

VERNONIA SCHOOL DISTRICT 47J  
1201 TEXAS AVENUE  
VERNONIA OR 97064

BOARD OF DIRECTORS WORKSHOP MEETING MINUTES

February 28, 2013

**CALL TO ORDER:** A Workshop of the Board of Directors of Administrative School District 47J, Columbia County, Oregon was convened at 6:09 p.m. by Chair Jim Krahn.

MEETING CALLED TO ORDER

**Board Present:** Jim Krahn, Greg Kintz, Ernie Smith, Tim Bamburg, and Bill Langmaid. Cari Levenseller attended via phone. Camrin Eyrrick arrived at 6:14 p.m.

BOARD PRESENT

**Board Absent:** None

**Staff Present:** Ken Cox, Superintendent; Dawn Plews, Business Manager; and Barb Carr, Administrative Assistant.

STAFF PRESENT

**Visitors Present:** Rod McDowell, John Donovan, and Eric Block

VISITORS PRESENT

**1.0 Green Building Feasibility Report:** Rod McDowell updated the board on the work he's done regarding the green building. Rod assembled a small team of folks to determine the feasibility of reassembling the building on a new site. The team consisted of AZH Structural Engineers, Frank Berg and Associates; Architects/Project Managers, and LCD Construction. According to the team it is feasible to move the building and makes sense financially to do so. If the District is able to buy back the building for the initial price indicated this would be a good deal. If the building ended up being sold for scrap the district would be able to recover their costs. Rod will do more research if he can get the actual plans of the building. He does not recommend reusing the roof. It is difficult to line up holes and can cause issues later.

GREEN BUILDING  
FEASIBILITY REPORT

His preliminary estimates to reconstruct the footings for the building, re-roof, and install 6 foot sheer walls to help stabilize the structure would cost approximately \$299,317 for the entire building and \$128,018 for half the building. It is critical to have the right people document the deconstruction so that it can be reassembled correctly. They would need to take photos and drawings. This would cost approximately \$21,635 for this service.

Rod also mentioned that he did not include a 10% contingency in his estimate and this should be included. If the building isn't reconstructed immediately the steel would need to be wrapped to prevent it from rusting. There would be a cost associated with this as well. Tim Bamburg felt this could run \$20,000.

Ken Cox confirmed with Alex today that the cost of the building would be \$52,000. Price did include the existing roof. If not taking the roof Dr. Cox assumes the cost would be less. Paying for the building over time is an option with the demolition company. The demolition company will be done at WGS in a couple of weeks. They are not able to start moving dirt until after April 15<sup>th</sup>. In the meantime they will start grinding concrete and wood. He will need an answer on the green building soon.

Cari Levenseller left the meeting.

**2.0 Facilities Discussion/Metropolitan Group Report:** John Donovan and Eric Block presented their feasibility study on the funding opportunities for the green building – a \$200,000 effort.

FACILITIES DISCUSSION

METROPOLITAN GROUP  
REPORT

The Met Group conducted a survey of potential public and private grant sources and additionally facilitated a series of interview and discussions to gather feedback. Those interviewed included Eric Friedenwald-Fishman, Tom Kelly, Tony Hyde, Betsy Johnson, Alissa Keny-Guyer, Sharon Bernal, Mark Ellsworth, and Bernie Bottomly. Questions asked included:

1. Knowing the school District is seeking to raise \$3.6 million in funds in 2013 to finish off the

main project, does a second campaign for the green building weaken the main capital campaign project?

2. Is the green building the best use of \$200,000?
3. Would it be better to wait?
4. Why is the green building effort important?
5. If the District moves forward, what preliminary prospects may come to mind?

Based on the responses to the above questions and preliminary research the Met Group recommends the following:

1. Proceed with efforts to purchase the green building structure and raise the \$200,000.
2. Roll this amount into the total for the overall campaign.
3. Build the prospect list and strategy with a subcommittee.
4. Develop the complete vision.
5. Identify the "go/no go" threshold when the funds must be committed.

Miscellaneous discussion was held:

- Vocational education is diminishing. Focusing on this area may provide new opportunities worth pursuing.
- The District must make the choice to pay down debt or use new money to go towards this new project. Senator Johnson will support the decision of the district but the District needs to make the smart steps.
- Smart thing to do is to finish the building as opposed to erecting and leaving half done. Often times grants have strings attached for matching funds, etc. According to the Met Group it might be smart to exhaust all the time you have to see what kind of support there actually is. The District won't lose support of core funders if this is all rolled together into one package. They are very much in support of what the District has done.
- The board was in consensus with buying the steal. Money can be recovered if needed – value of scrap is still there. It might be easier to sell potential funders on the project if we don't put up the building right away.
- Educationally the district has a big hole. The space is needed for shop and art.
- Money is an issue. The District does not want to get into a bind and not be able to hire teachers.
- It was suggested to bring the rural sustainability committee chaired by Aaron Miller back together. Members included OSU extension, watershed council, and others. This group may be able to generate interest in the building if going the vocational education route.
- A 3-5 year facilities plan needs to be developed.

Ken Cox summarized the following plan:

1. Purchase steal for \$45,000 (this could be split into payments)
2. Wrapping cost \$20,000
3. Oversight of deconstruction \$20,000
4. Rock/Gravel - \$10,000

Bill Langmaid recommends proceeding with steps 1-4 above. It was the consensus of the board to move forward with this plan.

**Fund 280 Review:** Handout was reviewed. This handout indicates that the District will be in the negative \$399,502 at June 30, 2013.

**3.0 Community Garden Update:** Bill Langmaid shared an architectural drawing for the community garden. Things are progressing as planned and donations have been received in support of the project.

**4.0 Recess to Executive Session** under O.R.S. 192.660 (2) (b) at 7:45 p.m.

Discussion was held regarding termination of two employees.

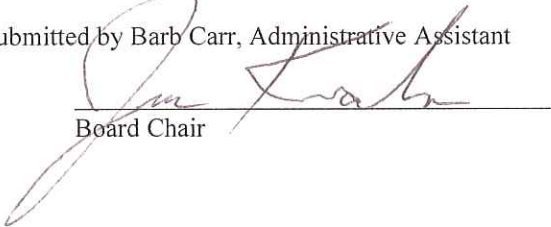
Reconvene to workshop at 8:09 p.m.


5. **Other Issues:** The Board would like to have another workshop in March. Date for the workshop will be discussed at the March board meeting.

**MEETING ADJOURNED** at 8:10 p.m.

ADJOURNED

Submitted by Barb Carr, Administrative Assistant

  
Board Chair

  
District Clerk

