

AGENDA	CORBETT SCHOOL DISTRICT G.O. BOND OVERSIGHT COMMITTEE MPB/Board Room/ZOOM-OWL 35800 E Historic Columbia River Highway Corbett, Oregon 97019	7:00 PM Tuesday, November 14, 2023
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1. Call To Order, Establish Quorum

1. You are invited to a Zoom webinar or this meeting meets in the MPB.
 When: November 14, 2023 07:00 PM Pacific Time (US and Canada)
 Topic: CSD Bond Oversight Committee
 Please click the link below to join the webinar:
<https://us02web.zoom.us/j/85495448724>
 Or One tap mobile :
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 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 564 217 2000 or +1 646 931
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 Webinar ID: 854 9544 8724
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2. Review and Approve minutes of the August 8, 2023 meeting 2
3. New Business
4. Construction Update
5. Financial Report 4
6. Matters for the good of the order
7. Adjourn

Draft Minutes of Aug 8, 2023 Bond Oversight Committee Meeting

Committee Members:

Tamie Tlustos-Arnold
Stayce Blume
Bob Buttke
Liz Conner
Michelle Vo
Robert Hattan
Todd Redfern
Steve Salisbury
Cindy Duley
Ian Mickelson - guest
Marlene Gillis - guest
Derek Fialkiewicz
Henry Fitzgibbon - guest
Carson Shields - guest

In attendance in person

1. Brie Windust (Zoom Host)
2. Derek Fialkiewicz
3. Tamie
4. Todd Redfern
5. Michelle Vo
6. Bob Buttke
7. Carson Shields

In attendance via Zoom

8. Cindy Duley
9. Marlene Gillis
10. Steve Salisbury

Meeting called to order at 7:03 p.m. by Tamie.

Opportunity to review minutes? Motion to approve minutes: M Vo, seconded by Todd R.
Approved.

M Vo suggested it is time to get a quarterly report to the Board from the committee.

Derek will get it on the Board agenda for Aug 16 date.

Discussion of who will present for the committee.

Construction Update by Carson Shields

Contractors progressing on schedule to wrap up in December. Roof on and wall panels done. Finish, mechanical and electrical to come. Any problems? None reported, staying on schedule, minimal changes.

Asphalt driveways in two weeks. Siding to be done next week. Building on left with four classrooms to be painted, then building two to be painted.

Financial Report by Cindy Duley

New report format as requested, showing all payments made for projects since inception starting July 2021, through June 30, 2023.

Expected and saw spending ramp up June/July, to continue August/September. Two OSCIM claims outstanding; \$10,782 balance on the grant claim including most recent Claim #8 for \$603,299 incurred since June 30.

\$3.8M project funds remaining.

Tamie asked Derek about remaining project costs. Derek expects \$3.3M remaining for Bremik commitment. \$500k left for other projects. Costs of those need to be scoped out. Have remaining projects been prioritized? Not yet. Any recall of the original estimates? To be determined.

When we looked at projections before, there was a cost overage.

At next meeting, present remaining budget categories, want to know if we have sufficient funds for plans. Will be closer to finished with Bremik. Request for updated project spreadsheet prior to next meeting.

Michelle question about Steve Gunn expenses. Carson will check.

Matters for the Good of the Order

Any additional comments? Derek expects to start students and staff in the new building on Jan 8. There was a group tour of the Woodard property prior to the meeting tonight. Furniture needs are yet to be determined. Is this covered by the bond? Yes, furniture, fixtures and equipment are permissible bond expenses.

Next meetings:

November 14, 2023

Feb 13, 2024

Motion to adjourn approved at 7:27 p.m.

OSCIM Approved Project Budget (revised 8.22.23)

Project Component	GO Bond	OSCIM Grant	Total	OSCIM Claimed
Woodard Campus	\$ 2,660,768	\$ 3,599,452	\$ 6,260,220	\$ 3,588,670
Main Campus	649,551	400,548	1,050,099	400,548
FF&C payoff	2,923,886	-	2,923,886	-
Bond cost of issuance	77,123	-	77,123	-
OSCIM Totals*	\$ 6,311,328	\$ 4,000,000	\$ 10,311,328	\$ 3,989,218
Less est. remaining cash balance from FF&C	(2,311,328)	-	(2,311,328)	
Net bond	\$ 4,000,000	\$ 4,000,000	\$ 8,000,000	

*OSCIM Bond total includes duplication of budget appropriation

Summary of estimated costs, as of 11-7-2023

Project Component	Original	Changes	Total to Date	Paid	Pending
Woodard Campus	\$ 7,346,246	\$ 573,779	\$ 7,920,024	\$ 6,732,551	\$ 1,187,473
Main Campus	400,548	-	400,548	400,548	-
Total Projects	7,746,794	573,779	8,320,572	7,133,099	1,187,473
Bond cost of issuance	77,123	700	77,823	77,823	-
Grand Totals	\$ 7,823,917	\$ 574,479	\$ 8,398,395	\$ 7,210,922	\$ 1,187,473

Remaining **\$ (398,395)**

Project Component:	Woodard Campus	Original	Change Orders	Total to Date	Paid	Pending
<i>Project Costs</i>						
<i>Vendor</i>						
Acquisition Reynolds SD		\$ 508,387	\$ -	\$ 508,387	\$ 508,387	-
Construction Bremik Construction		5,784,038	448,979	6,233,017	5,179,104	1,053,912
Contract Soderstrom		507,513	97,600	605,113	489,533	115,580
Add'l Services & Reimb Soderstrom		8,628	11,250	19,878	12,036	7,842
BDL Plumbing		146,750	7,500	154,250	154,250	-
Minority Abatement		146,260	-	146,260	146,260	-
Engineering Boeger & Assoc		68,029	-	68,029	61,575	6,454
Web Steel 003700		21,984	8,450	30,434	30,434	-
City of Gresham		63,559	-	63,559	63,559	-
Other vendors <\$30k		91,097	-	91,097	87,413	3,684
Total Project		\$ 7,346,246	\$ 573,779	\$ 7,920,024	\$ 6,732,551	\$ 1,187,473

<i>Project Budget</i>						
<i>Source of cash</i>						
FF&C Bond				\$ 3,000,000		
GO Bond (net of payoff, bond issuance cost, & main campus)				922,877		
OSCIM (net of main campus match)				3,599,452		
Total Budget				7,522,329		
<i>Remaining</i>				\$ (397,695)		

Project Component:	Main Campus	Original	Change Orders	Total to Date	Paid
<i>Project Costs</i>					
<i>Vendor</i>					
GS Roof Horizon Roofing		400,548	-	400,548	400,548
Total Project		\$ 400,548	\$ -	\$ 400,548	\$ 400,548
<i>Project Budget</i>					
<i>Source of cash</i>					
GO Bond				\$ -	
OSCIM Grant				400,548	
Total Budget				400,548	
<i>Remaining</i>				\$ -	