

EMERGENCY BUSINESS MEETING MINUTES

12/An Emergency Meeting of the Lane County School District No. 19 Board of Education was held on March 1, 2019.

1. CALL MEETING TO ORDER

Board Chair Zach Bessett called the Springfield Board of Education meeting to order at 12:00pm in the Board Room at the District Administration Building.

Attendance

Board Members present included Board Chair Zach Bessett, Board Vice Chair Michelle Webber, Laurie Adams, Dr. Emilio Hernandez and Naomi Raven.

District staff and community members identified included Brett Yancey, Jenna McCulley, Dustin Reese, David Collins, Whitney McKinley, Suzanne Price, Brian Megert, Jeff Michna, Judy Bowden, Terry Rutledge, Chris Reiersgaard, Nathan Parker, Chad Towe, Melissa Stalder, Amber Mitchell, Carla Smith, Amy Halley, and Angelina Dixson from KVAL/NBC 16.

2. ACTION ITEMS

A. Declaration of Emergency Thurston High School Auxiliary Gymnasium and District Wide Weather Related Issues, Resolution #18-19.029

Chief Operations Officer Brett Yancey thanked the Board members for coming in on such short notice and added that the District is experiencing some challenges with its facilities. He said that he was asking the Board to declare an emergency for the Thurston High School Auxiliary Gymnasium and other weather related issues. He said he would share with the Board some pictures and a video that would clearly show the damage that has occurred in the gymnasium. More technical questions could be directed to Mr. Terry Rutledge, Facilities Coordinator.

Mr. Yancey explained that the auxiliary gymnasium at Thurston High School is where the damage had taken place. The maintenance department was able to isolate all utilities away from the auxiliary gym from the remaining buildings on campus. He continued by saying that when, not if, the building fails, the electricity and water will continue to be operational throughout the rest of the campus.

Ms. Adams asked if Mr. Yancey knew for sure that the gym would fail? At this point, Mr. Yancey shared the photographs which clearly showed the damage to the beams in the gymnasium. Mr. Yancey continued by saying that on February 28, 2019 the head custodian at Thurston High School, Corey Metcalfe was working in the Auxiliary Gymnasium when he heard a loud cracking noise. He wasn't sure what it was at first until the noise happened again and he realized it was coming from the building. He exited the building and put in a work order for the Maintenance Department to come and take a look. The facilities support staff immediately notified the foreman, Nate Parker, who went out to Thurston High School to take a closer look. He was able to see a 30 to 40-foot crack in one of the beams. Mr. Yancey and his team responded by contacting an engineer to assess the situation. As they were discussing it, the bottom of the beam snapped off and hit the floor.

At 9:00pm that evening, Chief Operations Officer Brett Yancey received a call letting him know that the entire beam had failed and fallen on the gymnasium floor. As the Board reviewed the photographs of the building, Mr. Yancey pointed out the ceiling, which is normally flat, was now starting to cave in towards the gymnasium floor.

Mr. Yancey started a video which showed that at this point the decking was now starting to fail and water was coming in through the ceiling. Mr. Yancey shared additional pictures with the Board depicting these various issues.

Mr. Rutledge shared a video with the Board which showed additional damage. While watching the video, they heard the water leaking into the gymnasium. Mr. Rutledge shared drone footage of the exterior and the roof of the building. The footage showed the north side of the roof was caving in and the side of the building was starting to buckle. He added that the TPO roofing is what was holding everything together, but it was also working against us because it was pulling all the walls in at the same time a swimming pool was growing on the roof.

Mr. Yancey continued by saying that the District insurance company, PACE had been notified and he had met with the insurance adjustor, who inspected the building. Hyland Construction had been engaged to work on this project. Mr. Yancey felt this company was a good choice because they built Hamlin Middle School and have worked on past projects that would give them the experience to deal with a large scale project such as this one. Mr. Yancey added that this is a Springfield firm and the owner graduated from Thurston High School. Hyland has already assigned a project manager to the project. Branch Engineering, a local company already under contract with the District, would work in concert with Hyland on the structural side of the project. They are waiting for one of two things to happen, the building would completely fail or the water would completely recede from the roof and they could come in and brace the walls from the outside while they peeled the roof off and removed the beams from the inside of the building. Mr. Yancey said the best case scenario would be to have a functioning auxiliary gymnasium in place by September 2019.

Dr. Hernandez asked Mr. Yancey if the District had to request bids for the work because this was an emergency situation?

