



Board Work Session of the Board of Directors
BANKS SCHOOL DISTRICT 13
Banks, OR
Monday, June 9, 2025

Note: The District will endeavor to provide the following services if requested 48 hours prior to the meeting: qualified bilingual interpreters or qualified sign language interpreters. These services are provided at no cost to recipient. To obtain services, call 503-324-8591 at least 48 hours prior to this meeting.

1. Preliminaries
 - 1.1. Call to Order
 - 1.2. Roll Call
 - 1.3. Approval of Agenda
2. Discussion Items
 - 2.1. Board Update
Brian Sica, Superintendent
 - 2.2. Health Curriculum Adoption
Darla Waite-Larkin; Director of Student Performance, Megan King; BMS Health Teacher, Sarah Trussell;
CCAC Chairperson
Curriculum Adoption Slide Deck
 - 2.3. Bond Update
BRIC Architecture
3. Adjourn

Banks Creek Culvert

Per our agreements following the adoption of the Master Plan, I'm notifying the Board of a change in project scope and budget. We are elevating the Banks Creek Culvert repair from a "wish list" item to a funded requirement with a dedicated line item budget. This budget is currently set at \$200,000 and will come from the Owner's Contingency fund, with no reductions required from other project areas.

The culvert, which allows Banks Creek to flow beneath our track/access road between two open areas, has failed. Despite multiple grant applications for design and repair funding, none have been awarded. Current concerns include an existing sinkhole and permanent damage to the track area—clearly making this a campus safety issue. The repair is now part of the scope awarded to Five Star Builders at the May 2025 Board Meeting.

Banks Administrative Building

The District has directed our Owner's Representative, architects, and Construction Manager/General Contractor to continue progressing toward the Master Plan adopted in January 2025. Superintendent Sica has remained available to community members presenting alternative proposals. I have consistently stated that any such proposals must:

- Cover all costs, including those related to a potential sale;
- Secure full funding for any agreed-upon construction plans; and
- Address any delay-related costs to the District's existing projects.

Our consultants have prepared an attached memo outlining the impacts. Delays would result in:

- Design setbacks
- Added involvement from outside consultants (engineers, permitting, etc.)
- Complications to the current phasing and construction/safety plan
- Escalated construction costs due to delays
- Increased contract duration for project representation

If a delay were imposed at this stage—during design development—the estimated cost impact ranges from \$1.65 million to \$4.15 million. These costs will rise sharply after the design development phase ends in September 2025.

While the District continues to engage with the community in good faith, we must now provide consistent direction to our consultants. Going forward, the District will focus solely on implementing the adopted Master Plan, including the launch of our Traditions and Innovation Committee to honor our shared history.

Impacts of Modifications to the Master Plan

To: Dr. Brian Sica, Superintendent of Schools

From: John Abel, Project Manager – Cornerstone Management Group

Re: Impacts of Modifications to the Master Plan

CC: P&C Construction, BRIC Architecture

Superintendent Sica,

The project team was asked to assess the potential impacts to the current Banks High School Modernization project if we were directed to redesign the project to avoid the footprint of the existing District Office Building—leaving that building intact and in place. We also reviewed the impacts on the construction process and phasing.

Design Impacts – BRIC Architecture

If this direction were given now, BRIC Architecture estimates the following:

- 3-month delay to the current design schedule
- Estimated cost impact: \$150,000 per month, or \$450,000 total

If this change were directed later—at the end of the Design Development phase (around September 2025)—both the timeline and cost impacts would increase significantly. At that stage:

- Redesign cost would likely double
- Schedule delay would increase to approximately 6 months

Such a significant revision would require updates across all aspects of the design:

- New code analysis
- Revised roof, floor, and site plans
- Updated exterior and interior elevations
- Revised drawings and consultant work

The further the project advances in design, the more complex and time-consuming these revisions will become.

Construction Impacts – P&C Construction

P&C Construction has reviewed the impacts of a 3-month design delay and highlights major concerns for construction scheduling, safety, and budget certainty:

- Key Impacts:

1. Extended Construction Duration

- A 3-month design delay would shift the construction window, increasing the total duration by 3 to 9 months

- Construction could now extend into fall 2028, representing up to a 12-month delay
- Estimated cost impact: \$500,000 – \$2,000,000 (Includes subcontractor/GC general conditions, remobilization, and revised phasing)

2. Cost Escalation

- A delay of 3–12 months would trigger material and labor cost increases
- Estimated impact: \$250,000 – \$1,000,000

3. North Wing Demolition (Summer 2027)

- Delay would push demolition into the 2027–2028 school year or summer 2028:
 - Fall/Winter 2027–2028 Demo: Major disruption on an active campus; added costs for fencing, utilities, and logistics
 - Summer 2028 Demo: Less disruptive but still costly
- Estimated impact: \$250,000 – \$500,000 in logistics premiums

4. Critical Building Separation (Winter Break 2025–2026)

- This key milestone would be missed, disrupting our phasing strategy and early site work

5. Fall 2026 Safety Milestone – Perimeter Walls

- Delays would prevent perimeter wall completion before students return
- Result: Increased safety risks and disruption during active construction

Total Construction Cost Impact:

Estimated increase of \$1M to \$3.5M, plus additional risks to logistics, safety, and student experience.

