



The Board of Directors of the Reynolds School District No. 7 met in Work Session in the County of Multnomah, in the State of Oregon, at 6 p.m. Thursday, September 28, 2016 at HB Lee Middle School, Portland, OR.

Members present were Board Chair Joe Teeny, Board Members John Lindenthal, Stevie Chao, Tamara Schaffner, Dane Nickerson, and Diego Hernandez; Superintendent Dr. Linda Florence, Student Board Representative Graham Ring and Board Secretary Connie Philibert.

Members excused absent: Vice Chair Diane Whitehead.

**Call to
Order**

Call to Order

Chair Teeny called the Work Session of September 28, 2016 to order at 6:01pm.
Pledge of Allegiance

Presentation to the Board:

A. Welcome: Dan Kimbrow, Principal

Dan Kimbrow welcomed the board and shared great programs going on at Lee Middle School.

- Summer Program – serving 125 students
 - Focus on grade 6 and newcomer students
 - 90% attendance rate
- Library Program
 - 20 books checked out per student on average
 - Highest circulation of books in the area
- AVID school
 - 9 staff attended conference last year
 - Working on a 5-year AVID plan
 - All students receive binder and arrive to class with materials needed for class.
- Tutor Program – Teachers
 - High School students come on Wednesday to work with teachers and receive tutor support.
- New teachers at Lee Middle School
 - National experience: California, Chicago and other areas.

B. Bond Project Construction Update

Project Owner Bob Collins, Day CPM shares a presentation on the 2015 Bond Construction Updates.

Land Use:

- Secured Vestibules
 - Margaret Scott right-of-way dedication – use application in process for 148th Avenue, 5 ft right-of-way.
 - Only one at of 9 projects that need land-use permit
 - John asked if this is only a dedication and no land improvement.
 - Confirmed. Nothing known at this time.
- Wilkes
 - City of Gresham Land Use submittal
 - Building permits can apply for when completed
 - No delays expected
- Reynolds High School
 - Final meeting last night on land use submittal
 - Architectures get permits ready
 - Multnomah county requirements, no change in construction, only right of way. Transportation consultant reviewing.
 - 257th and Cherry Park
 - John confirmed this is to the district's benefit.
 - Confirmed. Conditions identified and moving towards steps.
- Fairview
 - No foreseen issues with application
- Troutdale
 - Right of way application approved
 - Continue with land-use application, submitted

Project Design

- Secured Vestibules
 - Final tours occurred with principals
 - Revised set of design to be financial drafted in coming week
- Wilkes
 - Schematic design completed
 - All fit within budget – High Energy design with incentives from department of energy.
 - John asked what kind of savings.
 - About \$60,000 per school, plus costs for studies and designs
 - John asked about savings for district versus cost.
 - Premium cost is about \$600K per school, less savings
 - Benefit over time and less maintenance 50 years than building to current code.
- RHS
 - 50% design completed
 - Construction documents expected by December 18, 2016
 - Wanting to get bidding going early
- Fairview
 - Similar to Wilkes
 - Premium envelope to energy
- Wilkes
 - Path to next zero energy program, brings benefits
 - Studies in process
- Troutdale similar to Fairview and Wilkes

Procurement of CM/GC Firm

- Secured Vestibule
 - Bremik Construction – middle of Phase I
 - \$1.395M
 - Total for Phase I and Phase II \$6.7M
 - Phase II – schematic design in process
- Wilkes
 - Skanska USA
 - \$23.8M gross maximum price
 - Actively working on energy envelope
 - Active in preconstruction phases
 - Working on Fairview Elementary
- RHS
 - LCG Pence
 - Phase I is \$73,480
 - Drywells being tested currently
 - Target is \$25.6M
- Fairview
 - Skanska USA
 - \$22.7M gmp
 - Phase I preconstruction
 - \$80K expected reimbursement for energy efficient
- Troutdale
 - Bremik
 - \$22.9M
 - Preconstruction services \$106K
 - Final steps in contract

