

6:30 PM
2021

Thursday, September 23,

AGENDA
Special Meeting of the
BOARD OF DIRECTORS
Corvallis School District 509J

Meeting Details: Thursday, September 23, 2021, 6:30 PM in the District Office Board Room, 1555 SW 35th Street, Corvallis, OR 97333.

SOCIAL DISTANCING IS ESSENTIAL IN REDUCING THE SPREAD OF THE COVID-19 PANDEMIC.

Oregon law allows public meetings to be held entirely online; therefore, we will NOT have seating available at the meeting site. If you would like to watch live-streaming of the School Board meeting, please navigate to the District's YouTube channel: <https://www.youtube.com/channel/UC9Jtpte5dmilZI9kySBJbVQ?> A recording of the meeting will also be posted to that channel.

- I. **CALL TO ORDER AND ROLL CALL (6:30 p.m.)***
- II. **PLEDGE OF ALLEGIANCE**
- III. **BOND PROGRAM UPDATE**
 - A. Written Bond Update



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Kim Patten, Director of Facilities and Transportation
Meeting Date: September 23, 2021

Bond Program Update

NO ACTION REQUIRED

Background

Wenaha Group provides project management services for the Facilities Improvement Bond approved by voters in May 2018. Wenaha Group's project managers will prepare a monthly report to communicate status and progress on bond projects. The report will be included in a board packet each month, published on the district website, and shared with key communicators.

Direct questions regarding bond projects to kim.patten@corvallis.k12.or.us



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE SEPTEMBER 23, 2021



GENERAL PROGRAM UPDATES

This has been a very active summer of construction and coordination that has required nimble responses to a variety of surprises. The pandemic has inserted a new level of uncertainty into construction that includes labor shortages, productivity decreases, material cost increases and material delivery challenges. For example, at one site, a large order of steel was reportedly delayed until the end of the year, and it showed up this week without notice. It seems that the supply chain for construction materials has not recovered and is still reacting to new circumstances. On the labor side, one project suffered a two-week delay due to quarantine of their electrical crew.

Despite these challenges, all of our active projects are now safely occupied with kids learning, and that is something to be proud of. All construction, management and design teams deserve appreciation for the hard work this summer on behalf of the Corvallis School District. And the district itself deserves a lot of credit for the tremendous effort in juggling classroom contents and furnishings, and for cleaning and preparing the schools to make it all happen on time.

- Kathryn Jones Harrison Elementary and Letitia Carson Elementary are in service now, with the construction team preparing to start the new addition work, continued renovation work in unoccupied areas, and on the outside parking and play areas. The projects will be underway into the summer of 2022.
- The design for Adams Elementary is in final stages, as is the preparation for building permit submission and bidding. Work will commence in the spring of 2022.
- The new Lincoln Elementary building is open! One child walked into the building on the first day of school and told a project manager *"This is the best school I've ever seen!"* Parking and driveways are open, and the balance of the sitework will be completed near the end of this year. In the meantime, playground areas are rather tight. However, the new play structure, which was delayed in manufacturing, is being installed, and should be open very soon. The district is working to provide a video tour of the building, as COVID protocols don't allow visitors at this time.
- Bessie Coleman Elementary construction is going well, with classroom wings already seeing paint, ceilings and cabinetry. This building is on track for winter completion and occupancy with sitework to complete the summer of 2022.
- Garfield Elementary is fully open! The new wing and front office are amazing, and the transformation of the existing classrooms is impressive. Next time you're there, check out the nice solar panel canopy at the entry.
- The Mt. View and Franklin projects are both moving through the design process and will soon go in for permits and bidding. Projects will start on site in the spring of 2022.



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE SEPTEMBER 23, 2021



- Work at CVHS is mostly complete, and students are in the buildings. There is lingering seismic upgrade work in the gym that will be completed later, and there are some logistics yet to be resolved in some of the shop spaces.
- The Corvallis High project is occupied now, and there are a few remaining work items. Construction will be done with careful coordination with the school, and includes the covered work area, the covered walkway, and some miscellaneous door issues driven by supply chain challenges.
- The Cheldelin Library project is now occupied. A new circulation desk (delayed by COVID) will be added this fall once it is received.
- The College Hill project design is progressing, with the design team working on Construction Documents. Bidding is targeted for the fall, with construction starting summer of 2022.



Highlights from Lincoln Elementary



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE SEPTEMBER 23, 2021

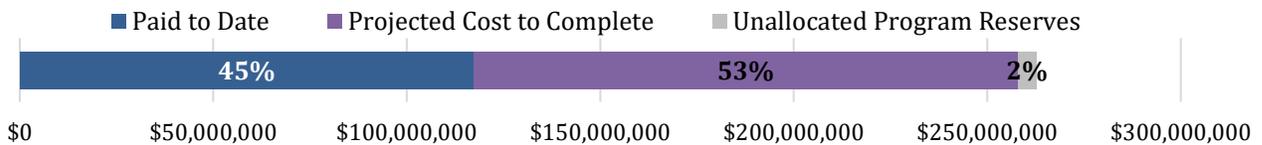


FINANCIAL SUMMARY AS OF JULY 31, 2021

Voter Approved Bond Issuance	\$ 199,914,046
Bond Sale Premium	39,204,888
Bond Interest Earnings	12,421,956
OSCIM Grant ¹	6,234,147
Other Funding ²	2,069,464
Projected Resources through End of Program ³	2,850,000
Total Program Resources	\$ 262,694,501

Paid to Date	\$ 117,367,175
Projected Cost to Complete	140,430,207
Total Projected Costs	\$ 257,797,382
Unallocated Program Reserves	4,897,119
Total Program Requirements	\$ 262,694,501

- ¹ **Oregon School Capital Improvement Matching (OSCIM) Grant.** Matching grant through this state program; restricted to Lincoln project.
- ² **Other Funding.** Additional grants and reimbursements from several sources including energy conservation reimbursements from the SB 1149 program and from the Energy Trust of Oregon, and seismic rehabilitation grants; restricted to specific projects.
- ³ **Projected Resources through End of Program.** Interest earnings, high school success grant, e-rate, and energy conservation reimbursements.



	Bond Allocation	Other Funding Sources ¹		Total Projected Costs ²	Paid to Date	Projected Cost to Complete
		allocated	pending allocation			
Adams	\$ 11,594,457	\$ 632,420	\$ 6,409,281	\$ 18,636,158	\$ 2,346,531	13%
Garfield	20,431,066	4,858,414	631,210	25,920,690	21,712,457	84%
Husky	38,462,382	(648,740)	368,000	38,181,641	19,831,434	52%
Jaguar	12,322,158	5,625,703	417,425	18,365,286	4,290,118	23%
Lincoln	32,068,849	6,260,619	1,016,730	39,346,197	30,256,533	77%
Mt View	8,904,029	-	8,367,762	17,271,791	348,222	2%
Wildcat	11,807,766	5,669,935	209,312	17,687,013	4,066,118	23%
Franklin	8,897,336	-	2,310,268	11,207,604	172,179	<1%
Cheldelin	9,992,479	8,500	1,951,274	11,952,253	6,768,380	57%
Linus Pauling	400,000	-	(28,909)	371,091	355,294	96%
Corvallis	7,982,711	2,449,028	62,580	10,494,319	6,115,109	58%
Crescent Valley	16,226,898	4,402,001	(924,265)	19,704,634	13,340,467	68%
Harding	11,208,697	-	5,983,938	17,192,635	742,963	4%
Program Administration	9,615,219	-	1,850,851	11,466,070	7,021,371	61%
TOTAL	\$ 199,914,046	\$ 29,257,880	\$ 28,625,456	\$ 257,797,382	\$ 117,367,175	46%

¹ **Other Funding Sources.** Includes bond sale premium, bond interest earnings, OSCIM grant, and other funding such as energy conservation reimbursements from the SB 1149 program or Energy Trust of Oregon, and seismic rehabilitation grants.

² **Risk Associated with Projection.** Low - Complete/Nearing Completion Medium - Under Contract High - Yet to Bid (No Contract Yet)



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



ADAMS ELEMENTARY SCHOOL
MAJOR ADDITION AND REMODEL

Project Manager: Kieron Spellman
Wenaha Group

Architect: DLR Group

CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Add five (5) permanent classrooms, create collaborative/small group learning areas, create dedicated PE space by adding multi-use cafeteria, renovate existing classroom space for student support services, improve ADA accessibility, install energy efficient lighting, replace covered play shelter, upgrade finishes in hallways and shared spaces including floors, paint, and ceilings, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, replace emergency communication systems, secure front entry, and office modifications.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Nov 2018	Oct 2019	100%	
Design & Permitting	Nov 2019	Dec 2021	87%	
Construction	April 2022	June 2023	0%	

CURRENT ACTIVITIES

- Land Use Commission approved CSD’s application on September 1st, with a couple of conditions. These will be incorporated into the permit documents.
- In process of making modifications to documents for permit application. Scheduled to submit for permit early October.
- Fortis Construction working on project logistics, schedule and bidding strategy.
 - Electrical service replacement work and low voltage fiber work for the District Office and Food Warehouse - Underground and vault work completed and panels/equipment/transformers scheduled to arrive this fall.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Submit PIPC and Building permit application.
- Continue with electrical service replacement project.
- Bid the project.

HIGHLIGHTS - N/A

CHALLENGES AND SOLUTIONS - N/A

PROJECT PHOTO GALLERY - N/A





**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



**CHELDELIN MIDDLE SCHOOL
MAJOR RENOVATION**

**Project Manager: Patrick Linhart
Wenaha Group
Architect: Pivot Architecture
Track Contractor: Field Turf USA
CM/GC Contractor: Gerding Builders**

PROJECT DESCRIPTION

Renovation: Renovate classroom to create a STEAM lab, renovate library/media center, improve ADA accessibility to the front office and elsewhere in the school, renovate cafeteria, renovate restrooms, replace kitchen flooring, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, improve emergency lighting, improve seismic safety, replace wooden bleachers in the gym.

Resurface existing track: Scope also includes enlarging the high jump area to accommodate two jumping areas and improving drainage around the long jump area – Now Complete.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Jan 2019	June 2019	100%	Complete
Design & Permitting	May 2019	March 2020	100%	Permit issued
Design & Permitting PH II	July 2020	Mar-design, Aug - Nov permit 2021	98%	Developing seismic and HVAC/Elec designs
Ph I Construction	June 2020	Aug 2021	100%	Library going now
Ph II Construction	June 2022	Nov 2022	0%	Bidding now - Scheduled 2022

CURRENT ACTIVITIES

- Library construction work substantially complete!
- New furniture and shelving has been installed excluding the new circulation desk.
- A few items remain outstanding due to current COVID delivery issues. HM doors, operable shade, replacement acoustical panels.
- PHASE B – Pivot has submitted construction drawings to the City for permit review.
- PHASE B – Gerding is currently bidding this scope of work.



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



ACTIVITIES SCHEDULED FOR NEXT QUARTER

- We anticipate a Guaranteed Maximum Price (GMP) from Gerding in late October.

HIGHLIGHTS

- The library is operating with a new look and feel.

