

SEASIDE SCHOOL DISTRICT 10  
School Construction Citizen Oversight Committee  
Tuesday, August 11, 2020 – 3:00 pm  
2600 Spruce Drive, Seaside

## **MS/HS Site Tour**

### **PRESENT:**

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

Administration: Business Manager Justine Hill, Administrator of Special Projects Sheila Roley

Others: Jim Henry, Megan Pritchard, Stephanie, Mike Day, Dan Hess, Carey Bubenik, R.J. Marx

### **CALL TO ORDER**

Chair Egrane Brown called the August 11, 2020 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 July 14, 2020 meeting of the School Construction Citizen Oversight Committee as presented was made by Mark Truax and seconded by Parker McCarthy. The motion carried unanimously.

### **REPORTS**

While gathered on the west side of the MS/HS building, Carey Bubenik reported on the building façade. It was discovered that there is a substantial amount of weather barrier under the façade which is under the specified thickness. Although it was thought that the barrier would perform well, Hoffman determined that it wanted to give the tax payers what they paid for. Hoffman will be removing the brick and panel, from the center part of the building, to reapplying the weather barrier, then re-install the siding. The work will be completed by mid-January. Once school is back in session, measures will be taken to reduce disruptions. The demolition portion of the repair will take place before students are back.

#### Schedule Update

Jim Henry reported that we are expected to have temporary certificate of occupancy by the end of this week, which will allow District personnel to be on site. At the elementary school, because of covid, there have been some delays. The suspended ceiling in the library became an issue during the roofing process and is being replaced, along with new lighting.

Bubenik reported that Hoffman is scheduled for substantial completion at the elementary school in early October. He indicated there will likely be a couple of people on site until the end of the year, plus the work on the façade at the MS/HS.

Henry gave an overview of the monthly report.

Sheila Roley reported that a bright spot is the remodel of the elementary kitchen, which will go from serving 450 students to 750. The reconfiguration is great, and the space now has a walk-in freezer and refrigerator.

Margene Ridout asked if food will be prepared at the HS/MS kitchen, for the elementary school. Justine Hill responded one or two days a week food would be prepared at the MS/HS and delivered to the elementary school.

R.J. Marx asked how additional costs at the elementary school will affect the budget. Henry reported that the Hoffman contingency will cover it.

### Financial Report

Justine Hill reported that very few checks have been written this month. She also reported that at the School Board meeting tonight, a full faith and credit loan is on the agenda.

Ridout asked if property sales are still progressing. Roley reported that they were.

Nathan Crater stated that the rumor was that the ceiling in the elementary library collapsed. Bubenik said that it was not so much a collapse, but rather sagging. Some of the cables supporting the ceiling, that went up to the roof, failed when the roofing job started. The ceiling did not fall. Henry reported that we are working with the architects and the Energy Trust of Oregon on the library lighting plan. There may be incentives that will help offset the costs.

Marx asked what the amount of the loan being proposed to the Board was. Hill reported it is nine million. Marx asked if that will be added to the total project cost. Hill indicated that it was part of the total. Marx asked what the total was. Henry responded that the total cost is 131 million.

### Other

Ridout asked if teachers and staff will be able to be in the elementary building at the beginning of the year. Roley responded that they will not be able to get in until October. Materials are being staged so that teachers will have the opportunity to get the things they need to start the year remotely.

Next meeting will be Tuesday, September 8, 2020 and will be on-site if possible.

There being no further business, the meeting was adjourned.

Leslie Garvin  
Executive Assistant