



Board Meeting Minutes

May 14, 2026, 6:00PM
55 Academy St, Lebanon, OR 97355

Present:

Nichole Piland, Chair

Melissa Baurer, Vice Chair

Lorlee Engler, Member

Mike Martin, Member

Clyde Rood, Member

Jennifer Meckley, Superintendent

William Lewis, Chief Operations Officer

Steven Prososki, Finance Director

1. WELCOME

Livestream: <https://www.youtube.com/@lcsdboardmeetingstream6568/streams>

1.1. The meeting was called to order at 6:04 PM by Board Chair, Nichole Piland.

2. PUBLIC COMMENTS

No public comments were made.

3. SOCIAL SCIENCE CURRICULUM ADOPTION

Superintendent Jennifer Meckley shared that the curriculum adoption process has been underway for approximately one year and thanks district leadership, staff, and families for the many hours they dedicated to a thoughtful and thorough review process.

Questions are raised regarding the cost of the adoption. Jennifer explained that the district selected two different vendors—one for grades K–5 and another for grades 6–12—with a total adoption cost of approximately \$214,000. The purchase provides curriculum materials for a seven-year adoption cycle with no ongoing costs. The Board clarifies that the full amount will be paid upfront. Funds are available in the current curriculum adoption reserve; however, no additional funds have been budgeted for curriculum adoptions in 2026–27 proposed budget. Physical Education curriculum adoption is planned for next year and is not expected to be a significant expense. Future budget planning will need to consider replenishing the reserve fund for upcoming adoptions, including Language Arts and other subject areas.

Jennifer also noted that the adoption process and recommendations are outlined in the Board packet and shared that teacher training will occur during 'Welcome Back Week' prior to the start of the school year.

In response to questions about exemptions, Jennifer stated that there is no exemption process for social studies curriculum. Discussion followed regarding the ongoing curriculum review and instructional conversations that occur at both the building and district levels.

Board members asked whether the district would be committed to the materials for the full seven-year adoption period if concerns arose. Jennifer explains that while no curriculum is perfect, the district regularly evaluates instructional materials and may supplement curriculum where gaps are identified. Any needed adjustments or supplemental resources would be addressed at the district level.

Questions were also asked regarding participation in the review process. Jennifer reports that staff and community members participated throughout the process, including additional private review opportunities. She also notes that one area identified for supplementation relates to tribal history, and the district has access to additional resources that can be used to ensure alignment with state standards.

Mike motions to approve the social science curriculum adoption. Clyde seconded the motion. The motion passes unanimously.

4. HEALTH CURRICULUM ADOPTION

Jennifer also reviews the recommended health curriculum for grades K–5, 6–8, and 9–12, noting the total district adoption cost is approximately \$131,000.

The Board discussed the human sexuality components of the curriculum, and Jennifer explains that parents will have the option to exempt their students from those portions of instruction. Exemption opportunities will be available twice each year, and families will be notified in advance of the applicable instructional segments. She emphasized the district's commitment to maintaining a transparent process and providing clear communication to families.

Board member Mike thanked staff for making the curriculum materials available for review and shared positive feedback regarding the K–5 curriculum, *The Great Body Shop*, highlighting several aspects he found beneficial for students.

Mike motions to approve the health curriculum adoption. Clyde seconded the motion. The motion passes unanimously.

5. 2027-28 CERTIFIED CALENDAR

Discussion occurs regarding the impact of Wednesday early-release schedules on students and families. During the conversation, the concept of a four-day school week is briefly referenced; however, it was not discussed as a potential option or proposal for the district at this time.

Jennifer references the proposed certified calendar for the 2027-28 school year.

Clyde motions to approve the 2027-28 calendar. Mike seconded the motion. The motion passes unanimously.

6. FIRE PANEL REPLACEMENT PROJECT

Chief Operations Officer William Lewis presents information regarding the district's fire alarm panel replacement project. Four proposals were reviewed, and New Certified Systems received the highest overall evaluation score. The company previously installed the fire alarm system at Seven Oak Middle School.

