

SEASIDE SCHOOL DISTRICT 10
School Construction Citizen Oversight Committee
Tuesday, November 14, 2017 – 3:00 pm
District Administration Office
1801 South Franklin Street, Seaside, Oregon

PRESENT:

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

Administration: Superintendent Sheila Roley, Business Manager Justine Hill

Others: Mitali Kulkarni, Dan Hess, Cary Bubenik

CALL TO ORDER

Chair Egrane Brown called the November 14, 2017 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 October 10, 2017 meeting of the School Construction Citizen Oversight Committee as presented was made by Mark Truax and seconded by Mark Winstanley. The motion carried unanimously.

REPORTS

Monthly Project Report

Architect Dan Hess showed slides of the architectural drawings for the Project. He showed three design options, each using different materials for the exterior of the building and drawings of the interior design and layout. The building is designed with three levels and a low-sloping pitched roof. He further explained that they are continuing to work on simplifying the high school and middle school plan to make the school design more efficient and cost effective.

Design Report

Project Manager Mitali Kulkarni explained that currently the projected cost is 10% over budget and Dan Hess will present strategies to come within 3-5% of the budget. She further explained the September and October milestones were reached and the Geotech report for Seaside Heights Elementary School concluded that they can use spread footing or mat slab for the foundation and will not need to use pilings for the new construction. The Geotech report for the new school has not come back yet but it is anticipated that pilings will be required. The Planning Commission and County Commission

unanimously approved the District's Urban Growth Boundary application and the next step will be completion of the land use application and acquiring site permits.

Superintendent Sheila Roley explained that DOWA was recently acquired by an international architecture firm based in Toronto, Canada. The DOWA architects the District had contracted with decided to start their own company, BRIC (Building Relationships Inspiring Communities). At the Board meeting in October, the District presented a request to authorize the Superintendent to terminate the District's contract with DOWA-IBI Group and hire BRIC Architecture, Inc. The Board voted unanimously to approve the authorization. The architects that have been working with the District for the past year have elected to sign on with BRIC and Dan Hess will be principle architect for the Project.

Ms. Kulkarni reported that Environmental Science and Assessment, LLC has partnered with Doug Ray of Seaside to assess the impact on the school site and develop a wetland mitigation plan which requires a joint permit application and two years of site monitoring after completion of the Project. Other organizations who are interested in partnering with the District include the Oregon Department of Fish and Wildlife for site-based educational opportunities and Clatsop County Master Gardeners for landscaping using indigenous plants.

Financial Report

Business Manager Justine Hill explained that finances are stable and there is a minimal amount being spent during this planning portion of the Project.

County Land Use Hearing – November 8, 2017

Dr. Roley reported the County Commission held the final meeting on the District's UGB request which was unanimously approved.

Discussions and Recommendations

Dr. Roley explained the District plans to hold meetings to address the traffic concerns expressed by the community. The first Neighborhood Outreach meeting will be held at Seaside Heights Elementary School on December 5, 2017 from 6:30 to 8:30 p.m. In addition, there will be a Construction Management Plan and Traffic Plan prior to the start of construction. Hoffman Contractor Cary Bubenik explained the school construction phase will start in summer of 2018.

There being no further business, the meeting was adjourned.

Sally Francis
Executive Assistant