CHALLENGES AND SOLUTIONS

- Covid impact to door/frame hardware deliveries and circulation desk delivery – waiting for final product.

PROJECT PHOTO GALLERY



CMS -Library nook area north end



**CORVALLIS SCHOOL DISTRICT
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CMS – Library furniture and shelving restocked



CMS – Library with furniture and new ceilings – temp circulation desk



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



COLLEGE HILL HIGH SCHOOL
MAJOR ADDITION AND REMODEL

Project Manager: Patrick Linhart
Wenaha Group
Architect: Pivot Architecture
CM/GC Contractor: Gerding Builders

PROJECT DESCRIPTION

Adds multi-use cafeteria like reception, renovate two (2) classrooms to support science construction, improve ADA accessibility, renovate locker rooms, replace cabinetry in classrooms, replace roof and gutter system, upgrade mechanical infrastructure including electrical, heating, boilers and plumbing systems, improve emergency lighting, improve seismic safety in one and two story portions of the building, install access control system, replace emergency communication systems, replace fire monitoring system and add an outdoor covered classroom space.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Nov 2018	Feb 2019	100%	
Design for permitting	Jan 2021	Nov 2021	75%	
Permit- Historical, Land Use & Bldg	July 2021	May 2022	12%	HPP & Land Use processes have started
Construction	June 2022	May 2023	0%	

CURRENT ACTIVITIES

- Pivot has currently completed “50% Construction Drawings.”
- Land use and Historical review and approval processes continue to progress.
- Design elements continued to adjust over the summer based on current cost estimates and budgeting.
- Paving and front drive work items have been adjusted in order to align costs with budgets.
- Exploratory work for design continues in existing spaces in an attempt to identify unforeseen conditions early, where possible.
- Planning with front office staff continues to evolve as the work scope adjusts.
- Planning for early abatement (where possible) is also underway – targeting spring break abatement start.



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Completion of 100% Construction Documents in November.
- The historical approval and land use processes will continue.

HIGHLIGHTS

- N/A

CHALLENGES AND SOLUTIONS

- N/A

PROJECT PHOTO GALLERY



College Hill – Front Entry as of 09-15-21



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



**CORVALLIS HIGH SCHOOL
MAJOR RENOVATION**

**Project Manager: Patrick Linhart
Wenaha Group
Architect: Pivot Architecture
CM/GC Contractor: Gerding Builders**

PROJECT DESCRIPTION

Expand covered outdoor learning area for career technical education, renovate classroom spaces for career and technical education, improve softball facilities, including restroom and concessions, install ADA door openers, install covered walkway to applied technology buildings, replace artificial turf field, replace hallway carpet, replace roof on main building & greenhouse roof, resurface track, enhance video surveillance system, increase restroom connections to emergency generator, toilets & faucets, replace field lighting at Taylor Field.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Nov 2018	June 2020	100%	
Design & Permitting	June 2020	April 2021	100%	
Construction	Spring 2019	April 2021	100%	
Major Construction	April 2021	Sept 2021	90%	

CURRENT ACTIVITIES

- Solar Project – Solar installation is completed and fully operational.
- CHS Renovation – substantially complete – teachers have moved in and are teaching. Teachers continue to settle back into classrooms and provide feedback.
- Covered outdoor learning area is substantially complete, with the last final bits of soffit work to continue on the weekends.
- Covered walkway – new sidewalks and columns are installed. Required roof decking delivery delayed (50% of materials in hand – the rest arrives in October). Roof deck work scheduled to complete Christmas break or sooner as available.
- Dust collector installed. Custom screen wall scheduled for installation soon.
- Replacement of overhead doors scheduled for Thanksgiving or sooner once materials deliver.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Covered walkway canopy work



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



HIGHLIGHTS

- New covered outdoor work area gives the CTE yard a new feel and connects the two CTE buildings.

CHALLENGES AND SOLUTIONS

- Continued COVID material delays have plagued the team. For example, hollow metal door frame delivery is pushing work into September. The team installed temporary doors, frames and hardware to make the space operational and safe.

PROJECT PHOTO GALLERY



CHS – New/renovated CTE classroom space



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



CHS – Covered walkway (without roof) New EV charger in distance



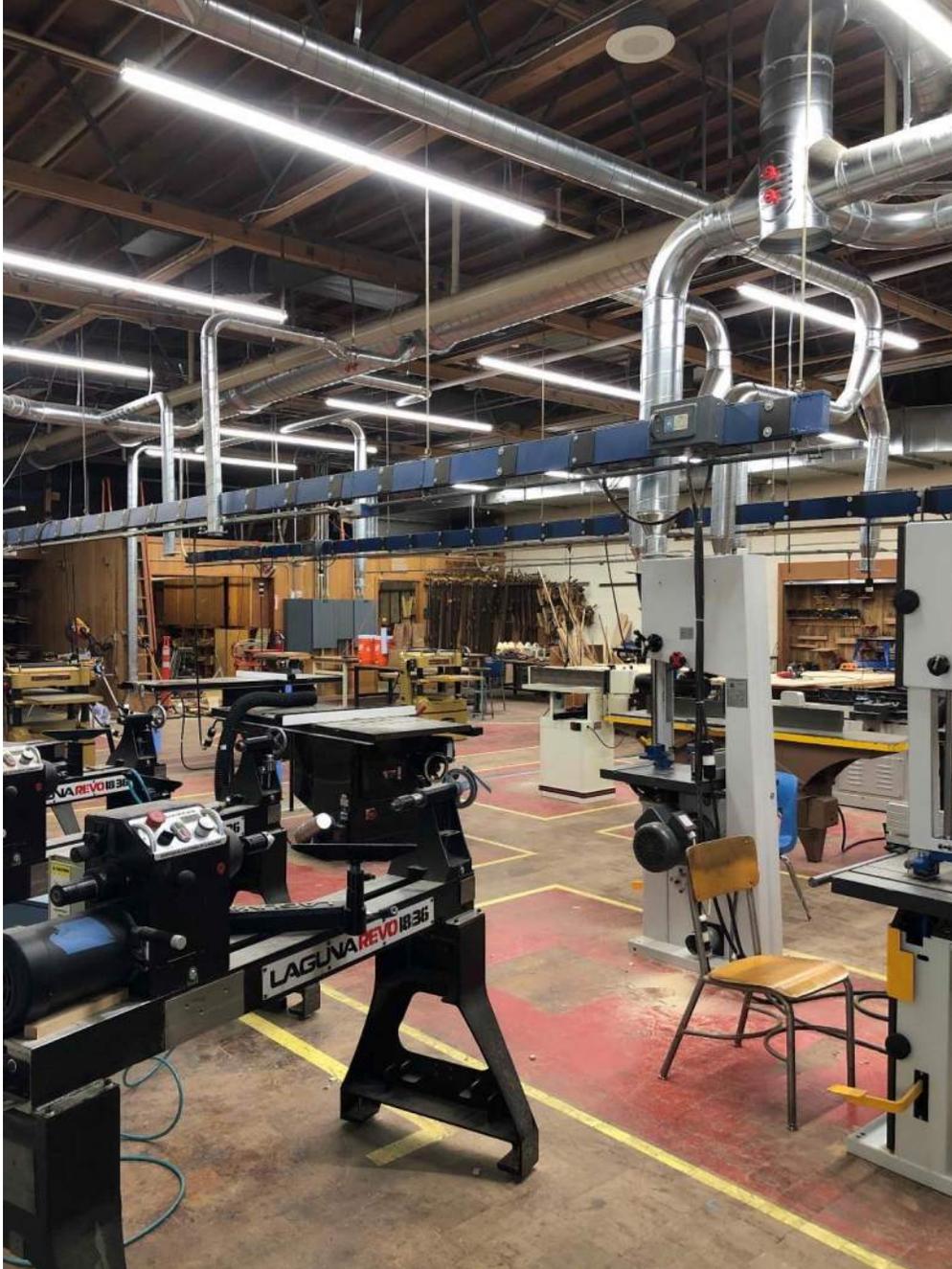
**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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CHS – New outdoor covered work area (still finishing soffit)



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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CHS – Wood shop back in business with new dust collector system



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



**CRESCENT VALLEY HIGH SCHOOL
MAJOR RENOVATION**

**Project Manager: Patrick Linhart
Wenaha Group
Architect: Pivot Architecture
CM/GC Contractor: Gerding Builders**

PROJECT DESCRIPTION

Expand covered outdoor learning area for career technical education, renovate and expand classroom spaces for career and technical education, install a new artificial turf field, improve ADA accessibility, install elevator in gym building and replace main ramp for ADA access, refurbish, repair, and weatherize building exterior, Replace fire suppression system in kitchen, resurface bus drop-off/pick-up lane, resurface track, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, enhance video surveillance system, improve seismic safety, increase power connections to generator circuit, replace access control system, and replace emergency communication systems.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Oct 2018	Dec 2018	100%	
Design & Permitting	Jan 2019	Mar 2020	100%	
Design & Permit Bldg A seismic	July 2020	Feb 2021	100%	
Construction Bldg F & elev (includes Bldg A seismic)	June 2020	June 2022	99%	Minor remaining seismic work

CURRENT ACTIVITIES

CVHS Renovation-Building F:

- Students and staff have moved back in building F and teaching has resumed.
- Woods & Metal shop continues with equipment set up, adjustment and generally getting used to the new space.
- Bond teams are continuing to work with instructors to optimize shop spaces.
- Our new elevator is operational and new vestibules are complete.
- Some furniture items continue to trickle in, as August scheduled deliveries turn into late September or October deliveries. The Fab Lab is setup with temporary tables as we await final delivery.





CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



CVHS Fiber Backbone:

- This work is 100% complete and functioning as designed. This work went very well.

CVHS Seismic for Building A:

- The gym is back to full function and volleyball had their first game last week.
- Work has continued into September to cleanly break for the school year.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Installation of delayed overhead doors – Thanksgiving time frame.
- Sorting out of surplus and disposal or repurposing of extra materials.

HIGHLIGHTS

- Fresh ADA improvements to student parking lot, north track parking lot and building A access are all complete.
- New outdoor work space for ceramics is a great addition to the school.

CHALLENGES AND SOLUTIONS

- Building A - Unforeseen conditions added more work which extended the project beyond what could be done this 2021 summer. Two more seismic frames are to be installed in the gym on the south wall, currently scheduled for summer 2022.

