

ASTORIA SCHOOL DISTRICT 1C
785 Alameda Avenue
Astoria, OR 97103

STUDY SESSION MINUTES

February 13, 2019

ANNOUNCEMENTS/AGENDA MODIFICATIONS

None.

BOARD OF DIRECTORS PRESENT: Jeanette Sampson, Chair
Grace Laman, Vice Chair
David Oser, Director
Jenna Rickenbach, Director
Jimmy Pearson, Director

ALSO PRESENT: Craig Hoppes, Superintendent-Clerk; Mindy Landwehr, Business Manager; Marisa Flukinger, Recorder (Please see **Attachment A** for complete list of attendees.)

1.0 CALL TO ORDER

Chair Sampson called a meeting of the Board of Directors of Astoria School District No. 1C, Clatsop County, to order at 6:15 P.M. on Wednesday, February 13, 2019 in the Astoria School District Boardroom.

2.0 COMMUNITY RECOGNITION

Superintendent Hoppes referenced the study session packet. He explained that the Board would be recognizing some students from the community, and introduced Boy Scout Troop 211. The troop explained that during the government shutdown they partnered with the Coast Guard MOMS Club of Astoria and others to open a food pantry for needy families in the area. The troop took donations and helped to organize and distribute the goods. The troop explained that Be The Light Food Pantry was located at the Masonic Lodge in Astoria and served more than 1400 families in need. The Board thanked the troop for their service to the community and the group applauded their efforts. A photo was taken and the troop excused themselves from the boardroom.

3.0 CORNERSTONE – PROJECT MANAGER PRESENTATION

Superintendent Hoppes explained that Casey Cunningham from Cornerstone would be presenting. Mr. Cunningham referenced the overhead and led the group through a presentation; He discussed each slide in succession. Rob Wagner was available by telephone and assisted the presentation when prompted. He explained the systematic process, the project manager objective, accountability and planning, and contracting strategy. There was a brief discussion regarding guidelines for the bond oversight committee. Casey referenced the management plan and explained that they would use that as a guide for the duration of the projects. Mr. Hoppes discussed that a bond management team had been assembled and is meeting weekly. The team will report to the board monthly during the bond work. Director Oser requested depth of information regarding finance reports. Mr. Cunningham agreed and stated that they would work closely with the district to provide complete data. Director Rickenbach asked if they would be using local companies as much as possible. There was a brief discussion regarding local contractors.

Casey Cunningham went on to explain the findings of fact document provided in the packet. He discussed the requirements around using a Construction Manager/General Contractor (CMGC) and the need to present the benefits to the board and allow for a public hearing regarding the issue before voting on CMGC. He discussed the advantages to having a CMGC project. There

ASTORIA SCHOOL DISTRICT 1C
785 Alameda Avenue
Astoria, OR 97103

was discussion regarding the selection process, clarification of CMGC, and comparison to other methods. Director Rickenbach discussed the selection process for sub-contractors and asked if there would be priority given to local bidders. There was a brief discussion regarding the bidding and selection process. Mr. Hoppes stated that the district would be conscientious of local work. He explained that there would be two upcoming meetings: one with potential CMGC companies and one for local contractors to discuss the upcoming projects. There was a brief discussion regarding student safety. Mr. Cunningham stated that the contractors would be background checked and badged, among other precautions.

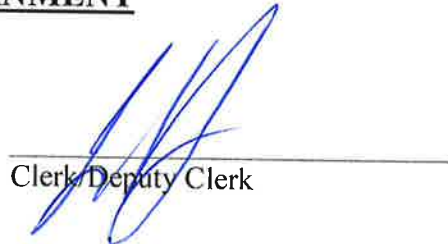
4.0 BLR&B PRESENTATION

Mr. Hoppes transitioned into the BLR&B presentation and introduced Tom Bates and Greg McCrackin. They discussed the project progress to date and explained the programing and planning phase. They discussed the projects that were already beginning, including the work at Lewis & Clark Elementary. Tom explained that they had started the planning on all three major projects. There was discussion regarding the design committee projects and the progress that they are making. Greg explained that the BLR&B architect teams would be in the schools in the next few weeks to meet with staff and students and discuss the buildings, learning spaces, etc. Mr. Hoppes added that there would be community outreach throughout the projects.

5.0 ADJOURNMENT

The meeting was adjourned at 7:24 P.M.


Board Chair


Clerk/Deputy Clerk