

April 21, 2021

SILVER FALLS LONG RANGE FACILITY PLAN

Silver Falls School District

Meeting Minutes – Long Range Facility Meeting 11

Attendees

See attached sign in sheet

General items:

This meeting was held via Zoom.

- **Welcome, Agenda, Sign In**
 - BLRB Architects walked through the agenda
 - SFSD confirmed that the committee would extend meetings into the fall to continue the LRFP discussion, schedule to follow.

- **Open Forum**
 - The entire group was welcomed to provide comments or questions to the group.
 - Appreciated receiving the materials for the meeting beforehand, thanks to SFSD team for their work!
 - To help with the consistent messaging related to the bond, focusing on the similar big items may be an approach (i.e. fixing roofs at every school) and note that although there is a much larger dollar amount needed, the bond is focusing on less, more important items.
 - While it is easy to focus on just the buildings that need repair, the team needs to also focus on the educational needs of the students.
 - Looking forward to hopefully meeting in person again and wondering if it may be good for the group (maybe smaller format) to meet throughout the summer to not lose momentum or continue efforts on items such as the survey. Concerns were raised though over reporting with these groups and how to maintain unity amongst the committee.
 - The amount of deferred maintenance and lack of general funding for that maintenance is tough to grasp, team acknowledged this is a consistent issue in any district.
 - Looking forward to the long term, 20-year plans and what that means for the District's technology approach.
 - Noted that per the committee's guidelines, the LRFP group would need to present to the SFSD board to apply to the OSCIM grant.

- **Piper Sandler Presentation**
 - Lauren MacMillen of Piper Sandler presented an overview of the bond process and provided a levy rate analysis for the District and its potential bond projects.

- **BLRB Presentation**
 - BLRB with the help of SFSD reviewed the district wide facilities and maintenance needs based on a 10-year plan, using a priority matrix to determine the most crucial needs.

- **BLRB Presentation**
 - BLRB presented a sample 20-year LRFP and provided an Aging Building Matrix based on the facility's needs over the next 50 years.

- **Additional Comments**
 - The entire group was welcomed to provide closing comments or questions to the group.
 - ADA improvements appeared to be a consistent need throughout the facilities, shouldn't this be a bigger focus on correcting now?
 - With so many needs, maybe the team does need to look at going for a larger bond dollar amount.

- With utilizing bond funds for maintenance items, it is showing the community that we are trying to take care of our buildings.
 - Looking at the 20-year plan, with technology hopefully the approach can be to look at standardization (and upgrading) of equipment across the district.
 - Need to reach out to the rural school communities and see what their thoughts are on current and long-term goals for their schools, i.e. add/upgrade facilities and programs, their aging buildings, future development around their sites – What do they want/need?
 - With the 20-year plan, the team may want to think bigger, i.e. building replacement, additions, etc. that could truly fix building issues and also ensure capacity for growth in the district.
 - Concern with the timing of the bond, there are many items that need to be addressed quickly, but with COVID ongoing and need for a careful approach with the community the plan needs to be solid.
 - The long-term plan will need to be communicated clearly to the community when going for the bond to ensure they understand the bigger picture and to minimize surprises later.
 - Hesitant over going for a large (singular) bond and the community's receptance such, though this must be weighed over issues with coming back to the community in several years to pass another bond for the next round of work.
 - A few items such as covered play areas and parking were not on the priority lists but should be for educational adequacy (let kids play outside and not in the rain!) and safety.
 - What items on the deferred maintenance list could be addressed by the general maintenance fund or may get worse if a bond passage is delayed?
 - A long-term bond as in paying for 30-year duration, could cause issue for the district's application for other or alternative funding opportunities.
 - What is the comparative cost for facilities upgrades versus a new building?
- **Chat Conversations/ Q&A**
 - Please explain the reason for the sudden drop in levy after 6 or 10 years (related to bond presentation)?
 - In some of the scenarios, the current bond levy would be paid off, leaving just the new bond as the current levy instead of both for that 6-10 years. A bond can also be front loaded in a portion of the earlier years to allow for another bond to be passed later without really increasing the overall cost to the taxpayers (overlapping to maintain a consistent levy amount).
 - What does ADMW stand for (related to bond presentation)?
 - Average Daily Membership Weighted (Attendance) number that is used to divvy out state school fund dollars, assessed October 1st each year.
 - Does anyone know if the state will be releasing funding for HVAC systems to help get into full time in person school in the fall?
 - There are CARES Act funds available, but there is a list of available uses.
 - The latest allocation of funds haven't been released to the districts by ODE yet. They are expected to be 2.4 times the 2nd round of funds received.
 - The district is looking at using ESSER funds for as many of the HVAC improvements as possible, but those funds have to cover a variety of COVID needs such as PPE, technology, etc. The district is trying to determine what the available funding may be and is very high on their list. Air purifiers are in all needed spaces, but long-term improvement may be made to multiple sites.
 - Can we see what areas were equipped with air purifiers?
 - There is a simple flow chart and Air Quality plan that was used in conjunction with a (HVAC) assessment, a working document that lists all HVAC types and what rooms have purifiers. The purifiers are medical grade HEPA units. The decision tree and Air Quality Plan can be shared.
 - Let's be cognizant of the subject of transfer students, their families may not be paying taxes, but each student brings in funding to the District budget with most funding from the state school fund. Though those students that transfer also cost more per student and got a high per student allocation in past budgets (than town schools).
 - It would be good if the LRFP has input on any future survey questions.
 - Math on the phone/data and clock/intercom systems (work) is about \$1.5 million, surprised there are no businesses that would help the district streamline their communication systems.

Next Meeting – May 19th, 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