PROJECT PHOTO GALLERY



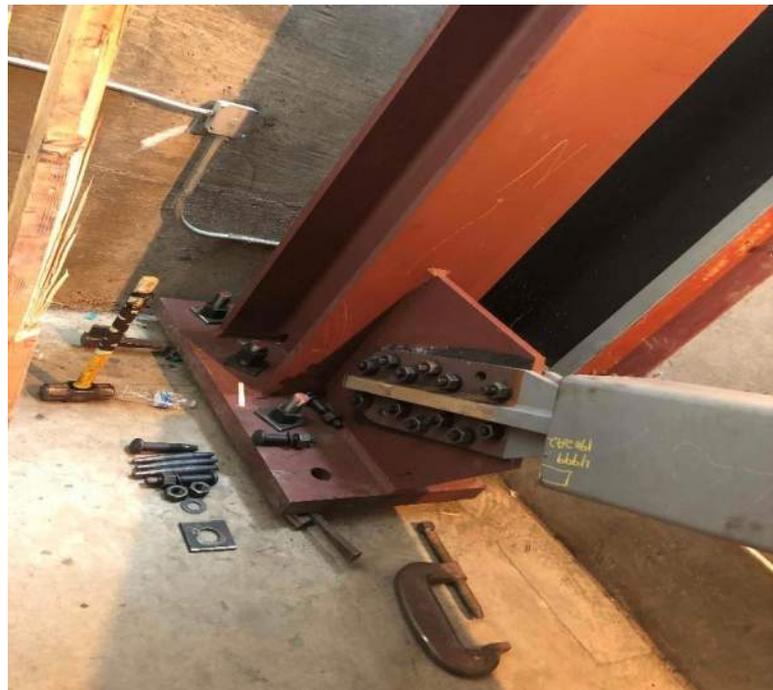
CVHS – new ADA parking in student lot



**CORVALLIS SCHOOL DISTRICT
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CVHS – Building A Seismic



CVHS – Building A Seismic



**CORVALLIS SCHOOL DISTRICT
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CVHS Building A – New shear wall section and soffit repair



CVHS Building A – Gym cleaned up of sports



**CORVALLIS SCHOOL DISTRICT
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CVHS – Building F - New welding booths



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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CVHS Building F – Woods area



CVHS Building F – Wood CNC room



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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CVHS Building F – Metals & new deco metal wall



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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CVHS Building F – Outdoor Ceramics Area



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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CVHS Building F – Outdoor yard – shows temporary overhead doors



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



FRANKLIN K-8
MAJOR REMODEL

Project Manager: Kieron Spellman
Wenaha Group
Architect: DLR Group
CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Create collaborative/small group learning areas, renovate 2 classrooms to support middle school science instruction, improve ADA accessibility, install energy efficient lighting, renovate restrooms, replace exterior windows, flagpole, kitchen flooring, and roof, upgrade finishes in hallways and shared spaces including floors, paint, and ceilings, upgrade mechanical infrastructure including electrical, heating and plumbing systems, improve emergency and exterior lighting, improve seismic safety, repair sidewalks, replace emergency communication systems, secure front entry, and office modifications.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Jan 2019	Dec 2020	100%	
Design & Permitting	Jan 2021	Dec 2022	60%	
Construction	Mar 2022	Dec 2023	0	

CURRENT ACTIVITIES

- 100% Design Development phase worked on value engineering to enhance design and reduce costs.
- CSD received 50% Construction Documents for review the 2nd week of September.
- City confirmed that no Land Use application should be required for this project.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Continue with 100% Construction Documents to submit to the City for permit at the end of October.
- Fortis working on logistics, schedule, and phasing plans for the project.
- Fortis working on bidding strategy to commence bidding when in receipt of 100% documents at the end of October.

HIGHLIGHTS – N/A

CHALLENGES AND SOLUTIONS – N/A

PROJECT PHOTO GALLERY – N/A





**CORVALLIS SCHOOL DISTRICT
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GARFIELD ELEMENTARY SCHOOL
MAJOR ADDITION AND REMODEL

Project Manager: Patrick Linhart
Wenaha Group
Architect: DLR Group
CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Addition of six (6) classrooms, create collaborative and small group learning areas, expand the library/media center, renovation of existing classroom spaces, add covered play shelter, improve ADA accessibility, renovate restrooms, repair concrete floor foundation, replace the kitchen flooring, upgrade finishes in shared spaces with floors, paint, and ceiling, secure front entry, office modifications, improve site circulation and parking, repair/replace sidewalk, seismic upgrades, fuel tank decommissioning and upgrades to mechanical, electrical, and plumbing.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Oct 2018	Jan 2019	100%	
Design & Permitting	Jan 2019	July 2020	100%	
Construction	May 2020	Aug 2021	99%	Kitchen area

CURRENT ACTIVITIES

- The new wing is operational and furnished. Staff appear to be liking the new look and students are active in the new space
- The east wing has been renovated and refreshed and teachers are teaching in the space.
- Front office staff have moved into the new administration area.
- The kitchen area is transforming and expected to complete by end of September.
- Some low voltage items across the school continue to be completed:
 - Classroom technology installations remain in process and testing on these items continues.
 - Some access controls parts also continue to arrive, install and go through testing.
- The soccer field was recently finished graded and hydro seeded.
- The outdoor play structure is complete and both students and the neighborhood are using it regularly.



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Monument signs are approved to move forward and Fortis is now gathering materials for installation next quarter.
- Some final landscaping (for heat-sensitive plantings) still to occur in October when regular rains start.

HIGHLIGHTS

- Fortis Superintendent, Bart Wickham, is retiring tomorrow. Bart requested to remain on the job an additional week to help ensure the project “finishes strong”. Bart did a tremendous job with a challenging project and produced a nice facility for CSD.

CHALLENGES AND SOLUTIONS

- Continued COVID impacted supply chain/material deliveries - one solution was to install a temporary overhead door while we wait until Thanksgiving for our style of overhead door to be available. In other cases, we had to start the school year without a few parts and pieces and teams have worked to install items in September as they arrived.

PROJECT PHOTO GALLERY



GES – North side bioswale collects roof rain drains



**CORVALLIS SCHOOL DISTRICT
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GES – New student individual restrooms



**CORVALLIS SCHOOL DISTRICT
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GES – New cafeteria booths



Garfield - New Cafeteria Look



**CORVALLIS SCHOOL DISTRICT
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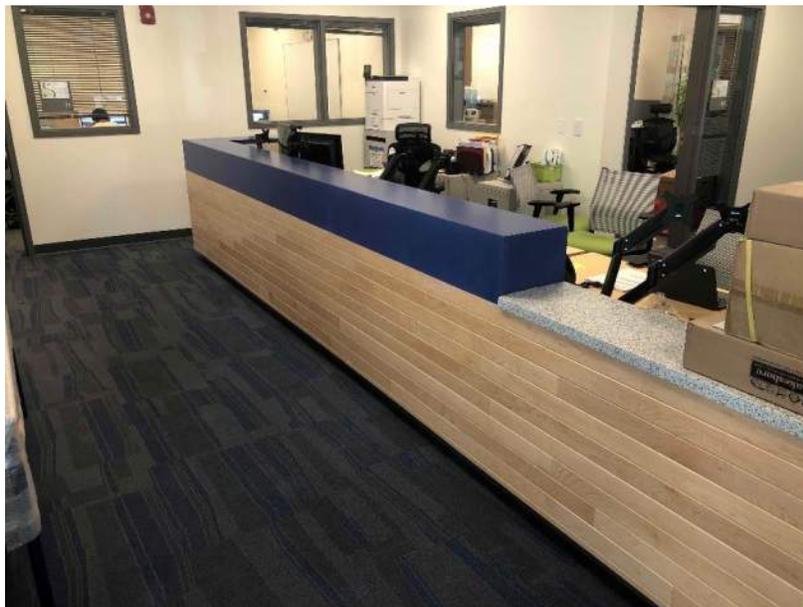
GES -new wing classroom look



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



GES – new garden planters



GES – New front office welcome counter



**CORVALLIS SCHOOL DISTRICT
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GES – adjacent to the outdoor learning area



Garfield Covered Play



**CORVALLIS SCHOOL DISTRICT
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Garfield - New Front Entry and Solar Covered Walk



Garfield -New Display Area



**CORVALLIS SCHOOL DISTRICT
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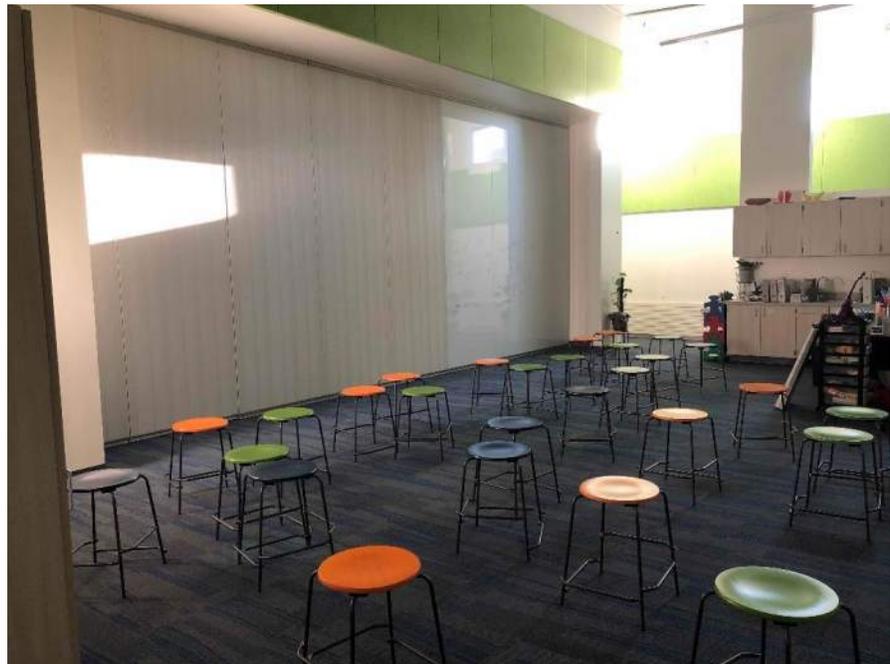
Garfield - Art/Science Room



**CORVALLIS SCHOOL DISTRICT
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Garfield - Refreshed Gym



Garfield - New Music Room



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
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BESSIE COLEMAN ELEMENTARY SCHOOL
REPLACEMENT SCHOOL

Project Manager: Kieron Spellman
Wenaha Group

Architect: DLR Group

CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Construct new two-story 67,466 square foot elementary school and demolish existing school. Create new play areas and fields once demolition is complete.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Aug 2018	Dec 2018	100%	
Design & Permitting	Jan 2019	March 2020	99%	
Construction			51%	
Phase 1	Summer 2020	Fall 2020	100%	Staging & Sitework
Modular Classrooms to be relocated onsite and building pad construction.				
Phase 2	Fall 2020	Winter 2021	78%	New Construction
Construction to be conducted during the school year with secure fencing separation from school.				
Phase 3	Spring 2022	Summer 2022	0%	Demolition & Sitework

CURRENT ACTIVITIES

Area A (east wing):

- Drywall installation and taping occurring on both floors.
- Continuing with MEP rough in.
- Windows are 95% complete. Exterior doors being installed in next couple of weeks.
- Elevator has been installed. Waiting on permanent power for it to become operational.
- Will commence finishes within next couple of weeks.

Area B (west wing):

- Painting continuing both floors.
- Ceramic tile is progressing through the space.
- Casework is being installed.
- Ceiling grids have commenced.



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



Area C (gym/music wing):

- Continuing with interior framing within the gym area.
- Drywall install and taping has commenced.

Exterior:

- Exterior skin: Brick is 98% complete and metal panels are approximately 90% complete.
- Roofing: Building is completely dried in. Working on completing detail work (Transitions / Internal gutters).
- Hardscapes have commenced on the backside of the building.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Continue with hardscapes around the building.
- Continue with casework installation.
- Installation of staircases.
- Continue with wall and flooring finishes.
- Commence MEP trim work.
- Working on logistic plans for 2nd phase of project including working with the City on all required paperwork for Temporary Occupancy.
- Furniture scheduled to arrive onsite just after Thanksgiving.

