

SOUTH WASCO COUNTY SCHOOL DISTRICT #1
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Regular Board Meeting
Zoom Link

Wednesday, Jan. 13, 2021
6:00 p.m.

REGULAR BOARD MEETING AGENDA

Board Members Present: Josh Thompson, Joan Stark, Howard Fetz, Rob Miles,
Tammarra Ferguson, Carol Mitchell

Board Members Absent: Melissa Huntley

Admins Present: Ryan Wraught, Jim Hull, and Aimee Hovis

Others Present: Josh Kurtz, Scott Marshall from Straightline, Yancy Wells, Coral Ann Roeder

1. **CALL TO ORDER** at 6:02 PM
2. **ADDITIONS OR DELETIONS TO AGENDA BY BOARD MEMBERS** No additions or deletions to agenda.
3. **APPROVAL OF AGENDA**
 - MOTION:** Howard Fetz moved to approve the agenda
 - SECOND:** Joan Stark.
 - VOTING:** Motion passed unanimously.
4. **CONSENT AGENDA:**
 - A. Regular Board Minutes for Dec. 17, 2020 approval
 - B. Special Board Meeting Minutes for Jan. 7, 2021
 - C. Acknowledge Payment of Bills*
 - D. Personnel Report
 - MOTION:** Howard Fetz moved to approve the consent agenda.
 - SECOND:** Carol Mitchell.
 - VOTING:** Motion passed unanimously.
5. **RECOGNITION/PRESENTATIONS**
 - A. Board Appreciation Month

Thank you to the board. Typically, we have a recognition/thank you dinner for you but since our meetings are continuing on ZOOM, we will have to postpone. Even so, the district would like to share our sincerely appreciation to the school board. The staff has appreciated listening sessions that you have provided. Thank you for being available and open to special sessions that have been added to your calendar. You put students first in the decisions that you all make. The board have been involved heavily in the DRAC project and Bond efforts. The district truly appreciates all the time you have invested. When COVID is over, the district would love to have a huge community celebration with a BBQ and bouncing house to bring everyone together and thank you for your service.
6. **INFORMATIONAL**
 - A. Athletic Director's and Dean Report.....Jim Hull
Athletics - As of right now OSAA states we can begin football on February 8th but Oregon Health Authority says we can't have contact sport since the county is in the red. This also does not allow any practices. Small football teams across the state, like Joseph SD, have said that February 8th the fields would be frozen so they don't even feel it would be safe for students. The high school can start Feb 2nd with volleyball season, but currently gym is completely closed. There are no sport schedules or plans at this time with in local schools

due to moving dates and guidelines. We are waiting and see on dates when we are allowed to.

Dean Report – The teachers have created a system on google docs to share with each other student grades. All teachers have access to they can work together to help struggling students. Between 8-10am high school students can come in for two weeks to work with teachers to get grades up. We have noticed that some of the grade school students that were not turning in assignments in distance learning, are now turning in work while during in class instruction. This is encouraging for high school students, since they are starting in class instruction on Tuesday. There will be no early start bus routes for high school students that want to come in for extra help from 8-10am due to the bus capacity rules. The additional tutoring might carry on after 2 weeks for high school students.

Attendance is the same. It is the same kids that are not participating and/or turning in school work. Students that have shown up at the beginning of CDL are and also students that have not attended, still are not logging in. When talking to teachers, they have shared that for students that have shown up for CDL, it has become part of the student's routine and students in routine of missing are still missing.

If a student gets an incomplete at the end of the semester, they would get an incomplete and not an F. They will then have two weeks to make up the missing work.

B. Superintendent/Principal's Report.....Ryan Wrought

K-8th is back in school. The feedback from staff is that the split start time is going well. We have K-6th starting at 8 am and 7th and 8th grade starting at 10 am start. Ready School Safe Learners is recommended but we are acting as though all guidance is still mandatory even though RSSL is now advisory guidance. North Central Health has endorsed our plan to return students back to school. High School students start Jan 19th. The High School staff is ready and excited to have students back. Cohort limits have increased to 100 from 50. The High School is well under the 100. With bus cohorts are 20 or fewer and 65 High School kids registered for onsite learning. The high school will have open campus so high school students will be able to go to the Maupin Market during lunch break. The mayor and store have been notified.