In response to Dr. Hernandez, Mr. Yancey directed the Board to review the resolution while he read the following for Board approval:

**Declaration of Emergency
Thurston High School Auxiliary Gymnasium and Other Weather Related Issues**

RELEVANT DATA:

On February 27, 2019 a primary structural beam, supporting the roof, failed in the auxiliary gymnasium on the campus of Thurston High School (333 58th Street, Springfield, OR 97478). This failure resulted in significant damage to the integrity of the roof, walls and floor of the gym. Until further investigation is performed, neither the extent of the damage nor the extent of repair is fully known.

RECOMMENDATION:

WHEREAS, by adoption of Resolution #18-19.029, the Springfield School District (the “District”) Board of Directors (the “Board”) was established as the District’s Local Contract Review Board (the “LCRB”) pursuant to Oregon Revised Statutes (“ORS”) 279A.060;

WHEREAS, ORS 279A.010 defines “Emergency” as including circumstances that could not have been reasonably foreseen; create a substantial risk of loss, damage or interruption of services or a substantial threat to property, public health, welfare or safety; and require prompt execution of a contract to remedy the condition; and

WHEREAS, ORS 279C.320 and the District’s adopted Administrative Rules, OAR 137-047-0280 (1) permit the LCRB to waive standard competitive bid requirements and enter into emergency contracts for construction work pursuant to ORS 279B.080;

WHEREAS, ORS 279B.080 provides that emergency procurement of construction services are not public improvements, and the contracting agency shall ensure competition for a contract for the emergency work that is reasonable and appropriate under the emergency circumstances; and

WHEREAS, the District staff have presented the findings related to the Thurston High School gymnasium and other weather related issues to declare an emergency;

BE IT RESOLVED, that this resolution shall become effective immediately upon its adoption; and

BE IT FURTHER RESOLVED, that the Chief Operations Officer or designee shall have authority to authorize expenditures related to this incident.

Motion: Laurie Adams moved, seconded by Michelle Webber, for approval of Resolution #18-19.029, Declaration of Emergency Thurston High School Auxiliary Gymnasium and other Weather Related Issues.

Chair Bessett called for any discussion regarding the resolution as presented by Mr. Yancey. Ms. Adams asked Mr. Yancey if he had an idea about what it might cost to rebuild the gymnasium? Mr. Yancey responded that we have a \$25,000 deductible. We are a member of an insurance trust that is self-insured to \$5 million. After \$5 million, we would go to re-insurance. At this point, we don’t think that we would get to re-insurance unless the entire structure fails. Mr. Yancey added that it is too early to tell what could happen.

Ms. Adams asked if the engineer who would be assessing the building would be considering various options once it has dried out, including taking down the gym and replacing it? Mr. Yancey responded that it is just too soon to make any determinations about the building at this time. He added that in 30 days we should have a better idea about next steps with the building. Assuming the building is still standing, we would brace the walls, go inside and remove all of the interior structure and expose it all the way down to the studs. Then there would be an assessment if the walls were beyond repair or if they could go in and make reinforcements to try and save the building. The fortunate thing about this building is that it is a stand alone building, it is not connected to the Main Gym and we have been able to isolate it. At this point, Hyland Construction had installed a secure perimeter that extended approximately 30-40 feet around the building in case a wall would fall out. We have taken the weight room off line because it is adjacent to this building. The engineers are very confident that the building would not fall into the Main Gym, so it could still be used. He added we had to close off the breezeways and the egress for safety. Other spaces that are impacted are the girl’s locker room, girl’s team rooms, the trainer’s room and storage in the auxiliary gym. All of these spaces will be offline for the foreseeable future. Chad Towe and his team at Thurston High School became aware of this early on and have been working on a plan for space for the girl’s PE rooms.

Mr. Yancey shared that this gym was constructed in 1970 and it has a total of 18,500 square feet. He added that right now, we are taking direction from our insurance trust, contractors and engineers.

Ms. Raven asked about the language in the resolution that referred to the other related issues. She wanted to know if that was specific issues for Thurston High School or other buildings in the District. Mr. Yancey

clarified that while the facilities staff had been out assessing our various sites they had seen damage to gutters and fences at multiple sites. The staff is still determining the extent of the damage. He continued by saying that we are trying to make this one large event instead of having multiple deductibles. That was why this resolution declaring an emergency covered Thurston High School and other buildings in the District. Mr. Yancey said that he was working with the insurance company to try and make this one large event.

