



**INFORMAL MINUTES**

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A meeting of the board's School Improvement Bond Committee meeting came to order at 4:39 pm at the call of Committee Chair Andrew Scott in the Willamette Conference Room at the Blanchard Education Service Center, 501 N Dixon Street, Portland, Oregon, 97227.

There were present:

**Committee Members**

Committee Chair Andrew Scott; Directors Scott Bailey, Amy Kohnstamm

**Staff and Other Attendees**

Kara Bradshaw – Executive Assistant, Board of Education  
Dr. Russell Brown – Chief of Systems Performance  
Julia Brim-Edwards – Board Director  
Marina Cresswell – Senior Director of School Modernization  
Joseph Echeverri – Bassetti Architects  
Jonathan Garcia – Chief Engagement Officer  
Erick Gerding – Senior Project Manager, Lincoln  
Janise Hansen – Senior Internal Auditor  
Claire Hertz – Deputy Superintendent of Business and Operations  
Dan Jung – Chief Operating Officer  
Darren Lee – Interim Director of Construction  
Rosanne Powell – Senior Board Manager  
Davis Roy – Interim Senior Director of Communications  
Stephanie Soden Back – Executive Chief of Staff  
Jen Sohm – Project Manager, Benson  
Lloyd Stoller – Construction Manager, Lincoln  
Courtney Westling – Director of Government Relations  
Dana White – Director of Planning and Property Management  
Curtis Wilson – Principal, Benson  
Don Wolff – Chief Technology Officer

**Bond Planning Update**

Dan Jung gave a high level update of the bond planning, including noting what the criteria was for planning in the 2012 bond and the 2017 bond. He noted that the district will get more for its money if all the work on a project is done all at one time, instead of doing smaller jobs here and there, now that the maintenance phase has passed on most schools. He added that it will be important to make sure that the newly modernized schools get regular maintenance so that they don't get to the state they are in now again.

Dan Jung shared and the committee discussed four hypothetical, none specific bond options. Each option included a different distribution of funds per categories, such as portion of funds to new high schools, education facility improvements, physical facility improvements, capacity, contingency and administration. It was noted that the big questions are what the bond amount will be and how many high schools will be included in the bond. Director Brim-Edwards asked if accessibility work was being done in school to be in compliance with the American Disabilities Act, and it was noted that the district is close to compliance. The committee discussed what other criteria should be included. Claire Hertz noted that it is be important to keep all schools warm and dry. The committee asked for information on how many schools currently need new roofs and HVAC systems.

It was noted that if the district goes out for an eight year bond, voters might be upset that their project won't be done for at least eight years, verses if it's not on the list in four years there would be an opportunity for it to be on the next round of bonds. Director Scott commented that the same amount of completed projects would result from two four year bonds as one eight year bond, since the tax rate would be the same for each option. He also noted that if there is enough of a demand for additional

projects in the eight years, that the board could go back to the voters to increase the bond rate. Director Scott pointed out that the Board will have to be clear with the community that between school modernization, health and safety upgrades, roof and other maintenance requirements that not all projects will be able to be included in the next bond even if it's an eight year bond.

Director Scott asked the committee if they were ready to make a recommendation to the full board to move forward with preparing a bond package proposal in 2020, without having decided what would specifically be included. All committee members, and Director Brim-Edwards, agreed that were comfortable with moving forward.

Dan Jung shared the information that will be used to support proposal decisions would come from community input, polling data, and overall district need. Director Kohnstamm requested a high level overview of what would be needed to also focus on middle school redesign, including which K-8 facilities would be prospects for transitions to middle schools and what would be needed to upgrade the facilities appropriate for a middle school. Director Bailey commented that Harrison Park K-8 is at capacity, and it was noted that they are one school that would be planned to shift to a middle school with a middle school redesign.

Stephanie Soden shared that the district will begin to work on a bond communications and engagement plan and will continue to move forward with it now that the committee has stated an intent to move forward with the bond in 2020.

### **Benson Project Update**

Jen Sohm presented an overview of the construction timeline, and included the swing sites that all of the programs currently housed at Benson. She stated that the Marshall auxiliary Career and Technology Education (CTE) building that will be built for Benson students is within the already approved budget. She noted that the Kenton school estimate is currently under budget and that the Marshall project is coming in over budget, but that they balance each other out. The Marshall CTE building will serve all the current CTE functions at Benson, but will be on a much smaller scale. Director Brim-Edwards asked what happens to the CTE equipment once Benson moves into the new building. Ms. Sohm replied that the space can be used as a flexible space and classroom space, and that the equipment could be left for other programs. She reviewed the layout for the Marshall and shared how it is set up to accommodate the Benson program. Joe Echeverri noted that they have compared the Benson current master schedule to the new classroom space to ensure that they match and that they do. Benson Principal Curtis Wilson added that while the total number of students who applied to the program has decreased, that he anticipates that all of the enrollment spaces will still be filled. Ms. Sohm noted that they are very carefully beginning the work at Marshall to get ready for Benson to move in for the 20/21 school year, but that they are working to not disturb the current students.

### **Lincoln Project Update**

Erick Gerding provided an update on the Lincoln modernization project. He shared that the new school building will be built where the field is located and the students will continue in their current school building, that the project team is looking at the light quality in the current building design, and that they are just meeting the cities minimum glazing requirements for the windows. He shared that there will be a mural on the outside of the building on one wall, which will be done in collaboration with the community. He gave an overview of the changes that have occurred in the project since design and development, which included fully integrating the theater rigging into the project, and the radon mitigation system being changed from passive to integrated, as well as the particulate exhaust in the Career and Technology Education (CTE) instructional spaces to save space. He noted that the Oregon State Department of Environmental Quality (DEQ) is meeting with the district to discuss adding air quality monitoring in the area. He also shared that the team successfully appealed the city to reduce the number of bike parking from 200 to 140 due to topography and distance that students travel to school. They have exercised 49 identified opportunities for value engineering.

He noted in relation to risks and opportunities that the Tanner Creek Pipe, which is over 100 years old and made out of brick, has been looked at seems to be in good condition. Site and soil testing is being done, due to the site tanner creek site being filled in and the soil was never documented. There are concerns around market volatility, steel tariffs, and permitting. The project has been issued permits for

demolition on the field, which will allow for moving forward with demolition in January. The water bureau will take a vintage pipe out of commission due to redundancy, which eliminates one risk of the project.

Marina Cresswell shared that the Lincoln athletics website now has sports times and locations. Reike field will have temporary lights added so that athletics can use the field later in the evening. The district is in the process of obtaining a permit to add permanent lighting and a turf field to West Sylvan, however the current budget will only cover the lighting.

**Public Comment**

None

Committee Chair Andrew Scott Adjourned the meeting at 6:09 pm.

The next meeting of the Board of Education's School Improvement Bond Committee is scheduled to be held on January 16, 2020.