

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

**June 19, 2018**

**Present:** COC Members: Murray Paolo, Richard Bernstein, Keri Maynard, Alex Hurley  
MMC Inc.: Michael Marino, Project Manager  
Turner Construction: Jonathan Morse  
YCSD: Charan Cline, Superintendent  
School Board: Susan FitzGerald, Tim Pfeiffer  
Visitors: Glenn Manson, Patricia Manson

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**1. Call to Order:**

- Meeting called to order at 8:03 p.m.
- Excused: Thomas Shu

**2. Updated Financial Report:**

- Keri Maynard reviews Bond Budget Status Worksheet.
- Changes from last budget report include: Other information, Line of Credit Information, GMP # 8 to go against Line of Credit, after adding GMP 6a, GMP 7 and GMP 8 will be short \$36,462.00. GMP 9 is also pending for \$610,000 to finish gym creating a total shortage of \$146,462.00
- GMP 8 Major scope of work for -lobby, gym floor to public restrooms and a weight room. Scope of work thru August 31<sup>st</sup>. GMP 9 is for finish work.
- Jonathan Morse reviews attached Gym Buildout Diagram. Extensive discussion on need for interior walls in gym with removing wall between lobby and gym, a possible cost savings. Removing walls would require redesign which would have additional costs.
- A. Hurly, R. Bernstein concerned GMP's being approved on basis of a land sale that is not final. Need itemized pricing list for any further deductions. LOC set up to bridge the gap until sale of land is final to enable project to continue. M. Marino and Turner have cut costs down to code compliance.
- Discussion on build out of gym. Status, cost, finished project timeline.
- M. Paolo-even after land sale project is still \$146,462 over budget.
- Public Comment-Understanding that gym to be shelled and loan to finance deferred maintenance projects over the summer until land sale is complete and funds available to finish gym.
- Extending buildout of gym from September to November will have a 3% increase in cost approximately \$60,000.
- A. Hurley-expresses concern that there is no funds for deferred maintenance at YCIS.
- T. Pfeiffer talks about districts declining enrollment and the possibility that in the future there may only be a need for 2 schools, YCHS and YCES, discussion on need to fund deferred maintenance at YCIS.
- Public Comment on total of out of district transfers and loss of funds.
- Discussion of GMP 8 and GMP 9. See attached documents.
- M. Paolo- COC needs reasonable recommendation on how to get as far as we can with available resources.
- Review of GMP 7, which was approved by school board.
- K. Maynard-Taxpayers money, COC has done good job at cutting costs and keeping project on track and concerned GMP-8 went to board for approval without the consideration of the COC. Need to put Gym on hold until funding available.
- Mike reviews GMP 8 and GMP 9. Concerned that waiting to build out gym will result in \$129,517.00 in hard costs and \$59,000 in soft costs which include escalation and remobilization costs.

- M. Marino-given specific direction to proceed with gymnasium. Here to find solution. Everything has been stripped down to be code compliant.
- Thru GMP 7 Gym can be a closed off building, code compliant, with lighting, slab floor and fire suppression. Locked with limited access. Not a public building.
- Public Comment-Is there cost to remove damaged fuel tank? Damaged fuel tank to be left in place and filled with aggregate. Costs to come out of County Excise Tax Funding.
- J. Morse, Turner Construction-Contingencies going as forecasted, have given back \$250,000 in deductions on GMP 8 & 9. COC would like future returned contingencies to go toward deferred maintenance

**3. Action items:**

- Motion to not recommend approval of GMP 8 to School Board made by Alex Hurley, second by Keri Maynard. No further discussion. All in favor. Motion carried.

Next scheduled meeting will be Thursday, August 2, 2018 at 6:30 pm.

Meeting adjourned at 9:00 pm.

Minutes respectfully submitted by Patti Bertrand.