

Bond Oversight Committee Meeting Minutes

September 25, 2019 from 6:00 p.m - 8:30 p.m.

First Tour | Clackamas Academy of Industrial Sciences Makerspace

Open House BBQ at CAIS Campus, 1306 SE 12th St. Oregon City from 5:00 - 6:00 p.m.

Oversight committee members were able to visit the various new and existing CAIS hands-on learning spaces, that together form the new Makerspace. School staff were available to answer questions and provide demonstrations.

Welcome

Dick Withycombe, Facilitator

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

In Attendance

Committee

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

Staff

Michael Clark, Communications
Larry Didway, Superintendent
Kyle Laier, Assistant Superintendent
Gail Lockard, Safety and Risk Coordinator
Wes Rogers, Director of Operations/Bond Program Manager
Stephen Wasserberger, Bond Projects Manager
Dick Withycomb, Facilitator

Three Main Themes

Upgrades and Updates

Tour Reflection - Makerspace at Clackamas Academy of Industrial Sciences (CAIS)

Dick discussed the motivation to have early completed projects. Early identified projects that were important to the entire community, like hands-on learning, and that impact safety and security. Want to deliver early, starting with the Tour reflection of CAIS.

Earl went through the tour with Ben and they discussed how a lot of communities have abandoned hands-on learning. They talked about the importance of jobs that don't involve college. It was a positive experience. — **Question about if the equipment was donated.** *Kyle responded that much of it is donated, or purchased at discount from community partners. Additionally, new equipment has also been purchased.*

Richard thought that focus of the junior high level was helpful. Thought it was great. There is a need. Was curious how many students attend CAIS. He was also very excited to see the 3d printers. He has seen various 3d parts being created by GE for anything, including jet engines.

Robert was impressed with the support by the businesses in the community. He noticed all of the banners and he was impressed with the equipment that was available. The students are learning and using the same equipment that they would see in the workspace. State of the art equipment.

Echo was impressed with laser cutter and is going to make the CAIS cutout into a necklace. Also mentioned the update she heard about the sewing machines and embroidery equipment coming soon.

William talked about a story he read about space station printing a part. At first glance, he noticed that the environment still looked grungy. Realized that in real-life it would potentially be the same. He would hope that every student in middle school can spend at least a day, or a week, in this facility so that they would have some understanding of things being made.

Eileen worked at DW Fritz and had the students visit on MFG day, and the students had already seen much of the equipment. However, the students were so engaged with the tour and were thinking about how they could use the equipment.

Dick asked **Kyle** to talk about CAIS and the evolution of what it has become. **Kyle** shared that the first class was a tiny room at CCC that had a concrete floor, then went to King Elementary,

now seeing it at Jackson it is great. The new maker space location had been identified years ago. Great to see the idea come together. The teachers are now at a point with the students that they have one giant maker space. Life altering space for a lot of students.

Safety & Security

[Lockset Project Completed](#) [Stephen Wasserberger]

Stephen shared that the bond passed in large part to focus on safety and security. Larry came to us in mid spring and said I really want to have all of the locksets replaced so that our community can see progress. Over the summer the team worked very hard to replace over 1500 locks across the district.

CHOWN did an audit of all of the doors and created a database of every single door, the thickness, etc. From the audit an order was placed and it arrived on time. T

Previously the doors had the lock on the outside, and staff would lock it when the leave. Discussed the challenge of this, especially under stress. The new locks simply have a button, and now anyone can easily lock the door. Extra money was paid for collapsable handled.

In November each school will be revisited to do all office doors, etc. Also adding panic hardware on exit doors. Currently for outward facing doors there is a special key that is needed and no visual indication of lock status. New locks show visually whether it is locked or unlocked. Also had CHOWN install contact points, and in the future we will be able to monitor door locks.

William asked if any students were used in the installation of the locks, and **Stephen** responded, *no*.

[Digital Radio and Cell Phone Communications Project](#) [Gail Lockard]

Gail shared that back in 2015 she and **Wes** worked on the first phase of the radios, that went to the middle and high schools.

Phase two was in a dream notebook, and so happy to say that now it is here. Phase 2 included the 8 repeaters that go throughout the district. We have 2 wide area networks. In testing we were able to community from Eastham school all the way up to Tigard and beyond.

Operations team has access to the larger radios. We've also tapped into something called TurboWest which allows us to radio over long distances, and this would be used as a backup if our network went down. Each school will have two channels available to them. They use site based radios, but they do not connect to the wider area. Each radio can adapt to the site by joining their channel.

Richard asked who carries the radios? **Gail** explained that each school has 10 radios, and there are over 140 in total. Admin will have the wide-area radio, and in each office there is a wide area base station. The whole district can be reached in case of emergency via the office base station.