HIGHLIGHTS

- Schedule is tracking to receive Temporary Certificate of Occupancy late in the year.

CHALLENGES AND SOLUTIONS

- Logistics plans for the operation of the school while second phase is being constructed. Working on locations for evacuation zones / egress / areas for recess and coordination of student drop off and pick up. All items need to be resolved to satisfy the City and ensure student safety.

PROJECT PHOTO GALLERY



Ceramic tile installation



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



Duct insulation, painting and floor polishing underway



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



KATHRYN JONES HARRISON ELEMENTARY Project Manager: **Kieron Spellman**
 MAJOR ADDITION AND REMODEL **Wenaha Group**
 Architect: **DLR Group**
 CM/GC Contractor: **Fortis Construction**

PROJECT DESCRIPTION

Add four (4) permanent classrooms, create collaborative/small group learning areas, create dedicated PE space by adding multi-use cafeteria, renovate existing classroom space for student support services, add ADA accessible restrooms in Life Skills classrooms, improve ADA accessibility, install energy efficient lighting, replace covered play shelter, upgrade finishes in hallways and shared spaces including floors, paint, and ceilings, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, improve emergency lighting, improve site circulation and parking, replace emergency communication systems, replace sidewalk, secure front entry, and office modifications.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Nov 2018	Oct 2019	100%	
Design & Permitting	Nov 2019	May 2021	97%	
Construction	April 2021	June 2022	20%	

CURRENT ACTIVITIES

- School opened on September 13th, with restrooms and corridors complete with limited finishes. Received Fire Life Safety approval from the City. Work will continue in these areas off hours to complete the finishes. CSD, Wenaha Group and DLR worked closely with the City to ensure student safety on their return to school.
- All temporary modular classrooms are operational.
- Fortis working on turning over other areas of the remodel within the existing school in a phased turn over during the school year.
- Response to City’s Phase 2 and PIPC permit review comments were submitted last week.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Continue with remodels within existing building. Will turn areas over when complete.
- Start construction of new additions.





CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



HIGHLIGHTS

- Success in having Students return to school on September 13th, despite many obstacles during the summer.

CHALLENGES AND SOLUTIONS

- Ensuring that conditions are safe for student return to school, with the continuing renovation project.
- Developing a safe logistics and schedule plan for completing the work while students are present.
- Working on schedule modifications due to the increase in procurement timelines being encountered within the industry.

PROJECT PHOTO GALLERY

- N/A



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



**LINCOLN ELEMENTARY SCHOOL
REPLACEMENT SCHOOL**

**Project Manager: Kieron Spellman
Wenaha Group**

Architect: DLR Group

CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Construct new two-story 68,560 square foot elementary school and demolish existing school. Create new play areas and fields once demolition is complete.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Aug 2018	Dec 2018	100%	
Design & Permitting	Jan 2019	March 2020	100%	
Construction			87%	
Phase 1	Summer 2020	Summer 2020	100%	Staging/Sitework
Health Clinic to be relocated onsite. Temporary playground enhancement is being planned.				
Phase 2	Summer 2020	Summer 2021	98%	New Construction
Construction to be conducted during the school year with secure fencing separation from school.				
Phase 3	Summer 2021	Fall 2021	65%	Demolition/Sitework

CURRENT ACTIVITIES

Building:

- Received Temporary Occupancy Certificate August 30th and School Started September 8th.
- Completing all the commissioning of the systems.
- Completing punch list.
- All building work being performed off hours.

Site Work:

- Completing all landscaping and site electrical associated with Phase 1.
- Completing punch list to Phase 1 PIPC work.
- Completing playground – Scheduled to be complete by end of month. Supply chain delays caused delay in area being completed.

Lincoln Health Center:

- Received Certificate of Occupancy.
- Benton County fitting out the structure to open early October.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Phase 2 of project scheduled to be complete by end of year.





CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



- Construct covered play structure.
- Complete playfield and asphalt play areas.

HIGHLIGHTS

- Seeing the faces of teachers and students when they saw the school for the first time!

CHALLENGES AND SOLUTIONS

- Gymnasium backboards arrived after school had commenced, due to supply chain issues. Side Backboards will not be installed until holiday break, so not to interrupt school activities.

PROJECT PHOTO GALLERY





**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



Exterior View from Viewmont



View From The Student Drop Off Zone



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



Playground under construction



CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



View of Commons



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



Parking Lot and Bus Drop Off



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



LINUS PAULING MIDDLE SCHOOL

RESURFACE TRACK

Project Manager: Wenaha Group

Architect: N.A.

Contractor: Field Turf USA

PROJECT DESCRIPTION

Resurface existing track. Additional scope includes enlarging the high jump area to accommodate two jumping areas, improving drainage around the long jump area, removing the pole vault pad and adding track surface to the javelin runway.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	N.A	N.A.	N.A.	
Design & Permitting	Jan 2019	March 2019	100%	
Construction	June 2019	Aug 2019	100%	

CURRENT ACTIVITIES

- Design and planning are underway for a solar installation at this site, in alignment with district goals and to support the State obligation to install renewable energy sources.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- N/A

HIGHLIGHTS

- This project came in on budget.

CHALLENGES AND SOLUTIONS

- N/A

PROJECT PHOTO GALLERY

- N/A



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



MOUNTAIN VIEW ELEMENTARY SCHOOL
MAJOR ADDITION AND REMODEL

Project Manager: Kieron Spellman
Wenaha Group

Architect: DLR Group

CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Add three (3) permanent classrooms, convert existing office to classroom space, create collaborative/small group learning areas, improve ADA accessibility, install energy efficient lighting, replace kitchen flooring, upgrade finishes in hallways and shared spaces including floors, paint, and ceilings, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, enhance emergency communication systems, improve emergency lighting, improve seismic safety, improve site circulation and parking.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Dec 2018	Dec 2020	100%	
Design & Permitting	Jan 2021	Dec 2021	70%	
Construction	Apr 2022	June 2023	0%	

CURRENT ACTIVITIES

- Completed value engineering to enhance the design and reduce the costs to align with budget.
- Received 50% Construction Documents early September. Fortis Construction is in the process of providing estimate for the this set of documents.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- DLR presently working on Construction Documents.
- Scheduled to submit for permit early November.
- Fortis to work on logistics, schedule, and phasing plans for the project.
- Project to bid at same time that documents have been submitted to County for permit.

PROJECT PHOTO GALLERY – N/A



**CORVALLIS SCHOOL DISTRICT
BOND PROGRAM UPDATE
September 23, 2021**



LETITIA CARSON ELEMENTARY SCHOOL
MAJOR ADDITION AND REMODEL

Project Manager: Kieron Spellman
Wenaha Group

Architect: DLR Group

CM/GC Contractor: Fortis Construction

PROJECT DESCRIPTION

Add three (3) permanent classrooms, create collaborative/small group learning areas, create dedicated PE space by adding multi-use cafeteria, renovate existing classroom space for student support services, improve ADA accessibility, install energy efficient lighting, replace covered play shelter, upgrade finishes in hallways and shared spaces including floors, paint, and ceilings, upgrade mechanical infrastructure including electrical, heating, and plumbing systems, enhance emergency communication systems, improve emergency lighting secure front entry, and office modifications.

SCHEDULE

Key Milestones	Start	Completion	% Complete	Comments
Pre-Design	Nov 2018	Oct 2019	100%	
Design & Permitting	Nov 2019	May 2021	93%	
Construction	April 2021	June 2022	20%	

CURRENT ACTIVITIES

- School opened on September 13th, with restrooms and corridors complete with limited finishes. Received Fire Life Safety approval from the City. Work will continue in these areas off hours to complete the finishes. CSD, Wenaha Group and DLR worked closely with the City to ensure student safety on their return to school.
- All temporary modular classrooms are operational.
- Fortis working on turning over other areas of the remodel within the existing school in a phased turn over during the school year.
- Response to City’s Phase 2 and PIPC permit review comments will be submitted this week.

ACTIVITIES SCHEDULED FOR NEXT QUARTER

- Continue with remodels within the existing building. Will turn areas over when complete.
- Start construction of new additions.
- Submit for Land Development Option (LDO) related to the Satinwood sidewalk and drainage pond location after receipt of PIPC permit.





CORVALLIS SCHOOL DISTRICT BOND PROGRAM UPDATE September 23, 2021



HIGHLIGHTS

- Success in having Students return to school on September 13th, despite many obstacles during the summer.

CHALLENGES AND SOLUTIONS

- Ensuring that conditions were safe for student return to school, with the continuing renovation project.
- Developing a safe logistics and schedule plan for completing the work while students are present.
- Working on schedule modifications due to the increase in procurement timelines being encountered within the industry.

PROJECT PHOTO GALLERY

- N/A



Corvallis
SCHOOL DISTRICT

BOND UPDATES

September 23, 2021



Safety & Security
Improvements



Capacity
Improvements



Renovations
& Repairs



Modern
Educational Spaces

Bond Project Schools Are Open

- Lincoln – School open, sitework completes end of year
- Garfield – Project complete
- Letitia Carson and Kathryn Jones Harrison – Initial work has begun and will continue
- CHS – The majority of work is complete
- CVHS – The majority of work is complete

Labor and material shortages and delivery delays have been a challenge for all teams.

Budget Highlights

- We have increased our forecast costs to reflect current market conditions
- Labor and material shortages have led to uncertainty
- Five projects are bidding within the next three months, budgeted at approximately \$54 million in construction costs
- These pending results, and committed GMP's from our contractors, will decrease budgetary risks

FINANCIAL SUMMARY AS OF JULY 31, 2021

Voter Approved Bond Issuance	\$ 199,914,046
Bond Sale Premium	39,204,888
Bond Interest Earnings	12,421,956
OSCIM Grant ¹	6,234,147
Other Funding ²	2,069,464
Projected Resources through End of Program ³	2,850,000
Total Program Resources	\$ 262,694,501

Paid to Date	\$ 117,367,175
Projected Cost to Complete	140,430,207
Total Projected Costs	\$ 257,797,382
Unallocated Program Reserves	4,897,119
Total Program Requirements	\$ 262,694,501

- ¹ **Oregon School Capital Improvement Matching (OSCIM) Grant.** Matching grant through this state program; restricted to Lincoln project.
- ² **Other Funding.** Additional grants and reimbursements from several sources including energy conservation reimbursements from the SB 1149 program and from the Energy Trust of Oregon, and seismic rehabilitation grants; restricted to specific projects.
- ³ **Projected Resources through End of Program.** Interest earnings, high school success grant, e-rate, and energy conservation reimbursements.



