

MOUNT VERNON SCHOOL DISTRICT
BOARD OF DIRECTORS REGULAR MEETING MINUTES
Friday, July 1, 2022, 8:30 a.m.

Call to Order and Flag Salute: A regular meeting of the Mount Vernon School District Board of Directors was called to order by Director Otos at 8:35 a.m. Friday, July 1, 2022 via zoom.

Roll Call of Members: In attendance were Directors Otos, Coffey, Cailloux, Samora, and Ragusa. A quorum was present. Assistant Superintendent Nutting was present, as well as construction representatives Rooks, McCarry, and Ho, Tim Papendorf was present.

Construction Update

Mount Vernon High School Change Order: Mr. Tom Rooks said the change order presented reflects the discussion on June 29. The work scope includes improvements to the high school ag building including mechanical ventilation, development shop, sewer repair work, and demolition of 7 existing portables plus the relocation of 1 portable. Mr. Nutting said Mr. Rooks and Kevin McCarry (Lydig Construction) have been working for some time on the scope and associated costs, he recommends board approval.

Upon motion by Director Ragusa, seconded and unanimously approved, the board approved Lydig's Project Change Order #084 and Prime Contract Change Order #019 for Mount Vernon High School Campus Summer 2022 work.

Mr. Nutting said at the last meeting, the board requested a document that demonstrated side by side figures for more clear understanding of the construction budget. Mr. Rooks shared a document, noting the two columns that represent estimated remaining funds from the bond. He explained the projects completed, planned, and change orders, remaining revenue, and state match. He noted if all work is completed as originally outlined, it would leave a deficit of approximately \$2.5M. By removing the additional classroom work at the high school, there would be \$3.M remaining.

Director Coffey said if the LaVenture work is new classrooms, couldn't impact fee money be available? Assistant Superintendent Nutting said he believes it would be eligible for use and those figures are not reflected in the displayed document.

Mr. Rooks clarified the information presented does not include soft costs that could be incurred during the LaVenture work. Director Ragusa clarified that we would have \$3.M remaining that could be used at any school, for example the work on the ag building could be done with impact fees.

Mr. Nutting said that yes, essentially those are remaining bond projects. There has been discussion about the scope and cost as currently designed. Enrollment projections indicate that from this year to 2027-28, there is anticipated to be a continuous decline in enrollment at LaVenture, then a mild increase.

Director Ragusa asked if enrollment at Mount Baker is following the same trend. Assistant Superintendent Nutting said the team is considering options to retain the use of the LaVenture field. Much information has been gathered regarding facility use rentals from the community and schools. Acknowledging use has been limited during the Covid shut down, the field gets quite a bit of use and those pre-covid usage numbers are expected to return. Generally, it makes sense for the LaVenture project team to take this kind of interest and guidance from the school board to review and the feasibility of broad thoughts relating to implications for doing that kind of work.

Brian Ho, when removing the field, there isn't a lot of room left for classrooms. They are trying to avoid any impact on wetlands and the wetland buffer. The buffer offers an additional 50' beyond the actual wetland. It looks like there is some possibility of fitting a similar footprint on a different part of the building. Looking at that, there are a few sketches circulating among team for review. They hope to have a feasible way to approach it as a relocation on the site within the next week. They are still trying to determine if construction triggers fencing requirements, versus if the construction stays entirely out of the buffer. If fencing is required, changing the location of the footprint won't help.

Director Otos inquired if wetland averaging is still happening; Mr. Ho said he believed that some areas can be averaged. It wouldn't solve the problem, but could help.

Director Coffey asked about transferring land bank sites. Mr. Ho said there is a limit on the wetland bank credits that can be purchased. Once it increases over .5 acres, it involved federal requirements.

Director Ragusa inquired whether the Boys & Girls Club trailers could be relocated or space found within the building. Mr. Ho said that area has been reviewed, but it is still within the designated buffer so wouldn't solve the problem. However, other parts of the property are being reviewed to see if that is a feasible alternative. Director Ragusa asked if any parking could be given up; Mr. Ho there is some that could be available from the bus pick up/drop off area so that is a possibility. Assistant Superintendent Nutting said the partnership with the Boys & Girls Club is valuable; however, he appreciates that Brian and the team are looking at all possibilities. To be considered, any relocation would need to remain onsite.

Director Ragusa said she has received feedback from a local group who is carefully watching the project due to the wetlands. I assured him we are doing our due diligence and understand the importance of fields and wetlands.

Assistant Superintendent Butting said the challenges continue with the City planning department related to LaVenture, and those challenges extend to the high school and permit issuance. The project team continues to address and work to find solutions with city planning staff. That difficult work continues. This challenge is not related just to construction, but other permitting as well. A walk-in cooler at Centennial needed replacement and the City said installation requires a permit. However, they said the new cooler is slightly larger than the old one so more work is required before a permit will be issued.

Director Otos said much of the frustration is that we are not professional contractors building things for profit. We are school based and a nonprofit community member. The City should help us succeed as we also respond to the voters and work diligently to use the taxpayer's dollars wisely. Director Otos feels the thought processes demonstrated through the actions of the City is interesting. Director Ragusa said the district is not alone. It is community wide that the permitting is difficult.

Director Ragusa thanked the construction team for the beautiful high school. You should be giving yourselves a pat on the back. It is a 100-year old building that looks new and welcoming.

Director Samora thanked the construction team, Assistant Superintendent Nutting, and Directors Otos and Coffey for their diligence. They are hitting a wall on several items, it has been challenging, but they continue to come back, be creative, and manage the budget so we can get our students and community what they deserve and expect.

Assistant Superintendent Nutting thanked the board for their comments and the incredible engagement by all of you over the life of the projects. Your support and involvement have been very helpful. A perfect example is the meeting this morning, with just a short notice, you are all here to get a change order approved and provide guidance and support.

Adjournment: There being no further business, the meeting adjourned at 9:05 a.m.



Larry Otos, President
Board of Directors

Bill Nutting, Assistant Superintendent