William asked about compatibility, and wanted to know what other networks they can connect to. **Gail** responded that they can connect to TURBOWEST. The network that we have is a private network. District is also purchasing 2 800MHZ radios so that we can connect with police and fire. One will stay in the district office and the second one will likely end up at the high schools. Our School resource officers also have our radio, so they can help to relay.

Gail discussed Firstnet and that it was created for first responders, used the carpool analogy. Able to talk between our phones and radio. We've used push to talk for some time. Now it is on everyone's phone.

Dick had a question about changing the nature of communications. **Gail's** response, they are more secure.

Michael shared about how at one point having a system like what we have now was just a dream, one that we knew would make us safer and better able to communicate, but it was out of reach. Now, today, because of the bond, it is a reality.

Ben talked about the importance of post incident and how important it is for post event logistics.

Robert asked about backups in the event the principal is gone. **Gail** explained that there is always redundancy in each building.

Reduce Overcrowding

[Middle School Design Video](#) [Michael Clark]

Design Updates and Plans [David Johnson]

- [Gardiner Renderings](#)
- [Gardiner Floor Plans](#)
- [Gardiner Land Use](#)

David discussed the Gardiner entrance and that it is warm and welcoming. Secure area, lobby, with the gym on the left. Behind the gym there are the learning areas. Each story is around 15 feet high. The lower image shows the outside area and you can see into timber hall. Covered outdoor dining and various tables, chairs and log elements. Wants to make sure and accommodate the needs of middle schoolers and the wide range of development.

Next went over land use and where the new building will go. Talked about staff and parent entry points, bus turnaround points, main drop off areas, etc. Shared the new traffic flow patterns. Showcased the fields and what each area represents. Also talked about access points into the surrounding housing areas.

William asked can fire department get to the back of the building. **David** responded that no, but that they will have access for hoses.

Eileen asked about the kidney bean shape in the diagram. **David** replied that it is a section for stormwater drainage.

Frank asked how big the building is. **David** replied that it is 150,000sq ft. Currently it is around 110,000, which is significant increase in size.

David went over the floorplans of Gardiner. Highlighted the structured learning program, small and larger spaces. Talked about making activities visible and for students to be inspired by their peers. Trying to get away from the institutional feel of the cafeteria. Also covered the band area and the various vestibules to control sound and noise.

Eileen asked if students will still use lockers? **David** responded that there are various learning spaces. Lockers are not in public corridors, but rather in various learning areas, and they are more like cubbies.

David continued to talk about the floor plan and talked about intentional transparencies. Big idea is to provide flexibility and various environments that adapt.

- [Ogden Land Use](#)
- [Ogden Floor Plan](#)

David talked about construction staging and phases so that the building could be used why projects taking place. Shared that much of the building will still be used along with the modulars.

William asked about how to address mud into modulars. **David** responded that pavement paths will be installed and around the modulars there will be an elevated pathway between buildings.

Ben asked about what out time frames for youth sports. **David** shared that fields will be offline for a full season. Will lose two falls.

Frank asked how to keep students and workers separated? **David** shared that various barriers will be between the work and the students.

Earl asked, how will the modular village be secured (security cameras, etc)? **David** expressed that it is a challenge. One note, is that it isn't making it worse, but that it will remain a challenge. **Wes** also explained that there is perimeter fencing. There are no formal trails or access point.

William asked about having construction workers and students being side by side. **Wes** explained that we have a very robust background system for all workers.

Frank asked about what contractors we selected. **Wes** explained that we are using **PENCE (Gardiner)** and **P&C (ogden)**

David talked about the library hub, outdoor dining options, warm and welcoming entry and connecting social and academic areas. Discussed having Special ed brought into the central part of the building and making the modulars more connected to the building. He pointed out that there will be natural light everywhere by replacing the roof.

Stephen wanted to add that there was a layer of complexity that in the future it will at some point convert into an elementary school.

Robert asked about contractor, is there anything being done to incentivize local workers. **Wes** responded that most of the sub-contractors we've seen are local. Expressed to teams that we want local workers. There will be job fairs.

Robert asked that we keep an eye out on contracts to make sure that they are following through with local workers. **Stephen** mentioned that the **CAIS** project was completed by local workers.

Dick mentioned that an important note had been raised, which is the importance of mentioning local work force and those that helped to support the bond.

Dick modified agenda to move the talk about proposed meetings for 2020: Jan 15, April 29, June 24, September 23

Earl brought up question about June 24th about potential other dates. **Dick** said that at our next meeting we will bring alternative dates for the June 24th.

