

ADMINISTRATIVE SCHOOL DISTRICT 47J
475 BRIDGE STREET
VERNONIA OR 97064

BOARD OF DIRECTORS WORKSHOP MEETING MINUTES

August 23, 2012

CALL TO ORDER: A Workshop of the Board of Directors of Administrative School District 47J, Columbia County, Oregon was convened at 6:05 p.m. by Jim Krahn.

MEETING CALLED TO ORDER

Board present: Jim Krahn, Cari Levenseller, Ernie Smith, Bill Langmaid, Greg Kintz, Tim Bamburg, Camrin Eyrrick arrived at 6:11 p.m.

BOARD PRESENT

Staff present: Ken Cox, Superintendent; and Barb Carr, Administrative Assistant.

STAFF PRESENT

Visitors Present: Rebecca McGaugh

VISITORS PRESENT

1.0 District Facilities Discussion: Dr. Cox updated the board on the following:

DISTRICT FACILITIES DISCUSSION

Texas Avenue / New District Office Site: Asbestos abatement is complete. Contracts have been signed and work has started on the site prep, sewer work, and barn/out building upgrades. The contractor will start inside within the next couple of days. Due to the required prevailing wage the amount for everything has increased to \$93,000. This will come out of Fund 280.

New School / On Site Update:

The following change orders proposed (COPS) have not been resolved:

- Test Drilling was done but more rock was hit than anticipated. Cost has gone from \$50,000 to \$200,000 on this.
- Time extension for going beyond original completion date is \$175,000. Dr. Cox feels this amount will decrease.

Final numbers for construction of the building alone is at \$27 million.

What is Still Not In:

- Sound System – needed for both gyms, commons, and school wide announcements - \$89,000
- Intercom System – wiring is in, speakers need to be installed in the classrooms. Currently the phones will act as temporary speaker - \$40,000
- Classroom projectors and projector mounts - \$20,000
- Solar – the State mandates that 1.5% of the total building cost must go towards Solar energy. The District must spend \$328,000. \$85,000 is currently in the construction budget for the demo solar panels. This will happen in the Spring.

Off Site Update:

Wetlands – total cost looks to not be as much as originally thought. Total Wetlands projected cost is \$875,000. The District has paid all but \$150,000 of this estimate. The final billing looks to be decreased from \$150,000 to \$50,000 saving the District \$100,000.

Parks – Currently there is \$1.3 million sitting in the bank reserved for the completion of the new Spencer Park. The District is close to completing the three requirements to have the money released to the District.

1. Occupancy
2. Certification that we are in compliance, and
3. Contract.

Currently the District has #1 and #3. #2 is still pending. According to Dr. Cox it looks as though the total amount will be in the ballpark of \$900,000 saving the District \$400,000.

Next Steps.

Moving Dirt: Depending on the time of year there is a possibility of utilizing local trucks and drivers to help move the dirt from the new site to the WGS site once the building is down. Both sites will be graded to 1 inch of requirement. The board all felt the District could save money with this part of the project.

Maintenance Shop: The board was not in consensus of trying to salvage this building. Quotes to replace were within reason and not worth trying to salvage and reinstall an old building.

Green Building: Discussion was held that if and when Trails End Recovery puts this building up for sale would the District be interested in purchasing. It would have to be stored until it was feasible to reassemble. The District would need to hire someone to inventory the building before deconstruction so that we'll know how to reassemble. There is some concern with rust if the building were stored outside. Concerns would be whether or not the seismic code has changed since the building was purchased and whether or not the slab was level at time of assembling. If slightly off the beams of the building would have been adjusted to the slab. This could become an issue when a new slab was poured. Dr. Cox felt it could be as much as \$1M to reconstruct this building.

The board was interested in looking at this option but would definitely want more information on cost and feasibility. Tim Bamburg stated that he'd be in favor of bidding on the building if cheap enough even if the District determined not to use it and let go for scrap. Jim Krahn wanted to know cost to reconstruct. Dr. Cox will research this and provide the board with more information.

Athletic Fields: The District can continue to use the current athletic fields as long as necessary. The Board asked Dr. Cox to research this and get more definite numbers on what it would cost for fields, lights, track, and stadium.

Current District Debt / Fundraising: The goal of the Met Group is to continue to fundraise and raise an additional \$3M.

Current debt is:

- \$1.2 million for green building - \$120,000 annual payment
- \$3.3M QSCB loan – borrowed to build new building - \$205,000 annual payment
- \$1M – COOL Schools loan - borrowed to build new building - \$100,000 annual payment

None of the above obligations can be paid off early or combined.

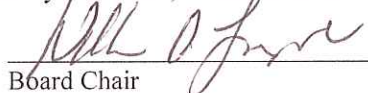
Bond:

Dr. Cox suggested to the board asking the community for another bond. In order to be in the November election the District would need to file by September 9. He felt the community would vote to pass a bond to re-use the green building. The board felt this was too soon and was not in favor of pursuing a bond at this time.

MEETING ADJOURNED at 7:43 p.m.

ADJOURNED

Submitted by Barb Carr, Administrative Assistant


Board Chair


District Clerk