Cornerstone Management Group Impact

Any delay to the overall bond schedule would extend Cornerstone's scope.

- For example, a 12-month delay would result in approximately \$200,000 in additional program and project management fees.

Other consultants may also be impacted, though those effects are currently unknown.

Summary

A design delay at this time is projected to increase total project costs by \$1.65M to \$4.15M, based on estimates from BRIC Architecture, P&C Construction, and Cornerstone.

Unless otherwise directed, the Project Team will continue to move forward with the Master Plan as adopted by the School Board on January 28, 2025.

Sincerely,

John Abel, Cornerstone Management Group

BANKS SCHOOL DISTRICT BOARD MEETING
6-9-25
BOND PROJECT UPDATES



AUXILIARY GYM

BANKS HIGH SCHOOL
MODERNIZATION

BANKS HS SUMMER WORK

SECURITY PROJECTS



BANKS SCHOOL DISTRICT BOARD MEETING
6-9-25
BOND PROJECT UPDATES



AUXILIARY GYM

- Design Through Schematic Design Phase
 - Design Includes Bid Alternates for Maintenance Area and also Team Room Area
 - Five Star Builders On-Boarded to Project
 - Five Star Builders SD Cost Estimate Completed
 - Construction Budget Approx \$5.2M
 - Original Estimate for SD Design Approx \$5.3M
 - Add Alternate for Team Rooms \$498k
 - Add Alternate for Maintenance/Storage \$353k
- Next Steps – Move into DD Phase. Work through VE options with district and recommend path to balance to BSD and School Board*



BANKS SCHOOL DISTRICT BOARD MEETING
6-9-25
BOND PROJECT UPDATES



BANKS HIGH SCHOOL MODERNIZATION

- Design Through Schematic Design Phase
- Construction Budget Approximately \$37.5M
- Cost Estimate Completed by P&C Construction (6/3)
- Estimate about 10% Above Budget overall
- Project Team Working on Value Engineering Options



BANKS SCHOOL DISTRICT BOARD MEETING
6-9-25
BOND PROJECT UPDATES



BANKS HIGH SCHOOL MODERNIZATION (continued)

Building Construction Budget \$34,752,350

Site Construction Budget \$ 2,769,500

SD Estimate Building Addition & Remodel: \$38,162,675

SD Estimate Site Work: \$3,559,006

Alt. 1 West Parking Lot: \$345,991

Alt. 2 Drive Aisle to Wilkes: \$101,406

*Next Steps: Develop path to balance to Budget with VE ideas for BSD
review and discussion*



BANKS SCHOOL DISTRICT BOARD MEETING
6-9-25
BOND PROJECT UPDATES



BANKS HIGH SCHOOL SUMMER 2025 PROJECTS

- Gym / Cafeteria Boiler Replacement
- Hazardous Materials Abatement (Gym mezzanine, South HS wing areas to prep for demo)
- Deliver 2 Modular Classroom buildings (purchased from SHSD, permits in process)
- Move key staff of Banks HS to prep for Phase 1 demo (administration, south wing classrooms)
- *Next steps: Buy or Lease Connex Storage Boxes to use for temp onsite storage, assist BHS staff with move, prep rooms for temp needs (data, elec)*



