

March 10, 2020

**SILVER FALLS LONG RANGE FACILITY PLAN**

Silver Falls School District

Meeting Minutes – Long Range Facility Meeting 3

**Attendees**

See attached sign in sheet

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**General items:**

This meeting was held to introduce BLRB to the Long Range Facility Planning Committee, tour Silverton Middle School and to offer reflections on that tour.

**1. Welcome, Agenda, Introductions**

- Everyone in the room took turns introducing themselves
- Paul introduced BLRB Architects

**2. BLRB Presentation**

- BLRB Architects introduced their project team
- BLRB introduced their firm
- BLRB presented an outline of past efforts conducted by the District, community, and LRFP. Those efforts include:
  - Population Survey
  - Strategic Focus Report
  - 2019-2024 Strategic Plan
  - Community Survey Analysis
  - Nelson Survey
  - Bonds 101 Presentation by Piper Sandler
  - LRFP meetings to date
  - Existing conditions assessment
  - Strategic Plan Core Values
  - LRFP Guiding Principles

**3. Silverton Middle School Tour**

- Brett Davisson led a tour through the existing middle school. Some observations presented by Brett include:

**General**

- Attendance: 497
- Sports/athletics are the most well off at the school
  - Gym with seismic upgrades
  - New football/soccer field turf – though HS sports uses –
  - Baseball field – HS use
  - Tennis Courts
- The East wing (Area A) has a Fire Sprinkler system that was installed in 2016. The classrooms in the West wing (James Street) were required to have a direct exit which were installed at that time instead of Fire sprinklers.
- Students often struggle to get across campus in the time allowed (5 min)
- (1) male staff restroom in the entire building, minimal staff restrooms otherwise
- Asbestos concerns throughout, tile, mastic, ceilings, walls, etc.
- Exposed conduits throughout the spaces for added technology, fire alarms, plumbing and sprinklers
- Community outreach – Principal noted that the school does a ‘senior citizen’ breakfast each year, and tries to emphasize conditions of the school with those folks.

### **1955 Addition**

- Ceilings are in good condition, though the ACT was installed to conceal asbestos issues (abatement?)
- Original 'popcorn' ceiling and walls contain asbestos, remediation included painting over the material resulting in poor sound quality in these spaces, including cafeteria and classrooms
- Cafeteria occupancy is 197, though school routinely exceeds this
- Serves as main entry/admin for the school – no security measures (vestibule) present
- Support spaces are minimal/non-existent
  - Meeting room was a former storage closet (and currently the only one)
  - Counseling offices were created from another use and privacy issues a concern as access to them is through other spaces

### **1969 Classroom Addition**

- Classrooms are good size
- Covered walkway has significant water leakage issues

### **Portables**

- Most have been in place for +/- 30 years
- Noise levels an issue between classrooms
- Classrooms are typically small for necessary classroom sizes (25-30 students)
- 'Most' parts of the portables remain functional, though wear/tear are evident in carpets, walls, etc.
- Area outside has several accessibility issues; when it rains heavily the entire area floods, making access to the spaces difficult
- There are no restrooms for teachers or students; teachers lock their classrooms to use the main building restroom leaving students stranded outside (often in the rain)
- Area is fenced and closed off during the day, but still a security risk
- Other classrooms outside (north side) have access security issues, students are 'locked out' of the main building and need keys/teacher aid to pass classes or use restrooms
- The portables and all of the back side of the East wing are fenced. Classrooms 24 and 25 are not protected, as well as all lunch recess activities which take place in the tennis court and adjacent grass areas.
- Portables were all installed in 2016 but are very old units that were purchased or salvaged from other sites due to lack of available funds.

### **Gym**

- Seismic upgrade recent, wall construction was tilt up
- Roof in disrepair – insufficient funds from the seismic upgrade with a cost of \$250k to abate the roof's asbestos

### **Weight Room**

- Currently being used by both football team and the band/choir – staff has cooperated to make it happen, though the space is not really sufficient for either
- Space is not energy efficient, mounted space heaters run 24/7/365 and still do not heat the space sufficiently

### **Fields**

- The Tennis courts actually double as basketball courts since there was no other suitable location to install goals.
- Cannot use the track for track events due to condition
- High school uses the fields – general issues with community wishing to see these go back to middle school use
- Turf was paid for with public fundraising (general political issues in the town regarding)
- Other items such as the soccer goals were privately purchased (by parents)
- Goal posts were purchased by Youth Football in agreement w/ District for access to fields

- Lights are 'un-fixable' – maintenance cannot replace bulbs as needed due to the condition of the poles. Field lighting poles were tested this year and were OK. The district is hoping to replace obsolete 1500 watt halogen light fixtures and cross braces on poles using contingency funds remaining in the current lighting project budget. Currently estimates are coming in higher than the budget.