Ryan attended a School based health clinic with Wasco county schools and the ESD. He was able to confirm that there is \$60 thousand to be shared across the county school districts, and not South Wasco County School district. During the meeting the group discussed priorities and the urgency for mental health services. The school-based health clinic has a two-year time line, with required specific equipment and space. Another model is the school nursing model. The region would hire a nurse. The nurse would provide onsite nursing services and tele-counseling support. The positive that the nursing model would have is that services to students could happen right away. The initial consensus from the groups was that the long-term goals should be to have a school based health clinic, but the short term goal of getting services to students would mean going with the nursing model in the interim. SWCSD would roughly get 8 hours a week of nursing support. Ryan has additional meetings on this and will report updates as they become available.

7. **BOARD DISCUSSION**

A. DRAC Update.....Rob Miles

DRAC has chosen a contractor do to the work. Selection committee selected Kirby Nagelhout. DRAC still needs \$1 million to get to completion. The goal is to start construction in late spring. Once construction starts, the timeline is 3 to 4 months. Track will hopefully be done by June or July dependent on fundraising and weather.

B. Straightline Architecture.....Scott Marshall

The board will need to decide on two different delivery models to proceed with the bond construction.

Project Delivery Method:

Option one - is "Design Bid Build." This is where all of the designs are created within one large bid. The district would then ask for one company to bid on the entire project at once. With the Design Bid Build, by law the district must choose the lowest bid.

Option two - is the Construction Manager/General Contractor. In the CM/GC process the project owner hires a contractor to provide feedback during the design phase before the start of construction.

The CM/GC process is broken down into two contract phases. The first contract phase, the design phase, allows the contractor to work with the designer and the project owner to identify risks, provide costs projections and refine the project schedule. Once the design phase is complete, the contractor and project owner negotiate on the price for the construction contract. If all parties are in agreement with costs then the second contract phase, the construction phase, is kicked off and construction begins.

There are advantages to using the CM/GC process. The contractor acts as the consultant in the design process and can offer new innovations, best practices and reduced costs and schedule risks as a result of the contractor's years of proven experience doing the actual work. This process also allows the project owner to employ new innovations, assist in the design process, and make informed decisions regarding cost and schedule. There is full transparency and school board and building committee can decide which subcontractors are hired. There is also an economy of scale, where a subcontractor can come in and have a list of jobs to complete all at once, instead of having to travel back and forth as often happens in the Design Bid Build model.

Connecting with other Service Providers:

In the past month Scott has reached out to Holmes who is doing the district's seismic work; he is coordinating the bond work vs seismic assessment and potential seismic work. This coordination is an attempt to not duplicate services and will ultimately save the district money.

One item that needs to be completed is to get a Soils Engineer to get percolation and load capacity for the location of the new building.

Scott also spoke with Mark Seder, DRAC Architect and Anderson Perry, Surveying. After talking to them, they said they need to do more surveys for the DRAC project. He talked to Anderson Perry who is the surveyor and asked them to back track what he is doing for DRAC. They are putting together a proposal for the school district. The school will save money if we are able to bundle the projects so Anderson Perry could do the work in one site visit for both projects. Anderson Perry will split out the contract on what areas are for the district vs the DRAC project. Scott will share with SWCSD once he receives the proposal from Anderson Perry.

District needs to create a building committee. A building committee is required for the public bond requirement. They would meet quarterly, keep an overview of the projects that are selected, and pursued. They will ensure projects match with the bond requirements, what the public voted for, and aligns with the bond language. They are the public oversight. The committee from this point moving forward would assist in prioritizing the work.

What needs to happen next:

- Need delivery method approval
- Create a building committee
- Need priority list from building committee

3 Month Look Ahead:

Scott has a preliminary three month look ahead of things that need to have done. If school decides on the CM/CG- he will put it in advertising and get the process going. If that is the case, there are certain dates that are needed for the proposal.

Question: Rob Miles asked, Are you [Scott Marshall] on the old or new contract?

Scott: Election day old contract was up. Now that we are doing bond it is under the new contract.

In past work with small districts, Scott has discouraged owners reps as a cost savings measure. Scott will take on the responsibilities of owner rep as the architect on the project.

Question: Tammarra Ferguson asked, "What is the pros and cons of the different delivery methods. It looks like, it looks like it is more expensive to go with the CM/CG?"

Scott: replied for example if you were going to build a new building with a defined start and finish, and it is new and everyone understands with very few unknowns or a very simple project and has a linear path I would recommend a Design Bid Build. Design Bid Build - would be less since it is straight forward easily understood project.

