

SEASIDE SCHOOL DISTRICT 10  
School Construction Citizen Oversight Committee  
Tuesday, March 13, 2018 – 3:00 pm  
District Administration Office  
1801 South Franklin Street, Seaside, Oregon

**PRESENT:**

Committee Members: Chair Egrane Brown, Nathan Crater, Lori Lum, Parker McCarthy, Margene Ridout, Mark Truax, Mark Winstanley

Administration: Superintendent Sheila Roley, Business Manager Justine Hill

Others: Jim Henry

**CALL TO ORDER**

Chair Egrane Brown called the March 13, 2018 meeting of the School Construction Citizen Oversight Committee to order.

**ESTABLISH QUORUM**

A quorum of the Committee was present.

**DELEGATIONS/GUESTS**

None present

**APPROVAL OF MINUTES**

A motion to approve the minutes of the January 9, 2018, meeting of the School Construction Citizen Oversight Committee as presented was made by Mark Truax and seconded by Nathan Crater. The motion carried unanimously.

**REPORTS**

Monthly Project Report

Project Manager Jim Henry reviewed the highlights of the project report which included approval by the Seaside City Council of the final annexation of the new school property into the urban growth boundary, and the award of the up to \$25,000.00 Technical Assistance for Seismic Assessment Grant from the State. The District will attend the work session of the Seaside Planning Commission on March 20, to answer questions from the community and the commissioners. The team is coordinating with Seaside Public Works on the 2018 work schedule. Committee members asked if the building materials will be suitable for the coastal conditions and noted the proposed siding has the potential for moss growth. Mr. Henry explained that the architects specify the materials but the District will have input. He further explained the District has conducted community outreach by holding six general meetings in the community, with one meeting held specifically for the Spruce neighborhood residents.

During the meetings, the team listened to questions and concerns regarding traffic, sidewalks and effects on vegetation. The community input will be taken into consideration when writing the comprehensive plan. Superintendent Roley explained that Seaside Signal reporter R.J. Marx, has expressed an interest in supporting the process and getting the word out with possible monthly progress reports in the Seaside Signal. Chair Egrane Brown was interested to hear how the Spruce neighborhood residents feel about the project. Superintendent Roley explained they expressed concerns regarding destabilizing of the soil, damage to existing streams, fears that the property will be compromised, and traffic congestion, especially during construction. Possible solutions to mitigate the traffic concerns are to create satellite parking areas for big events and the installation of electronic speed signs. During construction, contractors will be parking on the project site. The District is also working with a wetlands consultant to insure the property and streams will be protected.

#### Design Report

Mr. Henry explained that BRIC Architecture has completed the 50% Design Development phase and will have follow-up meetings with the District to review safety and security, technology, landscape, sustainability and interior materials. Business Manager Justine Hill explained that BRIC has integrated the forest and ocean into the design colors and materials. The exterior will be constructed with wood-like material to compliment the interior wood features. Mr. Henry reported the team is working with the city on site permits in order to start work as soon as possible and are waiting on the Joint Permit Application to be approved by the Department of State Lands and Army Corp of Engineers. The site permit will be submitted early in May, and the foundation permit will be submitted in June with work to begin in July. The Seaside Heights Elementary Design Stage will start in the fall of 2018. The District is looking at insurance for the general and sub-contractors, called a CCIP (Contractor Controlled Insurance Program). This policy would cover everyone working on the site and may allow some smaller contractors to be covered under an umbrella policy at no cost to them. It also covers the District for warranty issues up to ten years, in case contractors go out of business during the warranty period.

#### Financial Report

Business Manager Justine Hill explained the District paid the balance on the DOWA-IBI account for the work they did before the separation. The District's financial advisor sees no concerns and our current investments are secure.

#### Upcoming Community Meetings

Additional focus groups of teachers and staff will have another round of meetings next month.

#### Discussions and Recommendations

The next Citizen Oversight Committee meeting is scheduled for May 8<sup>th</sup> at 3:00 pm.

There being no further business, the meeting was adjourned.

Sally Francis  
Executive Assistant