	Bond Allocation	Other Funding Sources ¹		Total Projected Costs ²	Paid to Date	Projected Cost to Complete
		allocated	pending allocation			
Adams	\$ 11,594,457	\$ 632,420	\$ 6,409,281	\$ 18,636,158	\$ 2,346,531	13%
Garfield	20,431,066	4,858,414	631,210	25,920,690	21,712,457	84%
Husky	38,462,382	(648,740)	368,000	38,181,641	19,831,434	52%
Jaguar	12,322,158	5,625,703	417,425	18,365,286	4,290,118	23%
Lincoln	32,068,849	6,260,619	1,016,730	39,346,197	30,256,533	77%
Mt View	8,904,029	-	8,367,762	17,271,791	348,222	2%
Wildcat	11,807,766	5,669,935	209,312	17,687,013	4,066,118	23%
Franklin	8,897,336	-	2,310,268	11,207,604	172,179	<1%
Cheldelin	9,992,479	8,500	1,951,274	11,952,253	6,768,380	57%
Linus Pauling	400,000	-	(28,909)	371,091	355,294	96%
Corvallis	7,982,711	2,449,028	62,580	10,494,319	6,115,109	58%
Crescent Valley	16,226,898	4,402,001	(924,265)	19,704,634	13,340,467	68%
Harding	11,208,697	-	5,983,938	17,192,635	742,963	4%
Program Administration	9,615,219	-	1,850,851	11,466,070	7,021,371	61%
TOTAL	\$ 199,914,046	\$ 29,257,880	\$ 28,625,456	\$ 257,797,382	\$ 117,367,175	46%

¹ **Other Funding Sources.** Includes bond sale premium, bond interest earnings, OSCIM grant, and other funding such as energy conservation reimbursements from the SB 1149 program or Energy Trust of Oregon, and seismic rehabilitation grants.

² **Risk Associated with Projection.** Low - Complete/Nearing Completion Medium - Under Contract High - Yet to Bid (No Contract Yet)

Bond Financial Summary

This monthly report shows reserve allocations, pending allocations and risk levels.

Lincoln Construction Cost Forecast

With the project nearing completion, our forecast has been refined. The following shows the projected Fortis Construction contract amount.

Lincoln Elementary (new)		Significant Change Orders (large or unusual)	
Original GMP	31,995,294.00	Jurisdiction Public Improvement Additions / Changes	227,000
Owner Change Orders	1,389,917.80	Jurisdiction Plan Check / Permit Changes	202,000
Forecast Remaining Change Orders	<u>641,277.20</u>	Unforeseen Soft Soils / Replace With Rock	237,000
	34,026,489.00	Solar and Battery Design for Resiliency Plan	162,000
		Additional Power Company Requirements	44,000
Change Order \$ / Original GMP	6.35%	Comcast / Century Link Coordination	60,000
		Added Roof Framing Expansion Joint	77,000
		Telecom / Data Additions	116,000
		Upgrade building glass for security	75,000
		Overtime	145,000

Note: These numbers represent construction costs. Design, permits, inspections, furnishings, and other CSD-provided items are in addition to these costs.

Garfield Construction Cost Forecast

With the project nearing completion, our forecast has been refined. The following shows the projected Fortis Construction contract amount.

Garfield Elementary (ren/add)		Significant Change Orders (large or unusual)	
Original GMP	20,477,390.00	Reroof Existing Building	581,000
Owner Change Orders	1,316,794.97	Unforeseen Soft Soils / Replace With Rock	61,000
Forecast Remaining Change Orders	<u>330,224.03</u>	Kitchen Renovation	281,000
	22,124,409.00	Repairs to Existing Storm Sewers	67,000
		Solar Panels at Entry Canopy	32,000
Change Order \$ / Original GMP	8.04%	Gym Roof Structure Upgrade	73,000
		Door Hardware Changes and Additions	63,000
		New Stage Curtain (fire rating)	21,000
		Added Drywall and Insulation at Multipurpose	37,000

Note: These numbers represent construction costs. Design, permits, inspections, furnishings, and other CSD-provided items are in addition to these costs.

Renewable Energy Update

Site	Solar Production	Battery Capacity	Corvallis Sustainability Coalition Partnership	Installed
Adams/DO	150kW	n/a	Yes	Yes
Franklin	65kW**	n/a	Yes	No
Garfield	1.8kW*	n/a	No	Yes
Bessie Coleman	24kW	n/a	No	No
Kathryn Jones Harrison	9kW*	n/a	No	No
Lincoln	164kW	260kWh	No	Yes
Mountain View	70kW**	30kWh*	Yes	No
Letitia Carson	25kW	n/a	No	No
Cheldelin	5kW*	n/a	No	No
Linus Pauling	50kW*	n/a	Yes	No
CHS	150kW***	n/a	Yes	Yes
CVHS	25kW*	n/a	Yes	No
College Hill	9kW*	n/a	No	No
* Planned				
** Exploring increasing array size with engineers and Coalition				
*** *150kW new + 117kW existing = 267kW				

Meeting the State renewable energy mandate for 1.5% of construction costs and CSD's Design Guidance Principles.

This effort includes focusing on resiliency at Lincoln and Mt. View.

Garfield Elementary



The school is complete and operational. Fortis is cleaning up the construction yard and doing the final landscaping.

Garfield Solar Canopy & Front Entry



Garfield Covered Play & Bike Parking





Garfield New Commons Area



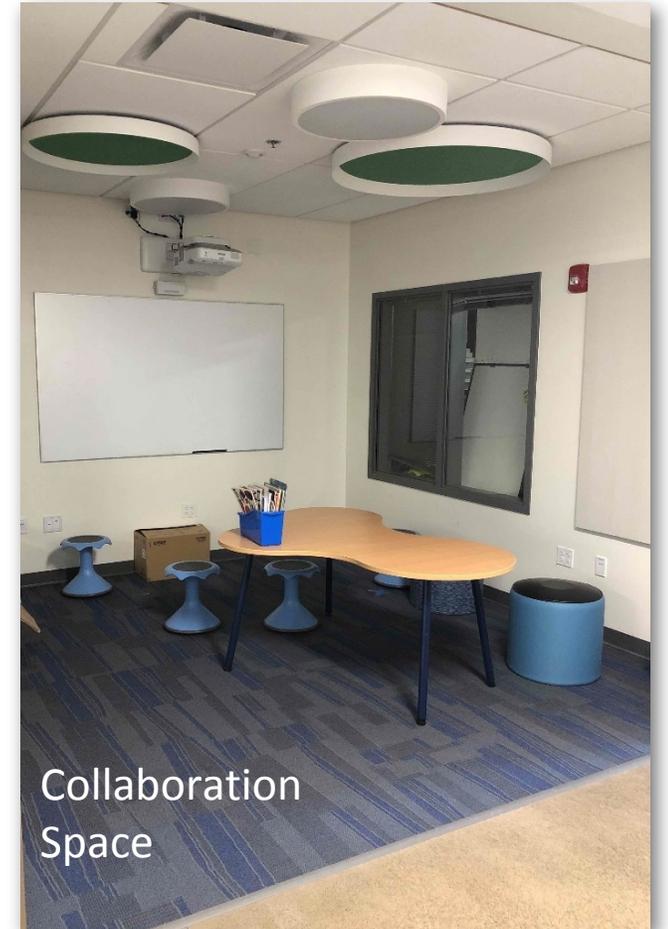
Garfield Outdoor Learning Areas



Garfield New Learning Spaces



Art & Science Room



Collaboration
Space

Garfield Gym & Music



New Music Room on Stage &
Refurbished Gym



Lincoln Elementary



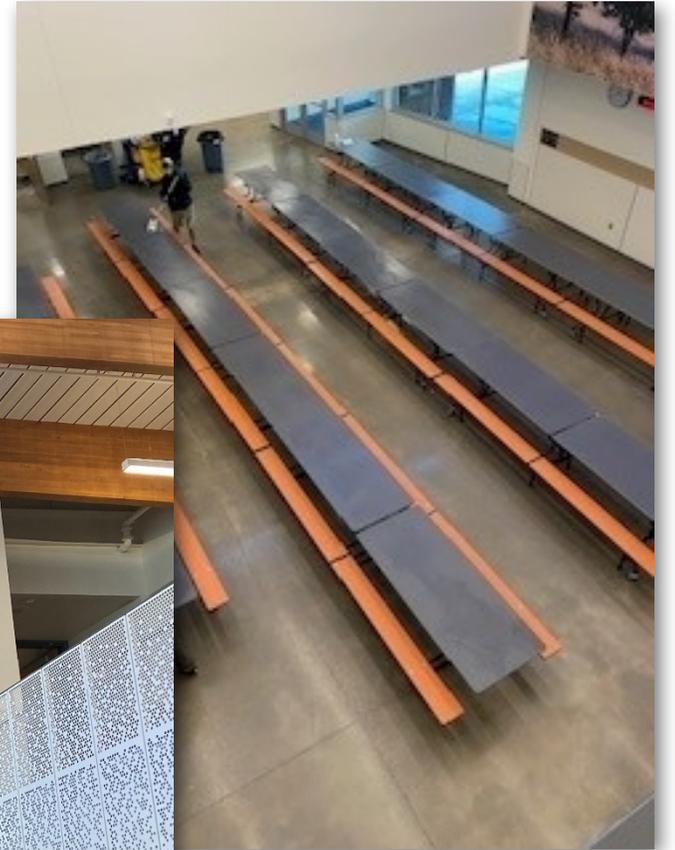
The school is complete and operational. Work continues on the playground, fields and landscaping.

Many thanks to staff and mover teams!



Lincoln Elementary Gym

Lincoln Elementary Commons



Lincoln Elementary Playground Under Construction



Lincoln Elementary Student Drop Off Zone (Landscaping in Process)



Bessie Coleman Elementary

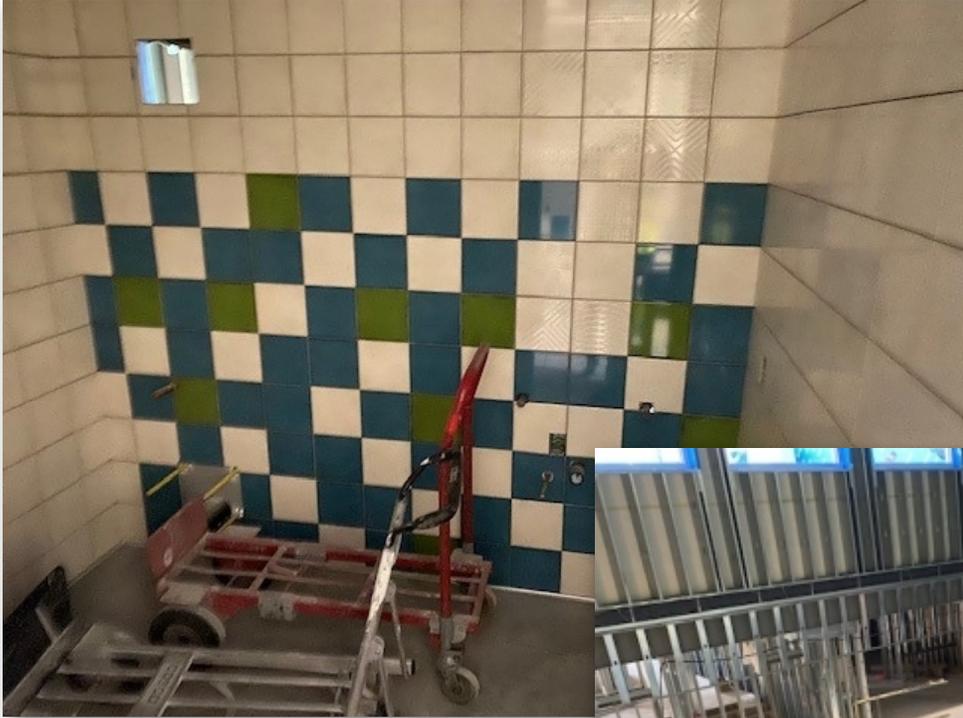


This project is on target for move-in over Winter Break.

