

December 16, 2020

SILVER FALLS LONG RANGE FACILITY PLAN

Silver Falls School District

Meeting Minutes – Long Range Facility Meeting 7

Attendees

See attached sign in sheet

General items:

This meeting was held via Zoom.

- **Welcome, Agenda, Sign In**
 - BLRB Architects walked through the agenda
 - BLRB Architects presented the planning schedule moving forward

- **BLRB Presentation**
 - BLRB Architects gave an update on the Educational Adequacy Progress Report

Pratum – Committee Observations/Feedback

- Physical Characteristics
 - Cafeteria could be improved, though school is milk service only currently
 - Gym built by the community
- Learning Environment
 - Main need is an extra classroom
 - Does not have a Kindergarten, start at CG and come over in first grade
- Capacity
 - Large percentage of students are from outside of the district

Central Howell – Committee Observations/Feedback

- Physical Characteristics
 - Possible settling or movement in the gym floor
 - Gym ceiling is in rough shape
- Learning Environment
 - Classes are cohorts (unfavorable to some)
 - Milk service only
- Capacity
 - Large percentage of students are from outside of the district (from Salem-Keizer)
- Supervision/Security
 - Proximity of school frontage to state highway and lack of dedicated parking are dangerous conditions

Evergreen – Committee Observations/Feedback

- Physical Characteristics
 - No office for the principal
- Learning Environment
 - Always a waiting list to attend, small school and family feel with emphasis on excellence in education
 - Cohort environment, older students helping out
 - Principal is shared with Victor Point
- Capacity
 - Always a waiting list to attend, small school and family feel with emphasis on excellence in education
 - 50/50 in-district versus out of district students
- Supervision/Security

- Proximity of school to state highway, parking entry exit is dangerous, kid enter on side road

Silver Crest– Committee Observations/Feedback

- Physical Characteristics
 - Structural concerns with library (formerly the gym)
 - Major additions added (3) classrooms each and the gym
- Learning Environment
 - Good opportunity for CTE programs with proximity to industries nearby
- Capacity
 - Gym capacity an issue
 - Enrollment down from last year, mostly related to COVID

Silverton High School – Committee Observations/Feedback

- Physical Characteristics
 - Ventilation concerns identified
 - Streets between SHS and Schlador Camps get congested and become unsafe
 - Parking is an issue, gravel lot is helpful, but not ideal
 - Parking on the backside is an issue
- Capacity
 - Science rooms designed for 28-30 student class sizes

Other/General Comments

- Not really much room at most locations for added CTE programs – though this is also an issue of not enough instructional time
- Can the group get the full spread sheets for the educational adequacy scores at each school, (to evaluate the reasoning behind the scores)? Concern about the scoring system and how that may affect the decision making
- Small schools are demonstrating a lot of pride with their schools and have worked to adapt to their conditions and strong community involvement (and demonstrating that they don't want their schools to be closed)
- May be interesting to see how the change to K5 changes the EA of the schools
- 2 schools that need the most help structurally scored higher
- Inter district transfer = from outside district
Intra district transfer = from inside the district
- Evergreen, Pratum, Central Howell and Bethany are all currently milk only schools

| Pratum Observations / Feedback | Central Howell Observations / Feedback | Evergreen Observations / Feedback |
|--|---|---|
| <p>Gym built by the community</p> <p>Cafeteria could be improved, milk service only though</p> | <p>Gym ceiling is in rough shape</p> <p>Settling or movement of the gym floor?</p> <p>Heating at the gym needs to be addressed</p> | <p>No office for the principal</p> <p>Close to Cascade Hwy, parking and entry exit is dangerous - student access is on side due to HWY</p> |
| <p>Pratum doesn't have Kindergarten students. They start at CH and then come over in first grade.</p> <p>Extra classroom would be useful</p> | <p>Proximity of school frontage to HWY and lack of dedicated parking entrance/exit.</p> <p>Some parents don't like the cohort situation</p> <p>Cafeteria is currently milk only</p> | <p>Principal is shared with Victor Point</p> <p>Like the cohort approach because of older students helping and vice versa</p> <p>How many parents choose Evergreen because of what it represents?</p> |
| <p>Large percentage of students are from out of the district</p> | <p>Heavy with S-K inter-district transfer students</p> <p>Some parents would like a limit of out of district transfers</p> | <p>Always a waiting list - small school and family feel - excellence in education</p> <p>50-50 in district and transfer in enrollment</p> |