Preconstruction Phase

- Secured Vestibules
 - Bremik began constructability work
 - Environmental consultant 75% complete
 - Abatement work scheduled for Spring Break
 - Dane asked if that was for asbestos.
 - Confirmed
 - John asked if it includes lead, radon.
 - Bob noted all that need to be done are being reviewed.
- Wilkes
 - Initial cost estimates over budget – cost savings in Engineer design, back in budget
 - Cost Consultant Ryder Bucknell evaluation costs of projects
- RHS
 - 10% completed in preconstruction
 - 100% complete in design
 - Completing hazardous survey
- Fairview
 - Not started site investigation
 - Hazardous materials survey on roof needed
- Troutdale

- Starting next week with contractors
- John asked if there is any problem or surprises with hazardous materials surveys.
 - Site = survey per building
 - Land – environmental site inspection in March by Geo Tech
 - Talk to neighbors and custodian
 - Abandoned oil tanks

Local and Diverse Procurement

- Program goals
- Dashboard document reviewed
- Local and diverse procurement
- 1/10 of list of communication to community events
- Part of program, to have student and firms be mentors and involved

Communication Plan

- News to community
- Website
- Groundbreaking ceremony
- Samples of communications

Next steps

- Building permit process
 - Municipalities
 - Types of fees charged
- Safety review of construction plans
 - RHS phase plan – how, when, what students will do during construction. Plans submitted to Fire Marshall
- Estimated Schedule for start of work
 - Secured vestibules – bidding in January 2017
 - Wilkes, Fairview and Troutdale
 - Bidding in February 2017
 - Procurement in March with CM/GC
 - Construction starting Spring Break
 - RHS – as early as March
- February 2017 is next update to the Board
- Diego – goals for December 18 and beginning in January
 - Rachel noted that the deadline is December and allows time for feedback

C. Informational Report: CM/GC – Fairview Elementary

- Phase I is less than \$150,000
- Continuation of phases will increase the contract costs
- RFP for CM/GC sent out in July
- Evaluation committee reviewed
- Reduced price on preconstruction on second school
- Skanska
- phase one of 2 phases of contract
- full cost contract attached – Maximum Guaranteed Prices
- 90% completion of construction docs
- Scope or duration change by district would change price

- Asking consensus from board to continue engaging Skanska for agreement. In agreement with proposal to move forward.
- John – in general conditions, is that going to change.
 - No.
 - Budget and reimbursable expenses
 - Number is what they landed on
- Joe asked what consideration measure 97 has on the bids and doing bidding, are they padding their numbers or affecting the end costs.
 - It is hard to say.
 - General conditions – they have to pay minimum wage and provide all pay applications
 - Guaranteed maximum price
 - Cost consultant reviewed and the amount offered is less than what they have estimated for construction for the project.
 - If they were loaded over estimated costs, it would be questionable
 - Competition is driving up prices.
 - Bob – if the district doesn't have interest in phase 2, they do not have to go into agreement. Guaranteed maximum price won't change if they accept.
- Joe notes that the CM/GC gets a percentage of the proposals
 - It is a fee and is based on the estimated cost
 - Competition bidding
- John notes that bid amounts, general conditions for Skanska is \$1.1M and Bremik \$800K, can you explain.
 - Cost estimate for services
 - Sub costs
 - Selection process is the fee. Evaluation committee saw them as the better team.
 -
- John – there is flexibility in fee and not general conditions
 - Bremik has best safety in state and that outlines their fee percentage
- Chair asked for consensus from board to move forward with Skanska.
- Board gives them consensus to move forward with Skanska.

D. Informational Report: CM/GC – Troutdale Elementary

- Evaluation team reviewed 2 applicants
- Bremik construction
 - Secured vestibules project
 - RMS seismic retrofit
 - Local company
- Informational report
- Preconstruction \$106K, phase I
- Target for construction at Troutdale is \$22.9M
- Consensus from board to engage contract with Bremik
- Stevie asked what they felt of the recent projects.
 - Seismic turned out nicely
 - Still in construction on secured vestibule

- Tamara asked the original was a metal building, now looking at wood. Is there a benefit for wood siding or cost saving at sites?
 - Carpenters to deliver the project on time.
 - Did look at design and allocation at site
 - If protected from the elements, life of the building. Bob noted the roof and the protection of not getting water in the walls will make a difference.
- John noted that we don't have flood plain issues on any of our schools.
 - None known.
- John asked if there is cost saving when completed the standardized square footage in schools.
 - Premium allocation and bond sales.
- Stevie asked what they are doing with old school stuff, supplies
 - Will inventory and reuse, recycle or dispose of.
- Stevie asked if the materials will be reclaimed.
 - Haven't gone through the process of what items to keep, salvage or reuse.
 - Matting and framing pictures, tile work and using in new buildings for decoration versus construction.
- Chair asked for board consensus to move forward with Bremik for Troutdale.
Board consensus to move forward.

