

January 27, 2021

SILVER FALLS LONG RANGE FACILITY PLAN

Silver Falls School District

Meeting Minutes – Long Range Facility Meeting 8

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 Presentation**
 - BLRB Architects gave a summary of the Needs District Wide.
 - Reviewed the needs of the district based on priorities of Capacity, Facility Needs and Educational Adequacy.

- **BLRB Presentation**
 - BLRB presented District Wide Budget Modeling options.
 - Displayed how repair and replacement costs are calculated and included current project budget rates.
 - Discussed the differences in Construction and Project budgets.

- **BLRB Presentation**
 - BLRB presented District Wide Budget Scenarios.
 - Bond budgeting options ranged from specific replacement scenarios to dispersed district wide models.

- **Large Group Exercise**
 - Team reviewed the District Wide Budget Scenarios and voted on their top three to prioritize the options. The results were:

Scenario		Votes
A	Replace Silverton MS	3
B	Replace Silverton MS & Select Improvements at Every Site	11
C	Replace Silverton MS Classroom Wings & Keep Gym	4
D	Replace Silverton MS Classroom Wings & Select Improvements at Every Site	15
E	Replace the 3 K-8's	2
F	Replace Silverton MS & Address Most Critical Schools	7
G	Distributed Repairs at Every School	1

- **Chat Conversations/ Q&A**
 - Does the student population grow at 2% along with the school district 2% growth?
 - 2% growth has been projected in the City of Silverton and student population will likely be similar in the city limits.
 - What are the operating costs per student (building costs)? This could be important in understanding facility need analysis.
 - This information would have to come from the District, team can look further into.
 - Central Howell has a high number of out of district transfers, do they really have a capacity issue?

- The current capacity number for Central Howell was incorrectly noted on the maps and will be corrected to reflect the actual 188 student population.
- How do you calculate the demolition costs if you build a new school?
 - Demolition is a very low-cost item except in the case of hazardous material mitigation, even then it is not a major cost.
- Is the 15% Contingency (in project budgeting) for unforeseen conditions?
 - Yes, these are funds set aside for items that cannot be anticipated, often occur in the construction phase.
- Renovation costs, what does this consist of?
 - Cost to upgrade what is already there, does not include added square footage.
- What was spent to upgrade the SMS gym (seismic upgrades)?
 - Cost was approximately \$1.65 million of which \$1.5 million was grant funded.
- What does phased construction look like possibly at SMS if the gym were to remain?
 - There are a lot of possibilities, including ones where the students can remain on campus for the duration.
- How specific does the Bond Application need to be?
 - Typically, the bond needs to include the big ideas (replace X, add X) and then remaining work can be generalized as *Capital Improvements* or other terms. This can include items like facility repairs, technology upgrades or accessibility improvements.
- **What did we learn/Additional Comments**
 - Need to verify availability of technology at the rural schools; will they be able to support the use of the individual devices of every student?
 - Need to remember who we are proposing the bond to and remind ourselves that out of district students won't be voting or paying for the bond. Ensure that we are messaging to all voter groups in the community.
 - Tasking people with reaching out to the community will be important to communicate the bond intent and reach all groups.
 - There are more needs at the schools than what the bond can provide, the bond will need to be thoughtful on what items are selected.
 - Need to consider what the operating costs will look like at these schools long term, (20-30 years) and how those considerations fit into these long term plans and the current bond.
 - Regarding amount of the bond, may need to increase in order to go beyond short term/immediate repairs.
 - Due to the previous (failed) bonds, the proposed one will need to be specific, simple and consistent. The committee will need to be supportive of the decisions reached.
 - Need to remain cognizant to the timing of the bond proposal with the current (economic, political) environment.
 - Focus on how we CAN make things happen!
 - With spreading funds throughout the district, need to ensure major upgrades are considered.
 - Keeping components such as the SMS gym would be financially responsible and hopefully show to the community the groups efforts to remain so.

Next Steps

- BLRB will review possible SMS schemes.
- BLRB and the District will look more closely into specific facility improvements at the remaining schools.

Next Meeting – February 24, 2021 at 6pm.

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

January 27, 2021

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