| Silver Crest Observations / Feedback | SHS Observations / Feedback | Educational Adequacy Feedback |
|---|--|--|
| <p>Structural concerns with library (formerly gym)</p> <p>Major additions included the classrooms and the gym</p> <p>CTE - Agriculture would be ideal for partnering opportunities</p> | <p>Ventilation concerns identified</p> | <p>2 schools that need the most help structurally score higher</p> <p>Would be interesting to see how K-5 configuration changes the educational adequacy</p> |
| <p>Enrollment currently 128, last year was 145. Down almost 10% district wide due to COVID</p> <p>Gym capacity an issue with student population</p> <p>Science classrooms designed for 28-30 student class size</p> | <p>Streets between SHS and Schlador Campus get congested and are unsafe</p> <p>Parking is an issue - gravel parking is helpful but not ideal</p> <p>Parking on the backside is a challenge</p> | <p>K-8 schools have sense of community - many were their own school district before unification</p> <p>Concern about scoring system and how that impacts decision making</p> |

- **BLRB Presentation**
 - BLRB presented a Building Condition Assessment

- **Chat Conversations/ Q&A**
 - Enrollment predictions?
 - We will address in a future meeting to review the information and come to a consensus of what that data means.
 - We will be pushing out a bond?
 - This team will work to come up with the plan in order to go for a bond. Though the timing will still be determined and will also need to be coordinated with the School District Board.
 - May be a grant application due in April, possible value of \$4 million. We may be looking at a large bond and we have a way to go before the bond, is there any avenue for qualifying without throwing out a hasty, inappropriate proposal.
 - May be referencing the \$4mil OSCIM grant, which are offered every year. SFSD will qualify in the year that a bond passes for match. (Oregon School Capital Improvement Matching Grant)

program on the ODE website: <https://www.oregon.gov/ode/schools-and-districts/grants/Pages/OSCIM-Program.aspx>

- Why is the newest building (SHS) second highest on the list for need?
 - Building also has the largest square footage, generally the larger the SF, the larger the cost to fix. Also includes need such as field/track which come with a high dollar amount.
- How long is new construction designed to last? Would repairs be expected to last as long?
- Is the abatement cost for demo versus restore cost the same?
 - Close to as you still need to remove the hazardous material prior to building demo.
- Is there other funding for abatement?
- Can you explain site work?
 - Includes items such as play fields, parking
- Would cost be similar for building new on the other side of the property (at MS)?
 - This can be assessed to inform the planning process.
- Can the FCI be correlated to cost per square foot or even cost per student?
 - Yes, the information can be provided.
- Was this report (Facilities Assessment) created prior to the current structural changes from the seismic grant? (Tom via Chat)
 - Yes, so some of the costs (shown in the report) have been taken care of.

Additional Comments to be Revisited, “Parking Lot Comments”

- At Central Howell, has school looked to reduce the out of district transfers?
- It may be helpful to look at the best practices and national/state standards related to grade configurations.
- Are there affordable methods for gym structures, such as pre-manufactured type buildings?
- At Central Howell, Evergreen and Pratum is there even room within the property to expand?
- Look at a new school for Central Howell, Evergreen, Pratum (centralized)
- (With the success of the rural K8 schools) should we look at three in-town K8?

What did we learn?

- Need to ask the community what they can support
- It's important to get out there and listen – should we conduct a survey?
- The last two bonds have failed because schools don't know what they're getting out of this
- Order of next goals would be good – too wide ranging
- Need harder costs with regard to replace or fix to help structure the plan
- Look at other districts and bond measures that have passed and their plans
- Disparity in food service may be an equity issue, as well as ADA access. Focusing on the students is important
- Address equity across the district and money being spent on rural and city schools
- Need to drill down to finer details and actions (and related costs)
- What is the next goal – where is the information leading us?
- Look at middle school more closely and overall plan. Then look at smaller items (covered plays) that can make a big difference
- Finding a common thought that will appeal to the entire district and find items that will appeal to both city and rural schools
- Bring the community together – realize that both city and rural schools value their communities and students
- Address what's best for the kids
- Look at numbers and impact to the voters (limited commercial tax base)
- Look at the work that the K5 boundary team is doing in relation to the facility team is doing
- Think about the vision and not a carrot for the school – go to the individual schools
- We need to address the Us vs. Them mentality

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

December 16, 2020

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