William explains that maintaining functional, code-compliant fire alarm systems is a top district priority, as schools cannot operate without approved fire alarm systems. The Board discusses the estimated cost of the overall project, which is currently projected to range between approximately \$1.6 million and \$2.2 million. Final project costs will not be known until bidding is completed.

Discussion focuses on the scope of the work, projected costs per site, and previous approvals related to the project. Some Board members express concerns regarding the overall cost of the project, the estimated costs for individual sites, and the process for moving forward with future phases. William clarified that the action before the Board was approval of the design-build contract only and that the district is not committing to complete all phases of the project at this time. He explained that each site will be bid and priced individually, and the district retains the option to discontinue the project at any point if circumstances warrant.

Discussion takes place regarding the availability of replacement parts, the benefits of standardizing systems across district facilities, and the scoring differences between New Certified Systems and Northside Electric during the proposal evaluation process.

Melissa motions to approve the contract with New Certified Systems, and Lorlee seconded the motion. The motion passes 3–2, with Melissa, Nichole, and Lorlee voting in favor and Mike and Clyde voting opposed.

7. SEVEN OAK SEISMIC PROJECT

William Lewis presents a request for approval of an alternative contracting method for the Seven Oak Seismic Grant project. He explains that the process would allow the district to prequalify four contractors through a Request for Qualifications process. One contractor has already been identified (GBC), and the district will seek to qualify three additional contractors. Once qualified, the contractors will be invited to submit bids, with the project ultimately awarded to the lowest bidder. William clarifies that the Board's action at this time is only to approve this process.

The Board discusses the \$2.49 million grant supporting the project. Jennifer notes a correction in the Board materials, indicating that the process would prequalify four contractors rather than five.

Questions were raised regarding project elements that had been removed from the base scope, including restroom and roof improvements. William explains that these items may be included as bid alternates and that the district hopes to maximize the value of the grant by exploring opportunities to complete additional facility needs if funding allows. He noted that designers and engineers will continue reviewing the project scope and value engineering options to identify potential savings.

The Board also discusses the role of HMK evaluating project alternatives and value engineering opportunities. Additional discussion focuses on the district's current budget constraints and the importance of carefully monitoring expenditures while pursuing facility improvements through grant-funded projects.

Melissa motions to approve the request for qualifications, invitation to bid. Lorlee seconded the motion. The motion passes unanimously.

8. CONSENT AGENDA

The Board requested that Policies BDD, BDDC, CEA, and IIA-AR(1) be removed from the Consent Agenda for further revision and specified changes. Mike motions to approve the Consent Agenda excluding Policies BDD, BDDC, CEA, and IIA-AR(1). Clyde seconded the motion. The motion passes unanimously.

9. DEPARTMENT REPORTS

9.1. Operations

William highlights the district's reunification drill held on April 29 and expresses appreciation to the many partners who supported the exercise, including the Lebanon Police Department, Lebanon Fire District, Linn County Sheriff's Office, Oregon Department of Education, representatives from the Salem-Keizer and Scio school districts, Warren Stroop, and LCSD staff, particularly the District Incident Command Team. He notes that the drill provided a valuable opportunity to strengthen emergency preparedness and improve student safety.

9.2. Financial

Finance Director Steven Prososki reports that the district remains on track to reach an Ending Fund Balance (EFB) of approximately \$8 million. He also highlights the addition of an appropriations report on the final page of the financial report, which provides a summary of each fund and function and reflects budget shifts made to keep the district in line.

In response to a question regarding unemployment claims, Steven shared that some neighboring districts are experiencing similar challenges, while others are not. He noted that the classified union is aware of the situation and has been supportive in exploring ways they can help address the issue.

10. COMMUNICATION

10.1. Board

Mike shares a couple of recent books that he read that he enjoyed.

10.2. Student Board

Student Board Representatives Addy and Cade provided an update on activities at LHS. They share that the LHS theater program is opening its production of Tuck Everlasting this evening and reported that spring sports seasons were wrapping up, with district competitions completed for tennis and golf and track and field competitions scheduled for the following week. Baseball and softball seasons were also nearing completion. They noted that LHS Awards Night would be held on May 18 at 6:30pm, graduation was scheduled for June 2, and seniors had just eight days remaining before graduation. They also reported that AP and State testing were concluding. The Board recognized Addy on her recent commitment to continue her athletic career at Boise State University.