Bessie Coleman Elementary Construction Continues



Classrooms



Restrooms



Commons

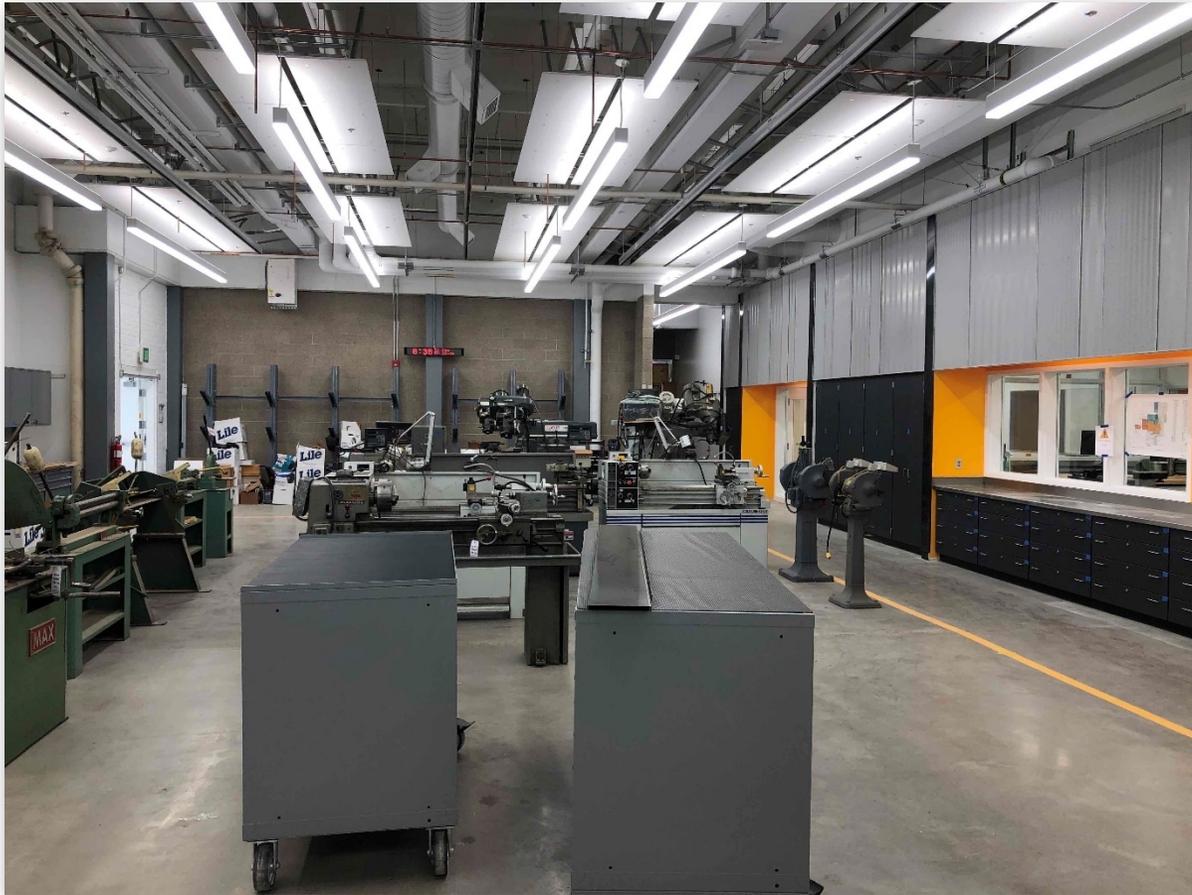


Front Entry

Crescent Valley High School

- All buildings are open for school
- A minor portion of the gym seismic work will be completed at a later time to not impact students
- There are some items, such as the overhead glass doors at the auto shop classroom, delayed by supply chain challenges
- The bond team is working with CTE teaching staff to fine-tune the new installations to suit program adjustments and class operational needs

Crescent Valley High School New Metals Area



Crescent Valley High School New Welding Booths



Crescent Valley High School Outdoor Kiln and Yard Area



Crescent Valley High School Parking Lot Improvements



Corvallis High School

- All buildings are open for school
- There are some items, such as the overhead glass doors at the auto shop area, and the roof decking for the covered walkway, that have been delayed by supply chain challenges
- The bond team is working with CTE teaching staff to fine-tune the new installations to suit program adjustments and class operational needs

Corvallis High School Renovated Woods Area



Corvallis High School CTE Covered Work Area



**Corvallis High School
Covered Walk –
ready for the
“Covered” part**



Cheldelin Middle School

- The library is complete and operational
- Delivery of the new library circulation desk has been delayed by COVID, and currently forecast for next month
- The second phase of work is out for subcontractor bids, and includes HVAC work and seismic upgrades, and the bond team is currently developing phasing and schedules for this work

Cheldelin Library Upgrade



Kathryn Jones Harrison & Letitia Carson Elementaries

- Kathryn Jones Harrison Elementary and Letitia Carson Elementary are both open for students
- Some work is underway, and the bulk of projects will proceed once building permits for Phase 2 are in hand
- Many thanks to staff and mover teams for managing the furnishings and contents to achieve the openings

Adams Elementary

- Adams will bid late this year and the work will start spring of 2022
- Phasing & logistics planning and scheduling are underway
- The early electrical work project is paused, pending switchgear delivery

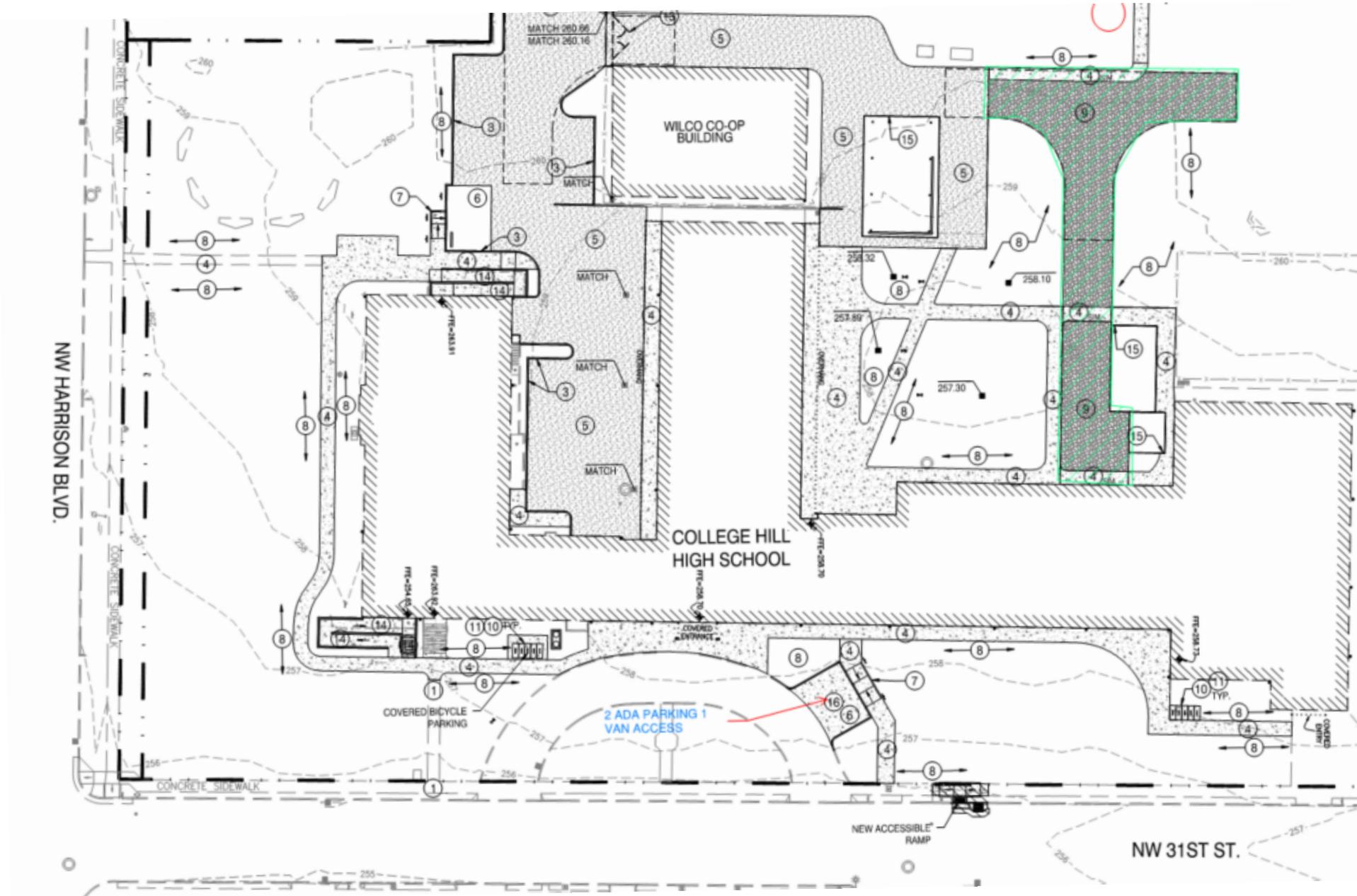
Mountain View & Franklin

- The team has gone through a value engineering exercise focusing on maintaining the educational programs and bond promises
- We are scheduling design presentations for the board
- The projects will go out to bid this fall

College Hill

- The team has gone through a value engineering exercise focusing on maintaining the educational programs and bond promises. Reductions included:
 - Front driveway changes (see plan following)
 - Various changes to piping systems
 - Leaving existing in-classroom restrooms intact instead of renovating
 - Minimize improvements of the lower level
- Phasing and scheduling plans are being prepared
- The project will bid late this year

College Hill Site





Questions?

B. Garfield - Fortis Change Order and Bond Reserve Allocation



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Kim Patten, Director of Facilities and Transportation
Meeting Date: September 23, 2021

Garfield - Fortis Change Order and Bond Reserve Allocation

ACTION REQUESTED

Background

In May 2018 voters approved a Facilities Improvement Bond in the amount of \$199,916,925. Renovations at Garfield Elementary School were approved within the bond projects.

The current forecast project costs for Garfield Elementary total \$25,920,690. To fund the currently forecasted costs, Bond Leadership is requesting an additional allocation of \$631,210 from the bond reserve funds as allowed by the Bond Management Plan. We anticipate utilizing all of the bond reserves, including premium from the most recent bond sale, to ensure the remaining bond promises are met district-wide.

