

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

**PRESENT:**

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

Administration: Superintendent Sheila Roley, Business Manager Justine Hill

Others: Jim Henry, RJ Marx

**CALL TO ORDER**

Chair Egrane Brown called the November 14, 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 September 11, 2018, meeting of the School Construction Citizen Oversight Committee was made by Mark Truax and seconded by Nathan Crater. The motion carried unanimously.

**REPORTS**

Schedule Update/Monthly Project Report

Jim Henry began his report by showing the latest drone video footage from Morrissey Video. Jim used the footage to point out a number of features and current projects/progress on the property.

Working with Hoffman to begin planning for in-water work. This is the work that will begin in May to fill ephemeral stream/ravine areas. The project has already been permitted, but the plans for the work need to be in place to keep things on schedule. One of the requirements of in-water work is to not increase turbidity by more than ten percent. Documentation of the outfall areas, on a weekly basis, has begun. This data will help with presenting an acceptable plan to various agencies so that work on in-fill can begin in May. Various strategies for drainage and diversion of water are being explored, including water tanks. Nathan Crater commented that water tanks have not proven to work well for clay sediment – Jim took note.

Jim reported that a couple of weeks ago when we had some very heavy rain, there were some sloughing events. The on-site geo tech engineer was there to work on solutions for these areas, including re-grading, drainpipe and French drains.

Although a great deal of fill will be needed for ravines and ephemeral stream areas, 100% of the fill is expected to come from the sight.

There is an area north of the new building, originally not planned to be logged, that was indeed logged. This has created an area that will need to be repaired with an extra cost that was not anticipated.

The City of Seaside is applying for a five million dollar loan to build a water reservoir on the east end of the property. The school district will provide access easements. The City would like to explore the possibility of purchasing the property that will house the reservoir. These kinds of above ground reservoirs are designed with potential "disaster" scenarios in mind.

The bus barn property was identified as an area for environmental mitigation as part of the permitting process. December 1, 2018 is the deadline to present a plan for the conservation area. Jim reviewed the plan.

Work at Seaside Heights will begin July 1, 2019. We are applying for a 2.5 million dollar seismic upgrade grant. The grant pool is 85 million dollars and we are well positioned to meet the guidelines for the grant. The application deadline is this Friday, November 16.

We have had success with bid packages one, two and three. Bid package four is out and Hoffman is working on reviewing the bids. Jim showed an example of the bid categories that illustrated how they can be broken down into various smaller categories. This allows smaller contractors to bid, but makes for a more challenging bid review for Hoffman.

The budget is in the yellow/caution area.

The schedule is in the yellow/caution area.

An RFP is being prepared for a commercial real estate agent who can handle the sale of school properties.

Sheila was up on the property today, and showed the committee some photos that she took of the foundation work that is being done. She stressed that the quality control measures that are in place for the project are impressive

### Financial Report

Justine Hill reported that during the last two months we have paid 14 vendors. Three of our bonds matured and were rolled over for reinvestment. A new draw schedule has been requested from Hoffman and this should help to refine the spending timeline.

### Discussions and Recommendations

Next meeting will be on Tuesday, December 11, 2018 and will take place at the Hoffman trailer on the Heights property – weather permitting, the committee will tour the sight.

There being no further business, the meeting was adjourned.

Leslie Garvin  
Executive Assistant