10.3. Superintendent

Jennifer shares that Lebanon High School Leadership students recently completed their Community 101 project in partnership with the Oregon Community Foundation. Students were entrusted with \$7,500 to distribute to local nonprofits addressing child abuse prevention and food insecurity and selected several local organizations to receive funding. As part of Child Abuse Prevention Month, students also organized a community donation drive, collecting blankets and toys for children served by ABC House and Liberty House.

Jennifer also recognizes eight Lebanon High School student-athletes who recently signed to compete at the collegiate level. She congratulated the students on their accomplishments and highlighted the dedication they have demonstrated both academically and athletically, including Student Board Representative Addy Pickles.

Finally, Jennifer invites Board members and the community to two upcoming events: the Sources of Strength Wellness Fair on May 27 at Pioneer Elementary and the 2nd Annual Lebanon Powwow on May 30. She noted that both events provide valuable opportunities to support wellness, celebrate culture, and strengthen community connections.

11. PUBLIC COMMENTS

Parent and community member, Andrew Pool, spoke regarding student transportation to and from athletic events. He shares concerns after hearing that students returning from a track and field event were seated three to a seat and that one student was seated on the floor of the bus. He indicated that he raised these concerns with the athletic director, principal, district administration, and superintendent because of concerns for student safety. Andrew also references interactions with district staff regarding the matter, a public records request he had submitted, and his desire to obtain additional information related to transportation practices. He stated that he intends to continue advocating for what he views as an ongoing student safety issue.

12. ADJOURNMENT at 7:10 PM.

Signed:*Nicholas M. Filand*.....
(Board Chair)

Date:.....*6/11/26*.....

Signed:*Jennifer Meckley*.....

Date:.....*6/11/26*.....

(Superintendent)

LEBANON COMMUNITY SCHOOL DISTRICT
Board Meeting
May 14, 2026

ATTENDEE SIGN-IN

(This sheet will become part of public record)

[illegible]

SPEAKER SIGN-IN

[illegible]



EXHIBIT B TO BOARD RESOLUTIONS

PROPOSED FINDINGS PURSUANT TO ORS 279C.335 AND OAR 137-049-0610, -0620, -0630, and -0690 BY THE LEBANON COMMUNITY SCHOOL DISTRICT 7 OAK MIDDLE SCHOOL GYM SEISMIC UPGRADE PROJECT

On May 14, 2026, the Lebanon Community School District (the "District") submitted a request for exemption from the competitive bidding requirements of ORS Chapter 279C.335(1), pursuant to ORS 279C.335(2), for a project referred to as the 7 Oak Middle School Gym Seismic Upgrade Project. This exemption is sought to allow the District to utilize an alternative contracting method for this Project. Specifically, the District proposes to implement a Two-Step Request for Qualifications | Invitation to Bid (RFQ|ITB) selection process.

- (a) **A Request for Qualifications (RFQ)** to identify contractors who demonstrate exceptional qualifications based on experience, personnel, and resources to perform the Project in alignment with the District's requirements; and
- (b) **An Invitation to Bid (ITB)** conducted in accordance with the competitive bidding standards and procedures of the Oregon Public Contracting Code. Participation in the ITB process will be limited to contractors pre-qualified through the RFQ process. The District plans to utilize this single pre-qualification process to identify highly qualified contractors, issuing separate ITBs for each individual Project.

Approving exemption of this Class from the competitive bidding requirement of ORS 279C.335 will benefit the District by allowing for utilization of the Two-Step RFQ|ITB procurement process, and the resultant benefits to the District outlined in the below findings.

ORS 279c.335(2)(b)-- In approving a finding under this paragraph, the...the local contract review board shall consider the type, cost and amount of the contract...

OAR 137-049-0630 Descriptions. Findings supporting a competitive bidding exemption must describe with specific any Alternative Contracting Method to be used in lieu of competitive bidding, including, but not limited to, whether a one-step (request for Proposals), two-step (beginning with a Request for Qualifications, followed by a Invitation to Bid) or other solicitation process will be utilized. The Findings may also describe anticipated characteristics or features of the resulting Public Improvement Contract. However, the purpose of an exemption from competitive bidding is limited to a determination of the Procurement method. Any unnecessary or incidental descriptions of the specific details of the anticipated Contract within the supporting Findings are not binding upon the Contracting Agency. The parameters of the Public Improvement Contract are those characteristics or specifics that are announced in the Solicitation Document.