A CM/CG would have an upfront cost and a percentage. They will draw down on the percentage. 3-5% typically. That percentage that is a soft cost to the school district that would not be there for the Design Bid Build model. But, the CM/CG method has the capability to schedule multiple projects, schedule around students who are in school. They can group activities together. They can build a schedule for a painter for example to do multiple projects. Then sub-contractor savings because they are coming out less and does more in one visit.

Tammarra Ferguson asked, with each group who coordinates work?

Scott: CM/CG is a construction manager. The school district, design manager all work together. CM/GC will be responsible for arranging workers, building project schedule, contraction schedule and budgeting.

The architect is the design team, the school district decides what they want and reorganization of moving classes and offices.

In the RFP- Request for Proposal – It is a document put together that outlines a pamphlet of what the company can do for us. Contractors will do a walk thru of the school. Then, they will ask Scott for RFP info and Scott will do the walk thru. When they are turned in the review committee will use scoring form and Scott will collect scoring metrics. Then committee can interview the highest companies/contractors.

Question: Who selects the CMCG company? The school district will choose.

Scott: Typically, 3-5 people on the committee to choose. Generally, in the past it is people familiar with the bond and people experience with construction. That selection committee has superintendent, Scott Marshall, and a couple other people.

Scott would facilitate the RFP for the companies by submitting it to a database that all construction companies in the state have access to, the advertisement will run for two weeks. Interested companies would contact Straightline Architects.

C. WamPinRock Article

Ryan drafted article for the WamPinRock. It is due on the 20th. Ryan welcomes the board to review and provide feedback on the article. Tammarra Ferguson said she liked it, overall it looked excellent. Rob thought it was good information and nice note to get communications out. Board agreed to send article to the WamPinRock for publishing.

8. **BOARD ACTION ITEMS**

(Non-routine items which require action individually. These items will be presented by appropriate staff with a recommendation for action. If an item is taken off of the consent agenda for discussion it will be placed in this category.)

A. 2nd Reading Policy: GBEB, JHCC

This will be tabled until next month per board member request.

B. OSCIM Grant Agreement – must be Board approved prior to submission to the state.

MOTION: Tammarra Ferguson motion to move forward with the OSCIM Grant agreement.

SECOND: Rob Miles

VOTING: Motion passed unanimously.

C. SIA Grant Approval – The budget was revised to better outline the changes made to funding due to COVID.

MOTION: Joan Stark motion to approve al SIA Grant.

SECOND: Tammarra Ferguson

VOTING: Motion passed unanimously.

D. Project Manager Model – the Board had a brief discussion on the pros and cons of each model.

MOTION: Tammarra motion to move forward using CG/CM model for the Bond project.

SECOND: Carol Mitchell

VOTING: Motion passed unanimously.

9. **BOARD GOALS**

Board goals are posted on the school website.

10. **COMMENTS FROM AUDIENCE ABOUT AGENDA/NON-AGENDA ITEMS**

Josh Kurtz: Either way echoing Ryan's sentiments. I want to thank the board for their service and sacrifice of time, energy. As a parent, teacher, union rep, and tax payer, I want to thank you. You have my gratitude and thanks. I appreciate each one of you as individuals.

Yancy Wells: I wanted to ditto what Josh said. The high school morale is so much higher that it was a year ago. Thank you for supporting us. Morale is so high even with COVID. We are all excited for kids to be here next week. Thank you for all that you do.

Rob Miles: What are we doing for struggling students? I want some more discussion on students that are struggling with distance learning.

Ryan: We could do things at a higher level (policy level). At this point, we will see what teachers are doing for 2 weeks to catch students up and see where that leads. I will do some more research on what other schools are doing.

Tammarra Ferguson: Concerned about high school students and thinking we will have a higher dropout rate. I feel situation is so dire. We should have increase in vocational opportunities, more options for kids to get GEDs. Is there anything we can offer them as they are making an alternate choice?

Ryan: I will talk to teachers and look at other schools and see what we can do.

Scott Marshall: Best solution I have heard is there is an option to have a pass/fail so it doesn't impact the GPA that helps kids that are worried about their GPA.

11. **INFORMATIONAL ITEMS**

12. **RECESS TO EXEC. SESSION** under 192.660 (2) (f) records exempt from public inspection at 7:21PM

13. **RECONVENE TO REGULAR BOARD MEETING FOR ACTION ON EXECUTIVE SESSION** (if necessary)

14. **ADJOURNMENT OF REGULAR MEETING** at 7:46 PM.

South Wasco County School District is an equal opportunity employer.
Current personnel policies are available for review in the District office.