Dr. Hernandez asked if the weight room that is currently not being able to be accessed was the only weight room available at Thurston High School. Mr. Yancey confirmed that it was, but the District had a contract with a gym that is not far from Thurston High School. We used this same facility when the weight room had to be closed down due to a broken pipe. He added our insurance company had already approved this expense, so we have an alternative option for the weight room.

Ms. Raven expressed her concern for students being on campus and their safety when the building falls. In response to Ms. Raven, Mr. Rutledge responded that based on the condition of the building just prior to this meeting, he would not be surprised if the building failed before the end of the meeting. He added that the best case scenario would be for the building to fail sooner rather than later so that we have a better idea about how to move forward.

Ms. Adams asked if the floor could be saved or if it would have to be replaced. Mr. Rutledge said that the floor would have to be replaced, it could not be saved.

Dr. Hernandez expressed his concern for the safety of kids who enter the fields behind the gym to get to school. Mr. Yancey responded that there is already a hard perimeter in place to keep people safely away from the area. In the event that the walls fall out, the perimeter would still keep people far enough away that there wouldn't be any danger.

Ms. Adams asked a question about the trust that is backed by \$5 million. She was concerned that if we used \$4.9 million, what would that do to the trust and the other districts that are insured by the trust. Mr. Yancey said that was not an issue. He is a member of the PACE board and has been able to better understand how this worked. He said there is almost \$100 million in reserves in the trust. So our situation would be covered.

Chair Bessett called for the vote. The resolution passed 5-0.

Following the vote, Mr. Rutledge let Mr. Yancey know that the building had just failed, the roof had collapsed. Mr. Yancey informed the Board that he and Mr. Rutledge would return to the site following the meeting. He added there was already a crew in place. Mr. Yancey recommended that there not be any people at the site right now, except those who are there in an official capacity.

Mr. Yancey said that he appreciated all the positive thoughts and comments from the Board and the community in response to the efforts by the maintenance staff. He said that they have done an amazing job. He has had staff reporting between 5:00am and 6:00am and working until 8:00 to 9:00 in the evening. He said they have worked tirelessly and arrived everyday ready to get back to work. He added that he let the staff go home at noon today after providing lunch for all of them. Mr. Yancey was pleased that the District was able to do this for them.

Mr. Yancey said he had teams of four qualified individuals out in all of our buildings assessing the structures on each site. He added that he brought back John Saraceno under contract to help with this process. As of today, he said we have cleared 90% of our sites. We have had a structural engineer on call and we have asked him to check out four or five sites. They have cleared most of those sites. Jenna is updating the list of cleared buildings on our Intranet site. Once a building has been cleared, staff is allowed to go back into the building, including custodians who are going back into the buildings and preparing them for school on Monday. Mr.

Yancey said the last site we are looking at is Thurston High School. There was a crew out there assessing the building. Once this meeting is concluded, Mr. Yancey and Mr. Rutledge planned to return to Thurston High School to help them complete that assessment.

The one building that has been red tagged was the 525 Mill Street Building. Mr. Yancey shared a photograph that was taken in the building's attic of one of the major structural support beams that holds up the roof and you could see from the photograph that the beam is leaning. This is why we are no longer allowing the building to be used as an Egan Warming Center. Dr. Hernandez expressed his concern about this building.

Ms. McCulley said she had been in communication with the City of Springfield and area partners about securing another location for the Warming Center. They had been working with some private sites because they had exhausted all the public sites. She said she believed that St. Vincent de Paul would be making an announcement about a new location later that afternoon. Ms. Raven asked if the building had been closed in the midst of the cold night. Ms. McCulley said that our closure of the building did not interrupt their services. She added that their volunteers were clearing out their belongings right now because they anticipated activating this evening at the new site. Ms. Raven thanked Ms. McCulley for the update.

Ms. Adams asked Mr. Yancey to share with all the people out at maintenance how much the Board appreciated them and all their hard work. She added that she wanted them to know how much confidence the Board had in them. Mr. Yancey said he would be happy to share that with them. Mr. Bessett echoed Ms. Adams's sentiments.

3. NEXT MEETING

Mr. Bessett said the next Board meeting was scheduled for March 11, 2019 at 7:00pm. This would be a business meeting.

4. ADJOURNMENT

Mr. Bessett adjourned the meeting at 12:20pm.

(Minutes recorded by Judy Bowden)