The Board is requested to approve the following findings:

The Lebanon Community School Board, having considered the evidence at the public hearing concerning this request, finds:

1. The Lebanon Community School District is a local government body organized and existing under the laws of the State of Oregon.
2. The Lebanon Community School Board is the local contract review board for the Lebanon Community School District.



LEBANON COMMUNITY SCHOOL DISTRICT
7 OAK MIDDLE SCHOOL GYM SEISMIC UPGRADE PROJECT
TWO STEP RFQ | ITB ALTERNATIVE CONTRACTING METHOD
FINDINGS

With regarding to ORS 279C.335, the Lebanon Community School Board has considered the following in its decision to exempt the Project from competitive bidding and use the Two Step RFQ|ITB method:

- a. The exemption is unlikely to encourage favoritism in the awarding of the public improvement contract or substantially diminish competition for the public improvement contract.

Analysis: The Lebanon Community School Board will select four qualified contractors through a competitive request for qualification process that fosters competition and focuses on delivering value to the Lebanon Community School District with no favoritism through an objective point-scoring system. The Lebanon Community School District will administer an openly advertised RFQ process in a manner that will attract competition. They will issue an Invitation to Bid to the prequalified contractors with the bid being awarded to the bidder with the low responsive bid. ITB will be publicly advertised with instructions for interested sub-contractors and material suppliers to submit bids to the pre-qualified contractors.

"Sub-contractable" work will be procured through the ITB process that will be issued with instructions to subcontractors to submit their bids to the pre-qualified contractors.

Finding: The process used by the Lebanon Community School District makes the exemption unlikely to encourage favoritism in the awarding of the Projects or substantially diminish competition for the Projects.

- b. Awarding a public improvement contract under the exemption is likely to result in substantial cost savings and other substantial benefits to the Lebanon Community School District.

Analysis:

- i. Public benefits

The renovated Lebanon Community School District facilities will facilitate better working environments, providing safer and more efficient buildings. The Two Step process will help to maximize the quality of work by the highly qualified contractors having been prequalified.

Findings Under ORS 279C.335(2)(b)

Information related to each of the requirements of ORS 279C.335(2)(b) is as follows:

- (A) How many persons are available to bid.

Information considered by the Lebanon Community School District:

The District has identified a minimum of four highly qualified contractors who possess extensive experience in delivering public projects. This pool of contractors demonstrates a strong capability to meet the District's project needs, ensuring a competitive and competent bidding process.

- (B) The construction budget and the projected operating costs for the completed public improvement.

Information considered by the Lebanon Community School District:



The total construction budget is approximately:

- 7 Oak Middle School Gym Seismic Upgrade is \$1,900,000.00

(C) Public benefits that may result from granting the exemption.

Information considered by the Lebanon Community School District:

The public benefits anticipated from granting this exemption include significant cost savings for the District and, by extension, the public. These savings are derived from ensuring that only highly qualified contractors are eligible to compete for the Project. By pre-qualifying bidders, the District ensures that participating contractors are both responsible and responsive, with demonstrated capacity, experience, and commitment to quality. This process preserves the benefits of competitive bidding while safeguarding against the risks of underqualified or unresponsive contractors.

- i. A reduction in both the quantity and complexity of requests for information (RFIs) and clarifications, minimizing potential delays and administrative burdens during the Project;
- ii. A decrease in the number, intricacy, and monetary impact of change order requests, fostering budget stability throughout the Project.;
- iii. Streamlined submission and approval processes for shop drawings, enhancing efficiency and maintaining schedule integrity;
- iv. A simplified close-out process, achieved by reducing the number and scope of "punch list" items requiring contractor corrections, ensuring a timely and organized conclusion to the Project; and
- v. Minimized post-completion deficiencies, which will lessen the District's administrative effort related to warranty claims and ensure long-term value from the completed Project.

