

VERNONIA SCHOOL DISTRICT 47J  
1201 TEXAS AVENUE  
VERNONIA OR 97064

BOARD OF DIRECTORS WORKSHOP MEETING MINUTES

**CALL TO ORDER:** A Workshop of the Board of Directors of Administrative School District 47J, Columbia County, Oregon was called to order at 6:07 by Greg Kintz.

**Board Present:** Greg Kintz, Brittanie Roberts, Susan Wagner, Stacey Pelster, and Steve Whiteman. Melissa Zavales arrived at 6:15 p.m.

**Board Absent:** Vacant position.

**Staff Present:** Aaron Miller, Superintendent; and Barb Carr, Administrative Assistant.

**Visitors Present:** None

**Agenda Review:** Brittanie Roberts suggested a discussion be added regarding a future superintendent search procedure. Others felt this would be a better discussion for another time. Brittanie Roberts moved to approve the Agenda as amended with the additional discussion item. Stacey Pelster seconded the motion. Yes votes: Greg Kintz, Stacey Pelster and Brittanie Roberts. No votes: Steve Whiteman and Susan Wagner. Motion failed.

**Bond Project Discussion:** Mr. Miller shared that the District has spent to date \$2.7 million on Bond Projects from the original \$4.8 million available. This leaves a remaining amount of \$1.9 million. The District has a current contract signed for construction of a free standing pole building that will become the Metal Shop in the amount of \$400,000 including overruns and the exhaust system. This leaves roughly an amount of \$1.8 million which was to be used for the addition of 4 classrooms. The bids received for the 4 additional classrooms were substantially higher than the budgeted amount of \$1.8 million. Therefore this project is not possible.

Discussion was held on possible options to be able to create classroom space for the Art program. Location possibilities were shared: between the softball field and weight room; between the green wing and the kitchen, or in the spot where the original addition was going to be placed. This however would limit any future expansion and the board was not in favor of that.

Susan Wagner asked when the money must be spent? Mr. Miller shared that by the end of December 2020, 85% of the bond revenue must be spent.

Stacey Pelster was curious if space could be added for other classroom that would be less expensive than for the art program? Mr. Miller stated that classroom expansion must be for art.

**Priorities.** With the remaining funds Mr. Miller placed the items on a priority list. Discussion was held on the items listed.

**Priority #1:** The Metal Shop – the District has entered into a contract and construction will begin soon.

**Priority #2:** Improvements to Mist Grade School. With the additional students going out there beginning next year it is important to continue with improvements at Mist. The total amount of remaining projects is \$149,500 which includes ceiling work in the classrooms, exterior doors, carpet, asbestos remediation, paint (material only), window shades, playground equipment, exterior concrete work, LED lighting, and resurfacing the gym floor.

**Priority #3:** Projects at Vernonia Schools campus total \$1,457,059 approximately and includes light installation and electrical infrastructure at the football field, art classroom (including design costs) & possible additional classroom, security, LED lighting, athletic storage, class storage, VES playground, cross country trail, and a grandstand at the football field.

May 30, 2019  
MEETING CALLED  
TO ORDER  
BOARD PRESENT  
BOARD ABSENT  
STAFF PRESENT  
VISITORS

AGENDA REVIEW

REMAINING  
BOND PROJECTS  
DISCUSSION

PRIORITIES  
DISCUSSED and  
PLACED IN  
ORDER of  
PREFERENCE

There were comments of concern at the high amount of the design costs - \$\$62,899. Mr. Miller will speak with the project manager and get more details.

Susan Wagner stated she was not comfortable with the response she received from the Project Manager to her question about where and how the original RFP for the classroom addition was announced. She tried conducting a search for projects listed for Vernonia on ORPIN as well as the Daily Journal of Commerce and the school project never showed. Because the project manager is in Lake Oswego, this is where the project appeared. She is concerned that any local companies were not notified. Mr. Miller stated that Steve Kragrud, Project Manager, contacted Blue Star Construction a local business. He further shared that there were 20 companies that showed up for the pre-qualification meeting for the 4 additional classroom construction project and approximately 8-10 for the metal shop project. Both Mr. Miller as well as Steve Kragrud felt very fortunate to have had that many show interest initially.

Melissa Zavales left the meeting at 6:26p.m.

Susan Wagner further shared that she wants to make sure the bid announcement was accurate to what the project was or had it been copied and pasted from other bid requests and possibly include items that weren't specific to our project. This perhaps caused the costs to go so high. Also, she asked if items were stripped down as much as possible to save money? Mr. Miller felt the classrooms were bare bones, same as what we have in the rest of the building, with the exception of the Art classroom which was fully functional. Siding and framing was looked at to perhaps have cost savings and there was not a lot of room to cut costs.

Bottom line is that costs have increased substantially across the board. Waiting to the end of the summer construction season is over in the hopes of getting more interest would likely cause additional increases in costs.

Mr. Miller asked the Board to review the list of priorities and assist him in putting the list of projects in order. They will start at the top of the list and go down until the money runs out.

Mist: All felt the project order was good. Suggestions were made for window shades/security as well as paint.  
Vernonia: Discussion was held and board members expressed their preferences. Steve Whiteman was supportive of having a good quality art room, nothing sub-par.

Melissa Zavales returned to the meeting at 6:52 p.m.

After discussion the following items were placed in order of preference:

1. Classroom expansion
2. Playground Equipment
3. Athletic Lights
4. Football Field Grandstands
5. Cross Country Trail

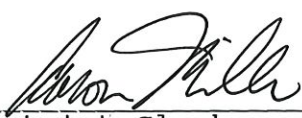
Mr. Miller expressed concern that he should still hold a community meeting to seek input from the public and to notify them of the change in no longer constructing the four additional classrooms. He will obtain better estimates from our Project Manager and then set a meeting. It was suggested to hold this meeting at the Scout Cabin or the City Library.

Steve Whiteman shared his belief that the field lights and stadium seating will be a hot topic with the community. Mr. Miller agreed, however if funds fall short this is the area people will donate to and support. They don't do this for a classroom expansion.

Workshop adjourned at 7:24 p.m.

Submitted by Barb Carr,  
Administrative Assistant to the Superintendent and Board of Directors

  
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Board Chair

  
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District Clerk