#### **1963/1959/1958 Classrooms**

- Baseboard heating was added in 2016, various safety issues with those
- Various asbestos issues throughout

#### **1939 Building**

- Main cabling for rest of school runs through the space – concerns with demolition
- Lockers all removed from the halls
- Various rooms are in extreme disrepair, especially 2<sup>nd</sup> floor rooms with moldy portions of ceilings fallen, chalkboards fallen, etc.
- Condition of roof has caused many problems throughout the space as diagnosing leaks and locations difficult
- When new gym was constructed, the upper portion of the 1939 gym was remodeled into the auditorium

#### **Other**

- Parking lots, especially the north has significant potholing, costs to repair have been prohibitive (\$1 mil ROMS)
- Large power/transformer poles located between 1939 building and portables
- District office building was formerly the band and choir spaces
- Outbuilding (labeled as music on site plan) is currently being used for visual graphics/technology classes, i.e. adobe programs, etc.

#### **4. Small Group Exercise**

- BLRB Architects facilitated a small group exercise to capture committee member observations during the site tour. There were 3 small groups.



## Group 1 Observations



### Irony

- 1939 Building – laughing at the situation – unsafe area immediately outside of east side of building

### Best

- Gymnasium – best of what we saw

### Okay

- 1969 Classroom addition (Schlador Street) – yucky walkway but decent classrooms
- Lunch room – sound issues are not great, otherwise library and cafeteria are working nicely
- Kitchen

### Meh

- 1969 Classroom addition (North James Street) – security concerns for 2 outside classrooms
- Portable housing video tech is inadequate and in a bad location

### Bad

- Portables – small space for a lot of students and they are old
- Students have to go long distances in a short amount of time
- North parking lot has lots of potholes
- Hallway between 1939 building and the cafeteria lack privacy and don't have much space

### Worst

- Uncovered main walk through space between the portables, main school, and the gym
- Band and choir are in a shared space with high school football – let band stand alone

## Group 2 Observations



### Best

- Gymnasium – large with seismic upgrades
- Turf field (but not the track)

### Okay

- Library
- James Street classrooms are in good shape

### Meh

- Classrooms outside of fence – poor safety
- Portables – functional but too small, old, and water issues

### Bad

- Cafeteria is not large enough and is too loud
- “Hallway” – kids outside in rain
- Flooded parking lot
- Lack of staff restrooms

### Worst

- 1939 building condemnation which is not safe and has few storage services
- Band and choir are in a shared space with high school football

## Group 3 Observations



### Best

- Gymnasium – seismic upgrades
- Track and Field

### Okay

- Cafeteria/ library

### Meh

- Science classrooms
- Band and choir are in a shared space with high school football

### Bad

- 1969 Classroom addition (North James Street)

### Worst

- 1939 building
- Portables

## 5. Reflections of the Day

- Address security and safety concerns
- Address access and comfort concerns
- Need to provide better support spaces
- Long term outlook – provide something to last and that can support the student and staff population
- Meeting schedule outlook – possible summer meetings
- Define facilitation process and schedule
- Where does the 'educational' component come into the plan? Comment, "We need to not only look at the facilities, but how those facilities can better support the learning environment."

- Address misinformation within the community about previous district decisions
- Group noted several times the large effort it was going to take to get consensus from the community in a plan to move forward (and to pass a bond)
- Silverton was the 4<sup>th</sup> school district in Oregon
- The district unification has caused strife through the years in the community – addressing this and listening to the community will be important to this process

*Meeting Minutes prepared by BLRB shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to BLRB within three (3) calendar days of distribution of this document.*

Prepared by Jonah Jensen, BLRB Architects

LONG RANGE FACILITY PLANNING COMMITTEE MEETING 3

March 10, 2020

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