(D) Whether value engineering techniques may decrease the cost of the public improvement.

Information considered by the Lebanon Community School District:

The District anticipates that engaging a highly qualified contractor will result in advantageous engineering and construction design modifications throughout the Project. A contractor selected through the Two-Step Process outlined in these Findings is better positioned to identify value engineering opportunities, implement those opportunities effectively, and contribute to accurate assessments of their cost implications. This approach is expected to optimize project outcomes and achieve cost efficiencies.

(E) The cost and availability of specialized expertise that is necessary for the public improvement.

Information considered by the Lebanon Community School District:

The Project requires specialized expertise in local government construction to mitigate the risks of cost and schedule overruns by promoting greater contractor efficiency and accuracy. The District's adoption of the RFQ/ITB alternative contracting methodology is specifically designed to enhance its ability to select a highly qualified contractor possessing the necessary specialized expertise to ensure successful Project delivery.

(F) Any likely increases in public safety.

Information considered by the Lebanon Community School District:



Construction work for the Project will be conducted in strict compliance with OR-OSHA safety regulations. Prequalified contractors will be required to demonstrate exceptional qualifications and provide evidence of construction safety practices that uphold the highest standards of integrity. Ensuring the safety of staff and other individuals during construction is a paramount priority for the District.

- (G) Whether granting the exemption may reduce risks to the contracting agency, the state agency or the public that are related to the public improvement.

Information considered by the Lebanon Community School District:

Utilizing the RFQ|ITB alternative contracting method enables the District to mitigate the risk of engaging an underqualified or minimally qualified contractor, a potential drawback of the traditional competitive-bid process. This approach preserves the cost-efficiency benefits of competitive bidding during the second stage of the selection process while ensuring the selection of a contractor with the necessary qualifications to successfully execute the Project.

- (H) Whether granting the exemption will affect the sources of funding for the public improvement;

Information considered by the Lebanon Community School District:

Granting the exemption will not influence the sources of funding for the Project, which is a reimbursement grant through the State of Oregon. Given the critical nature of the Project budget, it is essential to minimize cost overruns. For the reasons outlined in these Findings, it is reasonable to anticipate that selecting and retaining a highly qualified contractor will significantly enhance the likelihood of adhering to the Project budget.

- (I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement.

Information considered by the Lebanon Community School District:

Current market conditions in the region are a concern. The construction industry is experiencing a slowdown, with a limited number of projects available for bidding. As a result, contractors lacking the specialized expertise required for the Project may nevertheless submit bids. In a traditional competitive-bid process, without the rigorous pre-selection criteria outlined in these Findings, the District could be compelled to award the Project contract to a minimally qualified contractor who, either intentionally or inadvertently, underestimated Project costs. Such a scenario would undermine the benefits outlined in these Findings and significantly increase the risk of delays, cost overruns, and substandard work quality.

- (J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement.

Information considered by the Lebanon Community School District:

Granting the exemption and awarding the contract to a highly qualified and experienced prime contractor will enhance the Project team's ability to effectively coordinate the



modernization of an occupied building. This expertise is essential to managing the size and technical complexity of the Project while minimizing disruptions and ensuring successful execution.

- (K) Whether the public improvement involves new construction or renovates or remodels an existing structure.

Information considered by the Lebanon Community School District:

The 7 Oak Middle School Gym Seismic Rehabilitation Grant Project primarily involves the structural strengthening and modernization of an existing, occupied school facility. This work is not new construction but the rehabilitation of an essential community asset to meet current seismic safety standards. Construction activities will focus on seismic upgrades designed to significantly improve the building's ability to withstand a major earthquake event, thereby safeguarding the lives of students, staff, and community members who rely on the facility.

The scope of work requires careful phasing, sequencing, and staging to minimize disruption to daily school operations while ensuring that no hazards are introduced into the learning environment. Successful execution of this Project necessitates a contractor with proven experience in seismic rehabilitation, occupied-campus construction, and adherence to strict safety management protocols.

By undertaking this seismic rehabilitation, the District ensures compliance with the State of Oregon's Seismic Rehabilitation Grant Program objectives, which prioritize life safety, resilience, and the preservation of critical educational facilities.