Leadership & Process

Community Report from Bond Oversight and Endorsement [Michael Clark]

Michael shared that an email has gone out to the report subcommittee about first meeting time. Group will meet to outline the content and format for the first community report that will be part of the next UPFront community newsletter.

Caitlin requested that she be added to the oversight subcommittee. Michael replied that he would add her in the invite list.

Communications and Engagement Report

Meeting and Reporting [Wes Rogers]

- Optimists Club
- CAIS Makerspace Tour at Board Meeting
- Rivercrest Neighborhood Association
- Pre-application land use meetings with Oregon City
- Pre-application land use meeting with Clackamas County

Wes shared that he is hearing positives from the community and about the bond measure. Wants the board to stay connected to the bond projects, which represents the main space completed during the summer. Overall there was appreciation by the various groups, and we will follow-up with them soon. Covered the app and pre-app meetings with the city. We've had very positive, let's work this out type of meetings with the city about working together. The county is very accommodating, and there is less being done at Ogden. Discussed the improved path that will be at Ogden connecting to the LDS church.

Operations Updates and Q&A:

- [Project Timeline](#) [Stephen Wasserberger]
- [Budget Update and Expenditures](#) [Wes Rogers]
- [Minutes for April meeting](#) [Michael Clark]

Dick moved the operations section up in the agenda.

Stephen reported that Gdardiner is on track, want to break ground in Mid March. Want to turn the building over the month before school starts. At Ogden, we determined that it could get completed at the same time as Gardiner, which was magic to our ears. However, that also required a compressed schedule, but everyone has stepped up to the task, especially BRIC.

Split all of the schools into two cohorts. Safety and security along with upgrades. Right now that work is in the design phase, hope to get it done by the end of the year. Next want to get it out in front of contractors.

Stephen reiterated that currently Everything is on schedule.

Earl asked, what is the cost impact of compacting the schedule. **Stephan** responses that it will require more modulars, but since the disruption is minimized, which makes it essentially cost neutral.

Wes shared the master budget report. The report included contingencies, updated cost estimates, and design fees. He shared that we still have a very healthy contingency budget of \$26 million.

Frank asked if any requests to value engineer the plans. **Wes** explained that something similar is being completed, called design assist.

Emerging Issues

- Synthetic Turf at Middle Schools

Wes discussed using turf fields instead of grass, went over the handout.

Earl, asked about life expectancy. **Wes** shared that we got 12 years at the Jackson Field, but it is planned for around 10.

Dick wants us to build this into the agenda for January 15th.

Ben asked about the Task-force.

William would like to see the PROs and CONS for the turf field.

Future Issues

- Security Glass Approach [Wes Rogers and BRIC]
- Jackson Campus - Building A

Wes shared that security glass comes in many configurations. Will work with first responders to determine where to make sure we have security glass.

Larry talked about the Jackson Campus. It is slowly becoming a bigger and more significant issue. Feel like it is a good time for the board to receive community input about the building regarding investment and the historic significance. We want a representative from this group to be a part of that group and sign up for a four meeting commitment.

Earl said he would like to be on the Jackson campus team!

Communication Deliverables [Michael Clark]

- Website Redesign and Updates
- [New Reference Cards](#)
- [Middle School Design Process Explainer Video](#)

- Middle School Design Process Press Release(s)
- [New Radio and Cellular Communication Systems Press Release](#)
- [Lockset Press Release](#)

Michael shared with the group the various communication updates that have been completed, and additional items that are coming soon.

Caitlyn asked a question about using a hashtag and specific bond oversight social media accounts. **Michael** responded, *that creating a hashtag is a great idea. Additionally, it would be possible to create specific social media profiles, and that we could use the the district channels to promote new accounts. Additionally, it would be possible to not create specific accounts, but use existing district and school channels, along with the hashtag.*

Bond Oversight Committee Member Invitations

- November School Board Meeting - Bond Communications Report
- Jackson Campus Task-Force
- Turf Task-Force

ACTION ITEMS:

Dick said that at our next meeting we will bring alternative dates for the June 24th.

Caitlin requested that she be added to the oversight subcommittee. **Michael** replied that he would add her in the invite list.

Turf follow-up

- **Dick** wants us to build this into the agenda for January 15th.
- **Ben** asked about the Task-force.
- **William** would like to see the PROs and CONS for the turf field.

Jackson Campus

We want a representative from this group to be a part of that group.
4 meeting commitment.

Earl said he would like to be on the Jackson campus team!

Michael on October 14th we have a board meeting, and we were hoping to have a summary of the BOC report that will be included at the board meeting, if not, it will need to be at the November meeting.