E. Indigenous People

- Linda refers to page 361 in the board packet.
- Board member Hernandez has requested that the board review and adopt resolution.
- Resolution reviewed by legal counsel and notes are in the board packet.
 - Paragraph 6, racial predictability is undefined. Can it be removed or replaced?
 - Paragraph 8, is there curriculum to meet the language?
 - Paragraph 9, may not be available on all district calendars, asked to soften the language.
- Diego asked to have a discussion on this.
- There are community members coming in to speak at public testimony, scheduled at 8:15pm.
- Diego reported that this is a common practice in other states. Portland Public Schools, Portland, Corvallis and Eugene recognize this day.
- History of Indigenous People.
- Asked if the board has questions.
- Suggested paragraph 6, eliminating predictability and accept legal counsel recommendation in paragraph 9.
- This is same day as Columbus Day. Not associated, just recognized in community as a holiday.
- Diego asked how many of our Latino community are from an Indigenous community.
 - First language Indigenous and not Spanish
- Joe asked that Diego send resolution to board members. Commends Diego for his resolution.

- Centae confirmed that our curriculum, particularly in the GLAD program has teachings on the Indigenous People and noted the board can keep the language outlined in paragraph 8.
- Dane notes that Indigenous People's Day is appropriate, how do we do this if the Indigenous People don't celebrate the arrival of Christopher Columbus.
 - Joe notes that we don't celebrate Columbus Day. It's not replacing Columbus Day, just recognizing our community.
 - Linda notes that the idea is to celebrate on this day, to say that these are the first people here.
 - Diego notes that this is creating an environment for our students and teaching students of their culture.
- John agrees with Dane. Aligned nationwide, so we would be consistent on the day selected. At some point, the entire nation may be on board with this.
- Diego notes that for now, we are discussing the resolution. Outlines that the community members that want to speak complete a form and submit.

F. Healthy & Safe Schools Plan

- Draft Healthy & Safe Schools Plan
- Requirements by ODE to communicate to board
- Looking for consensus to submit draft to Oregon Department of Education and post draft on district website.
- Final draft due in January.
- Report and submitted radon testing report, will be part of this plan, ODE has accepted and noted it meets the recommended guidelines.
- This is required for all district sites, buildings and spaces we are responsible for.
- Annual update to plan and make appropriate annual changes.
- Plan will be available on the district website.
- Used model template and requirement language, including ORS language.
- Identifying the responsible person, Safety Officer, addresses to all sites. Currently don't lease space or lease out space.
- Radon testing, accepted and approved on September 1. Will continue to link in this report.
- Drinking water lead testing guidelines. October 1st deadline on testing put a high demand on labs. Continue to work on communication, mitigate and correct.
- Guidelines modeled by state.
- Started testing in June for water.
- Lead paint, we are meeting the requirements and are reviewing the environmental guidelines for construction. Follow the guidelines.
- Pesticide notices
- Communication notes that we will report results when completed and make available to the public.
- Looking to include all the processes we currently do, to have all of the steps in one location and on the website.
- Tamara asked if this is a requirement because of Portland Public School District.
 - Fairly certain.
- Tamara asked if testing has been part of the practice.