- (L) Whether the public improvement will be occupied or unoccupied during construction.

Information considered by the Lebanon Community School District:

Construction will occur while 7 Oak Middle School remains an active and occupied campus. Students, staff, and community members will be present during portions of the seismic rehabilitation work, requiring the highest level of planning, communication, and safety oversight. The District recognizes that rehabilitation of an existing school facility within an occupied environment introduces unique challenges, particularly when the scope involves seismic strengthening and modernization of critical structural elements.

To ensure the safety of all building occupants, the Project will require strict adherence to site-specific safety protocols, careful sequencing of work, and close coordination with school administration. The District will rely on the selected contractor's proven experience in seismic rehabilitation of occupied educational facilities, ensuring minimal disruption to teaching and learning while maintaining compliance with the objectives of the State of Oregon's Seismic Rehabilitation Grant Program—protecting life safety, enhancing resilience, and preserving essential educational infrastructure.

- (M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions; **and**

Information considered by the Lebanon Community School District:

- (N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that



LEBANON COMMUNITY SCHOOL DISTRICT
7 OAK MIDDLE SCHOOL GYM SEISMIC UPGRADE PROJECT
TWO STEP RFQ | ITB ALTERNATIVE CONTRACTING METHOD
FINDINGS

have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.

Information considered by the Lebanon Community School District:

The District has engaged consultants from HMK Company and ZCS, INC all of whom possess substantial training and experience in alternative contracting methods. These consultants bring expertise in the use of RFQ and other alternative contracting methodologies, ensuring that the implementation of the RFQ/ITB process for the Project will achieve meaningful cost savings and other benefits. Additionally, their involvement provides the District with the necessary capability and resources to effectively manage, negotiate, administer, and enforce the terms of the public improvement contract.



LEBANON COMMUNITY SCHOOL DISTRICT
7 OAK MIDDLE SCHOOL GYM SEISMIC UPGRADE PROJECT
TWO STEP RFQ | ITB ALTERNATIVE CONTRACTING METHOD
PROPOSED FINDINGS

Based upon the findings set forth herein, the School Board for Lebanon Community School District (the "District"), sitting as the local contract review board for the District on its request for exemption from the public contracting rules under ORS 279C.335(2) hereby resolves, finds and concludes:

1. Based upon the findings set forth above, the Board, sitting as the local contract review board for the District on its request for exemption from the public contracting rules under ORS 279C.335(2), concludes:
2. Notice of public hearing was published in at least one trade newspaper of general statewide circulation a minimum of 14 days prior to the hearing.
3. A copy of the notice is attached hereto as Exhibit "A" and incorporated by this reference.
4. At the public hearing, the Board gave an opportunity for any interested party to appear and present comment.
5. Based upon the notice to the public, and the use of the two-step RFQ | ITB process as the manner of selecting the proposed contractor for the Project, it is unlikely that an exemption from the competitive bidding requirements of the public contracting statutes will encourage favoritism in the awarding of a public contract for the Project, or substantially diminish competition for public contracts of the like nature.
6. It is reasonably anticipated that the awarding of a public contract using the alternative method of RFQ | ITB pursuant to an exemption under ORS 279C.335(2) will result in a substantial cost saving to the District by increasing the efficiency and accuracy of the contractor's performance of its work on the Project, by reducing the District's administrative costs and burden for the Project, and by reducing the time required for completion of the Project, which will allow the District to occupy the premises with minimum impact on the educational programs or operations of the District.
7. The District is granted an exemption under ORS 279C.335(2) from the competitive bidding requirements of ORS 279C.335(1) for the class of Projects, so that it can utilize the RFQ | ITB method as the alternative contract method, provided the District also remains permitted, at the District's discretion, to use traditional bidding for the Project pursuant to ORS 279C.335(1).
8. For any Project utilizing the RFQ|ITB method of procurement, the procurement shall be in accordance with the Attorney General Model Rules adopted under ORS 279A.065.

These resolutions shall take effect immediately.

DATED 5/14/26

LEBANON COMMUNITY SCHOOL DISTRICT
BOARD OF DIRECTORS

By: _____

Its Chairperson

And By: _____

Its Superintendent