

SEASIDE SCHOOL DISTRICT 10  
School Construction Citizen Oversight Committee  
Tuesday, July 9, 2019 – 3:00 pm  
District Administration Office  
1801 South Franklin Street, Seaside, Oregon

**PRESENT:**

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

Administration: Superintendent Sheila Roley, Assistant Superintendent Susan Penrod, Business Manager Justine Hill

Others: Jim Henry, R.J. Marx

**CALL TO ORDER**

Chair Egrane Brown called the July 9, 2019 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 June 11, 2019 meeting of the School Construction Citizen Oversight Committee as presented was made by Mark Truax and seconded by Margene Ridout. The motion carried unanimously.

**REPORTS**

Monthly Project Report

Superintendent Sheila Roley reviewed how active the entire K-12 project has become. She discussed renaming opportunities for both the elementary and middle school. There was a process developed and approved by the School Board. The final decision will be voted on by the students and it will be announced in November on Election Day. She discussed the real estate status of the School District's properties. All properties are listed. There has been some interest but no offers. Summer 2019 will be extremely eventful on the site. There are currently 115 workers on the K-12 project site. Seismic work has started at the elementary school. Minor wood rot was detected with a small area of dormant mold which required abatement. There will be some boards replaced but overall there were no major surprises for the age of the building. Because of the increased level of construction activity, the Bond

Oversight Committee will no longer be able to do site tours as part of the regular meeting schedule. There will be two opportunities for Committee members to sign up to tour the site this summer, August 1 and August 22 (both at 10:00 am). Committee members must contact Leslie Garvin if they would like to be on the registered list of participants.

Jim Henry, DAY CMP Project Manager for the Seaside School District Construction Project, presented information on the project. He discussed the building mock-up project and how it provides an opportunity to view different scenarios, products, techniques and quality before they are applied to the actual building. He talked about the track/athletic field grading progress, retaining walls being built and the road pathway finally taking its permanent shape. Jim also went over the construction project schedule which is still on target.

Margene Ridout asked if there have been any surprises on the site and Jim talked about a recent crack on a hillside above the Heights parking lot. A landslide head-scarp recently developed on a slope northeast of The Heights, which was detected by a local citizen walking in the area. This head-scarp is not attributed to current work at the MS/HS or elementary project areas. The landslide scarp extends up to near the top of the ridgeline and is in an area that was recently logged which probably allowed more moisture to get into the hillside. Excavation was planned in the area for the grading of the elementary school expansion. In coordination with the design and construction team, the site layout and planned cuts into the slope for the elementary school expansion have been reduced so no cuts to the slope are required below the larger landslide area. This does require some changes in classroom placement. GeoDesign was contracted to provide subsurface investigation, slope stability analysis, and evaluated mitigation options for the slope failure. Nathan Crater suggested talking with GeoDesign to look for cost effective ways to provide mitigation options. He indicated that there are often several different routes that can be taken to help mitigate future landslides. It was pointed out that slides do not tend to heal themselves.

Margene Ridout expressed interest in the gym construction schedule. Jim talked about permitting approval by the City of Seaside. Goals is to have the foundation for the new structure in by the time school starts. The gym will be a regulation sized gym that can be divided so that two learning spaces will be available. There was discussion on adequate space, PE staff, and the increase in PE requirements in the State of Oregon.

R.J. Marx asked for clarification on ownership of the reservoir site. There was interest in whether the School District planned to transfer ownership to the City of Seaside. Jim explained that one of the goals of the City of Seaside is to have ownership of the property that the East Hills Reservoir will be built on. Jim explained that collaborative efforts are being made to work through this request. Because the property was donated to the School District with deed restrictions, proper legal approval must be followed. There will be more discussion on easements and property ownership.

Jim briefly went over the monthly progress report. Standard format was used to discuss targeted milestones, provide an overview of the executive summary, and review a visual project budget comparison. It was reported there was, what appears to be, an isolated incident of trespassing at the elementary school job site. Police were notified and fencing was adequately placed around the perimeter. There was also an injury on site involving a cement truck and one worker which appears to be minor. There will be a Special Board meeting to discuss the Hoffman Guaranteed Maximum Price (GMP)

Financial Report

Business Manager Justine Hill went over the financial reports. There were three bond maturities. There was no significant financial data to report.

Discussions and Recommendations

There was discussion on the weather. Request to have the School District's drone footage updated on the website. It was reported that there only appeared to be old information available.

There being no further business, the meeting was adjourned.

Justine Hill  
Business Manager