- Safety and informational/educational models have been in place for air quality
 - Required inspections done annually.
 - Water was not part of the prior requirements
- Diego would like to see the results and steps taken on the public site for our parents.
- Joe asked what are we not doing that is not required.
 - With resources there is always desire to do more than what is required
 - Construction and repair have brought opportunities to do more studies and learn more, but it takes additional funds.
- Joe asked about the new HVAC systems and will they allow quality airflow with such a tight envelope.
 - Confirmed. The new system will allow the vents to be open if heat or air is on.
- Tamara asked if any of the district schools came back positive with lead.
 - Confirmed.
 - Report is available on the website.
 - One building did not have any high levels, Four Corners.
 - During the testing, all schools were provided bottled water until results came back. Areas that are identified as drinking water will have bottle water available as they mitigate and correct the faucets.
- Diego asked if the state will be reimbursing dollars
 - Testing drinking water sources
 - Requirements by State
 - State will reimburse for drinking water testing only.
 - Mitigation is more expensive
 - Paying for bottled water as test results come back.
 - We have met criteria and will submit for reimbursement.
- John asked if the Charter schools are part of this requirement
 - Confirmed.
 - Charter schools are responsible for their own plan, as we don't lease space to them.
 - Requirement from the state that they review their plan with their board and submit draft to state.
- John asked if they have been notified
 - They should have been notified by the state.
 - Rachel is part of a list serve
 - The district is responsible for our buildings and sites
 - John asked if they be reminded of this requirement.
- Joe asked if the board can obtain a copy of their plan to review.
- Chair asked for consensus from board to submit draft Healthy and Safe Schools Plan to ODE. Board provided unanimous consensus to submit plan.

Public to be Heard (Actions items only)

- Ashley Thirstrup
 - Director of Youth Education Services, Native American Youth and Family Center
 - Involved for years with Reynolds, more recently with the 20/20 work

- Felt welcomed by staff and have recognized more native American students than prior years.
- We are a tribal site, most families moved out in the 1950's
- Feel that Columbus Day has been a reminder of tragedy in their culture.
- Appreciate the district for taking a bold step in recognizing the strength of the people and various cultures.
- Powerful step for the community and making a difference for cultural identity and school belongingness.
- Feels this is something that all families can be proud of.
- William Miller
 - Former Student Board Representative at Reynolds. Finishing his bachelor's degree in Political Science at Oregon State. Work in office of Diversity and Culture Engagement as the Indigenous Policy liaison. Will be heading to graduate school.
 - Ask the board to support Indigenous People's Day resolution.
 - Greater metro Portland, 9th largest urban native American community in the united states.
 - Recognizing this day honors the Native American community.
 - Draft proclamation for City of Corvallis
 - Set to be introduced to the US Senate in November.
 - Statement that supports the entire Native American community.
- Se-ah-dom Edmo
 - Reynolds parent
 - Serves on Native American Committee with ODE and past president of local Native American committee.
 - Being raised in the Parkrose district and locally.
 - Parents involved in the Native American community
 - She came home from kindergarten stating that she learned Columbus discovered America. Problematic and misrepresentation of law.
 - Not having any mention of Indigenous People and the treaties, and the duties to uphold those promised, including education, to the tribal community, has driven her career.
 - Feels this resolution is the first ceremonial step to begin to recognize those rights that they call home.
 - Proud to send her children to Reynolds where they will learn their heritage.
- Tawna Sanchez
 - Interim Executive Director at NAYA and candidate for House Rep District 23
 - She notes that it is hard to follow her young cousin. Very articulate and talented.
 - More understanding as a young student that there was more to learn about her heritage than what was being taught in school.
 - Went back to school to learn more.
 - Childhood experience that showed her that her own community wasn't being taught, when she was told she didn't belong on the reservation she lived at.
 - Teach everyone. Hard to do, but important to do.

- Impression is alive and well everywhere and those messages are important to teach all students everywhere. Teach the truths.