Garfield Allocated Funds Summary

Original Bond Allocation	\$ 20,431,066
Reserve Allocation Approved 4.16.20	\$ 4,484,416
Budget Transfer Between Projects	\$ 300,000
Energy Trust Funds to Date	\$ 73,998
Requested Allocation 9.23.21	<u>\$ 631,210</u>
Forecast Project Cost	\$ 25,920,690

The forecast costs above include a change order for Fortis Construction in the amount of \$281,163.48, requiring board approval. The majority of this change request is for the Garfield kitchen renovation which includes a new exhaust hood and the associated mechanical equipment, a new stainless-steel island, new finishes including drywall, paint, ceilings and flooring and an upgraded electrical panel. The balance of the change order is to bring the east wing classrooms up to the same level of finishes that were accomplished in the west wing during the renovation.

ACTION REQUESTED

Authorize a change order to Fortis Construction in the amount of \$281,163.48 and the allocation of bond reserves in the amount of \$631,210 for Garfield Elementary School to fully fund the bond work promised for the school.

MOTION REQUESTED

"I move to authorize a change order to Fortis Construction in the amount of \$281,163.48 and the allocation of bond reserves in the amount of \$631,210 for Garfield Elementary School to fully fund the bond work promised for the school."

C. Lincoln - Fortis Change Order and Bond Reserve Allocation



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Kim Patten, Director of Facilities and Transportation
Meeting Date: September 23, 2021

Lincoln - Fortis Change Order and Bond Reserve Allocation

ACTION REQUESTED

Background

In May 2018 voters approved a Facilities Improvement Bond in the amount of \$199,916,925. A replacement school for Lincoln Elementary was approved within the bond projects.

The current forecast project costs for Lincoln Elementary total \$39,346,197. To fund the currently forecasted costs, Bond Leadership is requesting an additional allocation of \$1,016,730 from the bond reserve funds as allowed by the Bond Management Plan. We anticipate utilizing all of the bond reserves, including premium from the most recent bond sale, to ensure the remaining bond promises are met district-wide. The table below shows allocations and additional funds to date:

Lincoln Allocated Funds Summary	
Original Bond Allocation	\$ 32,068,849
OSCIM Grant	\$ 6,234,147
Energy Trust Funds to Date	\$ 26,472
Requested Allocation 9.23.21	<u>\$ 1,016,730</u>
Forecast Project Cost	\$ 39,346,197

The forecast costs above include a change order for Fortis Construction in the amount of \$217,162.69, requiring board approval. This change request is for the over-excavation of unsuitable soils in the new parking lot areas, and replacement with compacted rock.

ACTION REQUESTED

Authorize a change order to Fortis Construction in the amount of \$217,162.69 and the allocation of bond reserves in the amount of \$1,016,730 for Lincoln Elementary School to fully fund the bond work promised for the school.

MOTION REQUESTED

"I move to authorize a change order to Fortis Construction in the amount of \$217,162.69 and the allocation of bond reserves in the amount of \$1,016,730 for Lincoln Elementary School to fully fund the bond work promised for the school."

IV. BOARD GOALS (6:50 p.m.)*



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Superintendent Ryan Noss
Meeting Date: September 23, 2021

Review Board Goal #6

NO ACTION REQUIRED

Background

In the 2020-21 school year, the Board added a sixth goal relating to the District's response to COVID-19. At this meeting, the Board will review language I have suggested that will revise goal number six for the 2021-22 school year. The Board will not be reviewing goals number one through five at this time.

Attached are the Board goals which include my revision to goal number six.



2018-2023 Board Goals

(Adopted 12-13-18) (Revised 10-08-20)

Goal 1: Student Achievement

All students will read grade level texts by 3rd grade and stay on grade level; successfully complete Algebra I by the end of 9th grade; be on track with required credits by the end of 9th grade; and graduate with a post-secondary plan. Student identity (race, culture, socioeconomic status, language, ability, gender, gender identity, gender expression, or sexual orientation) should not predict or predetermine success in school.

Strategies:

1. Monitor students' reading progress in grades pre-K - 3rd grade using a system of sound instruction, assessment, and intervention so that all students are reading at grade level by 3rd grade.
2. Prepare students to successfully complete Algebra I by the end of 9th grade.
3. Develop a system that ensures each 9th grade student is on track to graduate.
4. All students graduate with a post-secondary plan.

Goal 2: Equitable Systems

Student identity (race, culture, socioeconomic status, language, ability, gender, gender identity, gender expression, or sexual orientation) should not predict or predetermine success in school. Disaggregated data will be used to measure progress on goal.

Strategies:

1. Recruit and retain racially and culturally diverse staff.
2. Increase and support student voice, empowerment, and leadership in our schools.
3. Expand parent and community partnerships.
4. Increase and support school staff and administrative empowerment in leadership in our schools.
5. Increase racial consciousness of staff through professional development focused on race, culture and culturally relevant instruction.

(Continued on next page.)

Goal 3: Real-World Learning

All students participate in real-world learning, with a global perspective, that prepares them for an ever-changing future. Student identity (race, culture, socioeconomic status, language, ability, gender, gender identity, gender expression, or sexual orientation) should not predict or predetermine success in school.

Strategies:

1. Support cultural responsiveness and biliteracy in our students and staff.
2. Create additional learning pathways toward graduation and life beyond high school.
3. Integrate real-world, experiential learning in all grades.
4. Integrate communication, critical thinking, collaboration, creativity, and problem solving skills into learning experiences.
5. Integrate environmental, social, and economic-sustainability in learning experiences.

Goal 4: Health & Wellness

Improve the health and wellness of district students and staff. Student identity (race, culture, socioeconomic status, language, ability, gender, gender identity, gender expression, or sexual orientation) should not predict or predetermine success in school.

Strategies:

1. Support and enhance programs that promote student mental wellness and safety.
2. Support and enhance programs that promote student physical wellness and safety.
3. Support a robust worksite wellness program for district staff.

Goal 5: Long Range Facility Planning

Transform aging school facilities to provide safe, effective, efficient, innovative, and equitable learning opportunities for every student. Student identity (race, culture, socioeconomic status, language, ability, gender, gender identity, gender expression, or sexual orientation) should not predict or predetermine success in school.

Strategies:

1. Communicate the needs for improved infrastructure and facilities with the Corvallis community.
2. Engage staff, parents, students and community in execution of facility improvements consistent with the district's core values for educational design.
3. Complete construction projects through a voter-approved bond levy.

(Continued on next page.)

Goal 6: 2020-21 Goal in Response to COVID-19

~~As a school district, adapt to the new conditions presented by the COVID-19 pandemic. Make decisions focused on health and safety, student achievement, equitable systems and in-person resumption.~~

Strategies:

- ~~1. Implement operational blueprint aligned with current educational delivery model.~~
- ~~2. Support the work and recommendations of the CSD rapid development teams.~~
- ~~3. Provide ongoing communication with staff, students and the community.~~
- ~~4. Utilize new resources (federal relief funds) in ways that prioritize health and safety and align with the district's instructional priorities.~~
- ~~5. Identify and support areas of system development, which support resumption and the "next normal."~~

Goal 6: 2021-22 Goal in Response to COVID-19

As a school district, adapt to the new conditions presented by the COVID-19 pandemic. Make decisions focused on health and safety, student achievement and equitable systems.

1. Implement the most current educational blueprint.
2. Implement executive orders, rules and guidance from the Oregon Department of Education, Oregon Health Authority, Governor's Office and Benton County.
3. Provide ongoing communication with staff, students and the community.
4. Utilize any new resources that are earmarked for the purposes of academic, health, and wellness resumption efforts.
5. Pay particular attention to communities that are disproportionately impacted by COVID-19.

V. **BOARD NORMS (7:05 p.m.)***



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Superintendent Ryan Noss
Meeting Date: September 23, 2021

Review Board Norms

NO ACTION REQUIRED

Background

At this meeting, the Board will review its current norms, section by section. Additionally, I will be recommending a review of [Board Policy BBF](#) – Board Member Standards of Conduct, which was last revised in 2007.

Attached are the current Board Norms, which were adopted October 8, 2020.



Corvallis

SCHOOL DISTRICT

Board Norms 2020-21

(Adopted 10-08-20)

The Corvallis School Board also has Board and Superintendent Working Agreements, which provide guidance regarding meeting operations and communication.

A. Focused Use of Meeting Time

1. Start on time, use time wisely, and end on time.
2. Allow all members time to express themselves without feeling rushed by:
 - a. Utilizing the phrase, “I agree with____” to avoid repetition of the same ideas and points.
 - b. Balance Board members’ speaking time.
 - c. Be succinct to maintain opportunity for all to express themselves.
3. Engage in relevant and topical discussion.
4. Utilize “Board Member Items” monthly agenda time to provide updates to the full board regarding the work of District committees and work groups.
5. Allow moments of silence between commentaries to provide time to consider the discussion.

B. Orderly Procedure

1. Effectively employ parliamentary procedure to facilitate a smooth meeting.
2. Regulate input and comments from the public to the time allotted for public testimony.

C. Consider Staff and District Capacity and Resources

1. Be cognizant of scarcity of resources and time when requesting action from staff.
2. Assess whether a majority of the Board can benefit from particular information from staff before making the request for it.

D. Respectful Deliberation and Conversation

1. Actively listen to those sharing their points of view, to facilitate full understanding and the possibility of changing viewpoints.
2. Vocalize what another individual’s statement has helped you learn or reconsider.
3. Facilitate focused, open conversation.
4. Strive to value all opinions. Refrain from deriding others’ ideas.

VI. BOARD & SUPERINTENDENT WORKING AGREEMENTS (7:25 p.m.)*



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Superintendent Ryan Noss
Meeting Date: September 23, 2021

Review Board and Superintendent Working Agreements

NO ACTION REQUIRED

Background

At this meeting, the Board will review the current Board and Superintendent Working Agreements, section by section. These agreements were last reviewed October 2020.



Corvallis

SCHOOL DISTRICT

BOARD AND SUPERINTENDENT WORKING AGREEMENTS

2020-21

(Adopted 10-08-20)

A. Purpose of Agreements

The Board of Directors is the governing body for the School District. To effectively meet the District's challenges, the School Board and Superintendent must function together as a leadership team. To ensure accord among team members, effective group agreements must be in place. The following are the group agreements for the Board and Superintendent.

B. Board Job Description and Relationship with the Superintendent

1. Act as representatives of the community to make decisions in the best interest of students of the whole District.
2. Working with the Superintendent, set the long-term direction of the District through the mission, vision, goals, and priorities.
3. Focus on policymaking, planning, and oversight.
4. Assist in gaining acceptance and support in the community.
5. Understand that as an individual, a Board member has no authority. It is when acting through a majority that the Board has influence.
6. Be accountable for the financial stewardship of the District, including aligning resources with goals and priorities, setting expectations, planning for fiscal sustainability, and monitoring progress.
7. Make an effort to foster unity, harmony and open communications within the board.
8. Insist on all relevant qualitative and quantitative data and other sources of accurate information before making a decision.
9. Supervise the hiring, performance evaluation, and other personnel management processes related to the Superintendent.
10. Work with the Superintendent as a team, recognizing that the Superintendent is the Board's advisor.

11. Respect the Superintendent's responsibility to manage the day-to-day operations of the District and to direct employees in District and school matters.

