

**Yamhill Carlton School District
Citizen Oversight Committee Meeting**

June 7, 2018

Present: COC Members: Murray Paolo, Richard Bernstein, Keri Maynard, Cliff Jensen
MMC Inc.: Michael Marino, Project Manager
YCSD: Charan Cline, Superintendent
School Board: Tim Pfeiffer
Visitors: Patricia Manson, Glenn Manson, Greg Neuman

1. Call to Order:

- Meeting called to order at 6:30 p.m. Susan FitzGerald, Alex Hurley, Thomas Shu excused.
- Tour of Dome buildings.

2. Meeting minutes:

- Motion to approve May 3rd and May 9th meeting minutes as presented made by Tim Pfeiffer, second by Cliff Jensen. No further discussion. All in favor. Motion carried.

3. School Board Actions:

- No applications have been received in response to request for new COC Committee members. School board in favor of adding new members to COC and for the COC to continue.

4. Financial Report:

- Keri Maynard reviews Bond Budget Status Worksheet. The only amount taxpayers to pay back are the \$14.2 million. Matching funds, bond premium, and line of credit not to be paid back with taxpayer property tax. Line of Credit to be paid back with proceeds from land sale. Buyers currently working with city to approve plans.
- Approximately \$700,000 for deferred maintenance, to include all safety features, deferred maintenance at high school and FFE & owner contingency. \$700,000 includes contingencies to be returned by Turner Construction and approximately \$250,000 to be returned from City of Yamhill, water line has been completed. Turner to start releasing contingencies second week of July.
- Total cost after GMP-7 is \$15,339,031. GMP-6A and GMP-7 to come out of Line of Credit.
- Public Comment-has land been sold? Tim Pfeifer - property has been sold pending approval from city on buyers building plan. Purchase price \$2.6 million.
- See Bond Budget Status Worksheet for further information.

5. Project Manager update:

- Mike Marino reviews Project Manager Status Report dated May 2018. See report for details.
- Highlights to include:
 - Municipal water line is completed as of 06-07-2018. System to be pressurized and hydrants tested. Camellia Street from Maple to YCHS section to be 26ft fire lane approved by city.
 - Site paving to occur last week of June.
 - New Fuel oil tank to sit by YCHS to avoid redesign of walkways. Tank has been ordered.

- M. Marino, T. Pfeiffer and school district working together on plans for minimal amount of irrigation and planting as landscaping scope was removed as part of value engineering effort.
- Painting of exterior domes to be completed at end of June.
- Waiting for county approval on Ag building plans.
- M. Marino authorized purchase of gym floor and long lead items.
- YCES- warranty walkthrough week of June 11th. Any work that needs to be done will happen over the summer.
- YCIS-\$8-10,000 for company to come in and evaluate boiler system. After lengthy discussion COC decides not to continue with evaluation.
- CTE completion Sept 23rd or sooner. Gym completion end of October pending funding.
- Public question on price of YCIS roof. Estimate for roof is \$103,000.
- See Project Manager Status Report for further information.

6. Deferred Maintenance Project List:

- See Project Manager Status Report for prioritized deferred maintenance list with budgeted numbers. Extensive discussion relating to cost and priority of items.
- T. Pfeiffer asks for clarification on estimate for YCIS roofing. \$103,000 is an estimate. M. Marino waiting for real number. R. Bernstein asks for clarification on deferred maintenance dollars. M. Marino-\$386,000 already budgeted.
- Greg Neuman, YCHS Principal here to request that flooring for high school is a high priority item. Carpet needs to be replaced as it is old and safety concerns as there are areas that are a trip hazard. After lengthy discussion, COC would like to see flooring at the high school be added to the high priority list and at the minimum the flooring in the corridors be replaced with the classrooms being deferred until funding available.
- Public comment requesting clarification if land sale dollars will complete the gym? C. Cline states design for full buildout of the gym to be approximately \$3 million, land sale is \$2.5 million which will finish most of the gym and gym can be used for practice and competition.
- Discussion on T-111 repair and pinning of roof trusses at HS. Volunteers will help with repair of trusses and M. Marino will compare pricing of T-111 against other comparable products.
- Public comment regarding asbestos at YCES, M. Marino states all mitigated at YCES. Floor was encapsulated and certified. Lead paint on exterior above play area will be repaired/replaced.
- Public comment on safety concerns on damaged stairs.

7. Other Items:

- Public Comment on damaged fuel tank, tank is being abandoned in place filled with aggregate and covered. Currently in litigation with PGE.

8. Action items:

- M. Marino to get cost numbers for T-111 to replace exterior rear fascia of IS, verses other options and email information out to COC to make recommendation at Board Meeting next week.
- M. Marion to proceed with flooring at YCHS.

Next scheduled meeting will be Thursday, July 5, 2018 at 6:30 pm.

Meeting adjourned at 8:20 pm.

Minutes respectfully submitted by Patti Bertrand.