detail in both design and budget will benefit the community.

**Proposed Meetings for 2020:** Jan 15, April 29, June 24 (new date proposed June 9),  
September 23

**Location:** Oregon City School District Office [unless otherwise announced]