C. Role of Board Leadership

1. Manage the Board's processes; convene meetings; develop the Board agenda with the Superintendent, seeking Board member input; and execute documents, as appropriate.
2. Serve as the authorized spokesperson for the Board with regard to Board policy, process, and decisions. The Chair may delegate this responsibility to other Board members and/or the Superintendent.
3. Communicate with individual Board members any concerns shared by other board members regarding issues agreed to in the working agreements or group operating norms.
4. Assist the Superintendent in communicating important information to the full Board. Keep Board members apprised of information exchanged with the Superintendent.
5. Set priorities for Board professional development annually.
6. The Vice Chair will perform these duties when the Chair is not available.

D. Role of the Superintendent

1. Work toward becoming a team with board members.
2. Work with the board to establish a clear vision for the District through preparation of annual goals for the board's consideration.
3. Provide relevant qualitative and quantitative data and other sources of accurate information to board members so that comprehensive evidence based decisions can be made.
4. Communicate with board members promptly and effectively by informing the board of all critical information including relevant trends, anticipated adverse media coverage, or critical external or internal change.

E. Board Requests Regarding Staff Presentations

1. Facilitate Board preparation for meetings by distributing staff reports and presentations as part of the Board packet prior to the meetings. Avoid sending additional reports to the Board after packets have been disseminated.
2. Develop a system to provide updates regarding the work of District committees.
3. Limit staff reports to introductory and additional remarks; avoid restatement of written reports or PowerPoint presentations.
4. Keep staff presentations succinct.

5. Avoid introducing surprise items at board meetings.

F. Communication

1. When the Board receives communication from the community, the chair will respond or will delegate that responsibility to another Board member. A statement will be added to the bottom of the board chair's email. The footnote will state, "*The Board Chair responds to emails sent to the full board. School board members only deliberate when gathered as a quorum as outlined in the Public Meeting Law. To assure that board conversations and deliberations do not occur on email, the Board Chair will respond on behalf of the Board. All Board members receive communications that come from the community and the response given by the Board Chair.*"

All Board members will be included in responses made by the Board chair. Following the communication from the Board chair, other Board members may also respond.

2. When a single Board member receives a communication from a member of the public, to their individual email address, that Board member may respond to that patron. The Board member may also elect to forward the email and response to the Board Chair or full Board.
3. Responses to community communications should occur within 36-72 hours of receipt of the communication. If response within this timeframe is not feasible, the chair will delegate a Board member to respond.
4. When a concern or problem arises, communicate one-on-one with the Board member. If the issue is not resolved, communicate with the Board chair and finally with the Superintendent if necessary.
5. The Superintendent or designee will schedule times for a maximum of three Board members to meet with the Superintendent or designee for information sharing sessions and questions. Answers to questions will be shared with the entire Board and meeting participants will not deliberate towards a decision.

VII. BUDGET COMMITTEE VACANCIES (7:45 p.m.)*



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Olivia Meyers Buch, Finance and Operations Director
Meeting Date: September 23, 2021

Budget Committee Vacancies

ACTION REQUESTED

Background

Pursuant to Board Policy DBEA, “Budget Committee,” and prior to October 1 each year, the Board will identify vacant budget committee positions that must be filled by Board appointment.

The Budget Committee has 14 members: seven elected school board members and seven citizens appointed to three-year terms by the board. The citizen members are appointed by open vote of the School Board, as openings occur.

This year the terms of two members expired (Bill Dougherty and Shauna Tominey), resulting in two (2) vacancies for full terms (three years each) expiring June 30, 2024.

The openings on the Budget Committee will be advertised in the Gazette Times and messages will be shared on social media and other district communication channels.

The recruitment schedule for these two open seats is proposed as follows:

- September 23 School Board Meeting – publicly identify vacant committee positions and approve recruitment calendar
- September to mid-October –advertisements, press release, social media promotions
- October 29 – application deadline
- November 18 School Board Meeting – appoint members

Involvement

Finance and Operations Department staff.

ACTION REQUESTED:

Identify these vacancies and adopt this recruitment schedule.

MOTION REQUESTED:

“I move that the Board identify two full-term openings on the 2022 Budget Committee and approve the recruitment schedule as presented by staff.”

VIII. PURCHASE OF EVENT TENTS



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Olivia Meyers Buch, Finance and Operations Director
Meeting Date: September 23, 2021

Approve Purchase of Event Tents

ACTION REQUESTED

Background

Pursuant to [Board Policy DJ](#), the superintendent or designee is authorized to enter into and approve payment on contracts obligating district funds not to exceed \$150,000 for products, materials, supplies, capital outlay, and services that are within current budget appropriations. Purchases that exceed \$150,000 require school board approval.

We have several school sites that need additional space to accommodate construction in progress and/or health and safety protocols. These event tents will be used throughout the district to provide additional covered outdoor space to accommodate outside instruction, dining, meetings, and activities.

This purchase is within current budget appropriations and will be funded by the district's Elementary and Secondary School Emergency Relief (ESSER) Fund II grant. The lead-time on receipt of these event tents is approximately four weeks from order date.

ACTION REQUESTED:

Authorize the purchase of 12 event tents from Olympic Tent to provide additional covered outdoor space at an estimated cost of \$215,642.

ATTACHED:

Proposal from Olympic Tent for 12 40x40 event tents.

MOTION REQUESTED:

"I move to approve the purchase of 12 event tents from Olympic Tent to provide additional covered outdoor space at an estimated cost of \$215,642. I further move that Olivia Meyers Buch, Director of Finance and Operations, be authorized by the board to approve final payment of this purchase."



121 N G St Tacoma, WA 98403
 (800) 481-4128 Fax (253) 572-7791

Quote # DS082721-10R1

Date: 8/27/2021
 Revised: 9/10/2021

Sold To:
 Corvallis School District
 1555 SW 35th St
 Corvallis, OR 97333
 253-344-6080
kailees@wenahagroup.com

Ship To:
 Same

Requested By: Kailee Simons

Quoted By: Dylan Sutherland

Description	Qty	Price Each	Total
40x40 Maxi II Gable End Frame (2-20' Middles)	12	\$ 11,124.00	\$ 133,488.00
40x Gable Infill Slide Top, Block Out White, Catenary, Pair	12	\$ 2,202.00	\$ 26,424.00
40x20 Middle Slide Top, Block Out White, Catenary	24	\$ 2,127.00	\$ 51,048.00
2500# Outguy Strap	96	\$ 56.00	\$ 5,376.00
1"x36" Double Head Tent Stake	288	\$ 29.00	\$ 8,352.00
Subtotal:			\$ 224,688.00
Discount:			\$ (11,234.40)
Shipping:			\$ 2,188.00
Sales tax will be billed as applicable under state law			TBD
50% deposit required to place order. Balance due prior to shipment/delivery.			Total: \$ 215,641.60

FOB: Freight pre-pay and add. Shipping and handling charges are the responsibility of the Buyer.
 Customer must inspect for concealed damage or missing items before signing for shipment and note it on the bill of lading.
 Olympic Tent will not be responsible for damage to items not noted on the bill of lading.
 Missing items must be communicated within 30 days for valid claim.

Please Advise Your Desired Delivery Date: _____ **Your PO #** _____

Signature of acceptance: _____ **Date:** _____

If you wish to purchase from this quote simply sign, date, and return.
 Thank you for requesting a quote from us! We look forward to serving your needs.

IX. PROCLAMATION – SUPPORT FOR VACCINATION AND PANDEMIC SAFETY MEASURES (7:50 p.m.)*



Corvallis

SCHOOL DISTRICT

Prepared for: Corvallis School Board
Prepared by: Sami Al-Abdrabbuh, Board Position #1
Vincent Adams, Board Position #6
Meeting Date: September 23, 2021

Proclamation – Support for Vaccination and Pandemic Safety Measures

ACTION REQUESTED

Background

Members of Oregon school boards were not specifically included in the COVID-19 vaccine mandate that was issued by Governor Kate Brown for schools, staff, and administrators. This proclamation is a message of support to take all necessary health and safety actions during the pandemic, including following the mandated measures and requirements by the State such as the vaccine mandate. Furthermore, this proclamation conveys the importance of vaccination and that members of the board are voluntarily following the same vaccination rules in the mandate.

Involvement

Chair Sami Al-Abdrabbuh and Director Vince Adams.

ACTION REQUESTED

Approve the Proclamation in Support for Vaccination and Pandemic Safety Measures

MOTION REQUESTED

“I move that board approve the Proclamation in Support for Vaccination and Pandemic Safety Measures.”

X. **BOARD MEMBER COMMENTS (8:05 p.m.)***

XI. **ADJOURNMENT (8:30 p.m.)***

*All times are approximate.

Note: The Chair of the Board may alter the order of business as they deem proper and necessary.

Agendas – Agendas and supporting materials are available online at <https://v3.boardbook.org/Public/PublicHome.aspx?ak=1000829> a few days before each School Board meeting. For more information, please contact Julie Catala at kimberly.nelson@corvallis.k12.or.us.

Communication With The School Board – Communication with the Board can be made by telephone, letter, e-mail and public testimony. Letters may be addressed to individual Board members or the Board as a whole and sent to 1555 SW 35th Street, Corvallis, OR 97333. E-mail may be sent to schoolboard@corvallis.k12.or.us and will be sent to all board members simultaneously as well as to key District Office staff. For more information, please contact Kim Nelson at kimberly.nelson@corvallis.k12.or.us.

Consolidated Action Agenda – The purpose of the consolidated action agenda is to expedite action on routine agenda items. All agenda items that are not held for discussion at the request of a Board member or staff member will be approved/accepted as written as part of the consolidated motion. Items designated or held for discussion will be acted upon individually.

Public Comment – Guidelines are at: <https://www.csd509j.net/about-us/school-board/provide-input-and-be-informed/>

Executive Session – Permissible purposes of Executive Sessions include: ORS 192.660(2)(a) – Employment of Public Officers, Employees and Agents; ORS 192.660(2)(b) – Discipline of Public Officers and Employees; ORS 192.660(2)(d) – Labor Negotiator Consultations; ORS 192.660(2)(e) – Real Property Transactions; ORS 192.660(2)(f) – Exempt Public Records; ORS 192.660(2)(h) – Legal Counsel; ORS 192.660(2)(i) – Performance Evaluations of Public Officers and Employees; ORS 192.660(2)(j) – Public Investments.

SCHOOL BOARD MEMBERS			
Vincent Adams	541-738-4324	Terese Jones	541-230-1673
Sami Al-Abdrabbuh	541-283-6611	Shauna Tominey, Co-Vice Chair	541-829-8411
Tina Baker	541-223-1997	Luhui Whitebear, Co-Vice Chair	541-632-3568
Sarah Finger McDonald, Chair	541-908-3756		

EXECUTIVE STAFF MEMBERS	
Ryan Noss, Superintendent	541-757-5841
Melissa Harder, Assistant Superintendent	541-766-4857
Olivia Meyers Buch, Finance and Operations Director	541-757-5874
Jennifer Duvall, Human Resources Director	541-757-5840
Kim Nelson, Executive Assistant to the Superintendent; Board Secretary	541-757-5841