Action Items

A. Resolution 2016-2017-003 Recognition Indigenous People's Day October 10, 2016

- Diego proposed changes:
 - Paragraph 6, remove everything after eliminating, predictability..., and replace with eliminating the achievement gap.
 - Joe suggests replacing the word predictability with the words achievement gap.
- Diego notes that they are keeping the language in paragraph 8.
- Diego notes that in paragraph 9, language was removed based on lawyer recommendations, asked that the line be included.
 - All districts calendars and websites shall recognize the second Monday in October as Indigenous People's day.
 - Asked to remove the word all and replace with Appropriate.
- Dane asked if the language recommendation to change to "shall" was incorporated.
 - Confirmed.
- Joe notes that the language Diego proposed is well put together and appreciates his work in this. Asks the community to reach out to the Director of Equity and share your information.
- Diego reads the amended resolution 2016-2017-003 into the record.
- Joe suggests eliminating the racial achievement gap, as it sounds repetitive.
 - Diego notes that it sounds repetitive, but reads well.
- Diego shares that this is an important step to him.
 - Former Reynolds student
 - Challenges, didn't know about Indigenous Peoples, learned in College/Ethnic Studies
 - Organize and be around Indigenous Peoples Group. Many friends still advocating.
 - Shutting down class to create Ethnic studies as a Major Degree.
 - Realized his background, grandma is 100% Native American.
 - Appreciates everyone here and to learn why they are here, bring all of their identities and learn their cultures.

Board Member Hernandez moves to approve Resolution 2016-2017-003, as amended. Board Member Nickerson seconds. Board votes and unanimously approve with 6 ayes and 0 nays.

John appreciates Diego and the community members.

Diego moves for a break and a photo. Chair seconds. Board votes and unanimously approve with 6 ayes and 0 nays.

Break at 8:20pm.

Board meeting resumes at 8:30pm.

- B. Authorization to spend over \$150,000 – Sonitrol at Reynolds High School
- Bond project – request for qualifications for secured vestibules projects
 - Single response by Sonitrol
 - Reviewed by administrators, safety officer, SRO and security consultation
 - Asking board to spend more than \$150K for intrusion alarm at Reynolds High School.
 - \$220K and setup for future additions at Reynolds High School
 - Current project to the entirety
 - RHS electrical and live
 - RHS additions – will install and link
 - Rather contractor under CM/GC, district is working directly and contracting services.
 - Five schools completed by next month
 - Joe asked to design the scope
 - Exterior lighting, cameras and type of imagery
 - Davis will include infrared/night vision
 - Comprehensive at each site for electrical install and monitored by Sonitrol
 - Audio alarms
 - Communicate to Law Enforcement directly
 - Joe asked what the life expectancies of cameras, equipment
 - Bob notes that he hasn't heard of them wearing out
 - Sonitrol will see if camera has a problem and will come take care of them
 - Rachel notes that there would be a technology issue before equipment
 - \$229K is the cost
 - Dane noted that the amount does not include monitoring and asked if we can use someone else to monitor.
 - First Response patrols
 - Not ideal.
 - Insurance breaks for Advance Placement equipment
 - Cost savings for district
 - Stevie asked if the district will be penalized for ending contract with First Response
 - Not in a long-term contract.
 - Will phase out services
 - John asked how long feed on DVR
 - 30-days saved on the cloud
 - Sonitrol has specific value for monitoring, response time
 - Less time for district staff
 - John asked if district is setup to support services, based on quality of video and how much is being stored.
 - Confirmed. Noted the Technology coordinator has been a part of the meetings.
 - John asked about firewalls.
 - Can assume that Jeff is on top of it by attending meetings.
 - Bob also notes that the monitors will include freezers/coolers and other areas like air systems.
 - Diego asked about audio in the classrooms.

- Audio will come on after classroom hours and is triggered with glass breaking.

Board Member Nickerson moves the board authorize staff to expend more than \$150,000 using 2015 Bond Project funds to complete the Reynolds High School Intrusion Alarm System Installation Project with Sonitrol Pacific according to the terms of the proposed agreement. Board Member Lindenthal seconds.

- Diego asked if this language includes the not to exceed a certain amount.
 - Rachel confirms it is in the motion and she will add agreement to the boardbook.
 - \$221,701

Board votes and unanimously approve with 6 ayes and 0 nays.

Board Discussion

- John asked for confirmation of attendees at OSBA Fall Regional Meeting
 - Joe, John, Diego, Frank and Rachel attending.
- Dane Nickerson – Go Raiders! Came back to win football game against Barlow last Friday at Mt. Hood.

Adjourn Chair Teeny adjourned the September 28, 2016 Work Session at 8:50pm.

Respectfully Submitted,

Connie Philibert
Executive Assistant



Joe Teeny, School Board Chair



Dr. Linda Florence, Superintendent