BANKS SCHOOL DISTRICT BOARD MEETING
6-9-25
BOND PROJECT UPDATES

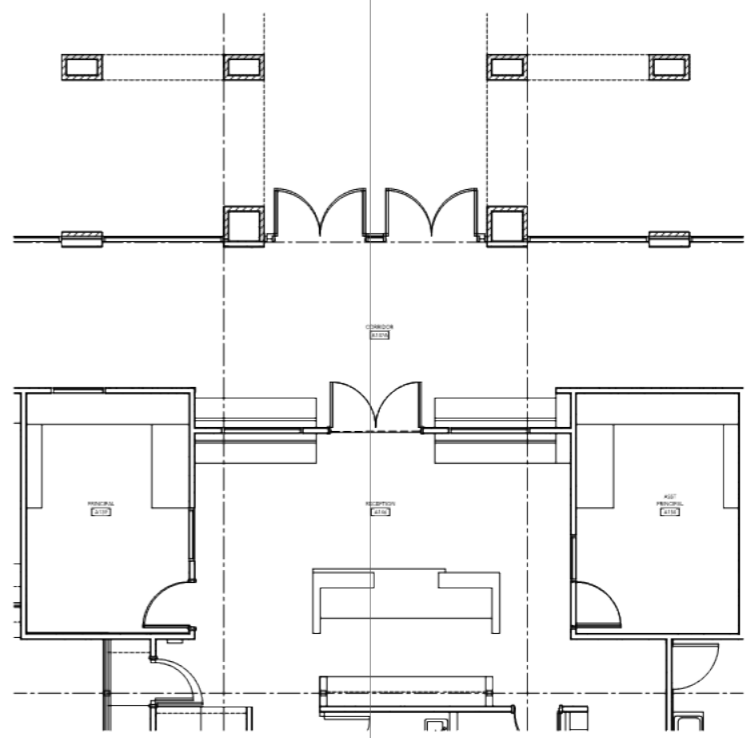
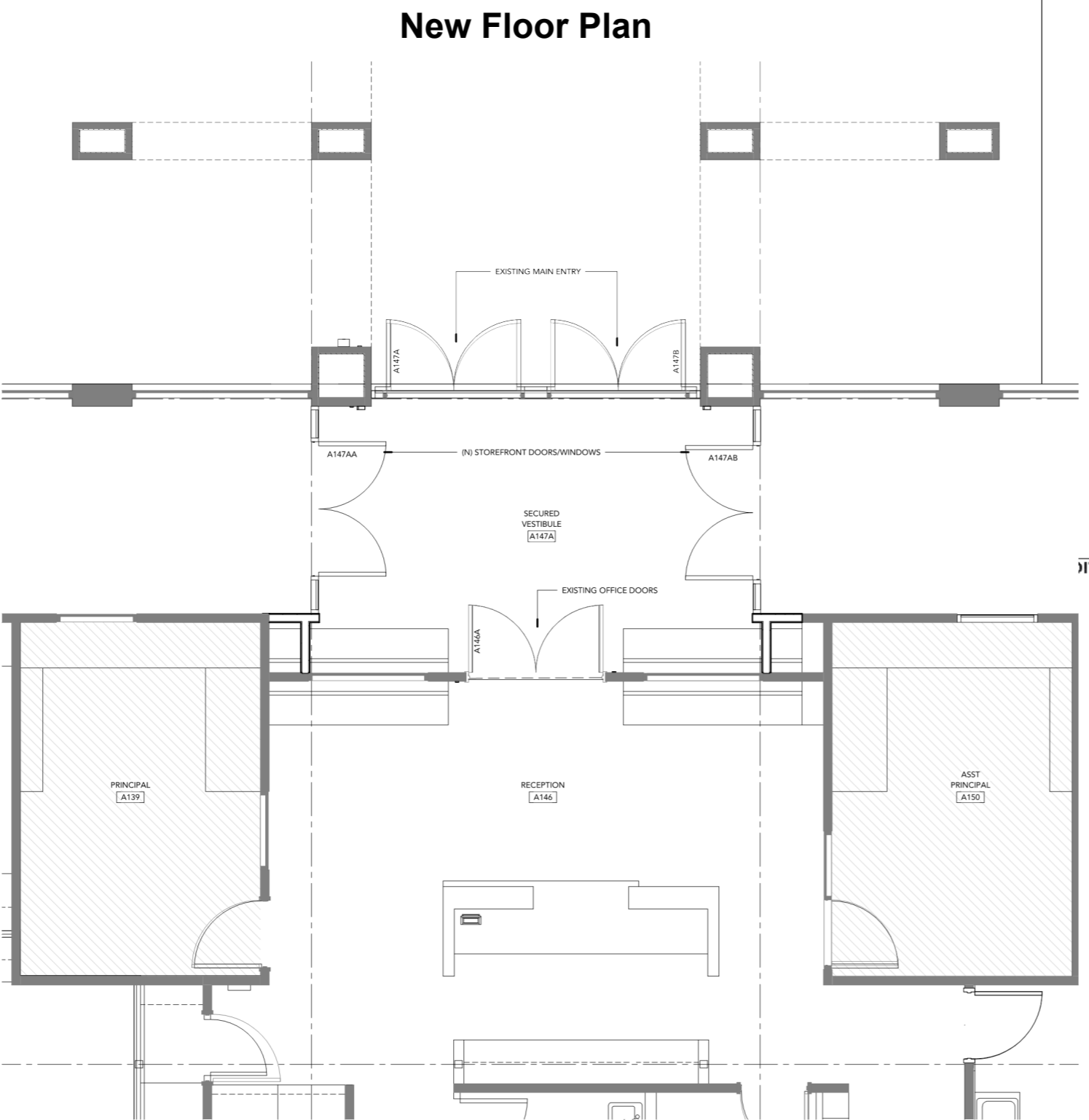


BANKS SECURITY VESTIBULE PROJECTS

- Design Completed
- Bids Received – Recommend Award to Low Bid (Inline Construction)
- Review Banks ES Secure Vestibule Design
- Review Banks MS Secure Vestibule Design
- *Next Steps: Team to review VE Ideas with team and district*



Banks ES Secure Vestibule



process
ARCHITECTURE • DESIGN

BANKS ES - SAFETY & SECURITY UPGRADES

EXISTING FLOOR PLAN

Existing Floor Plan

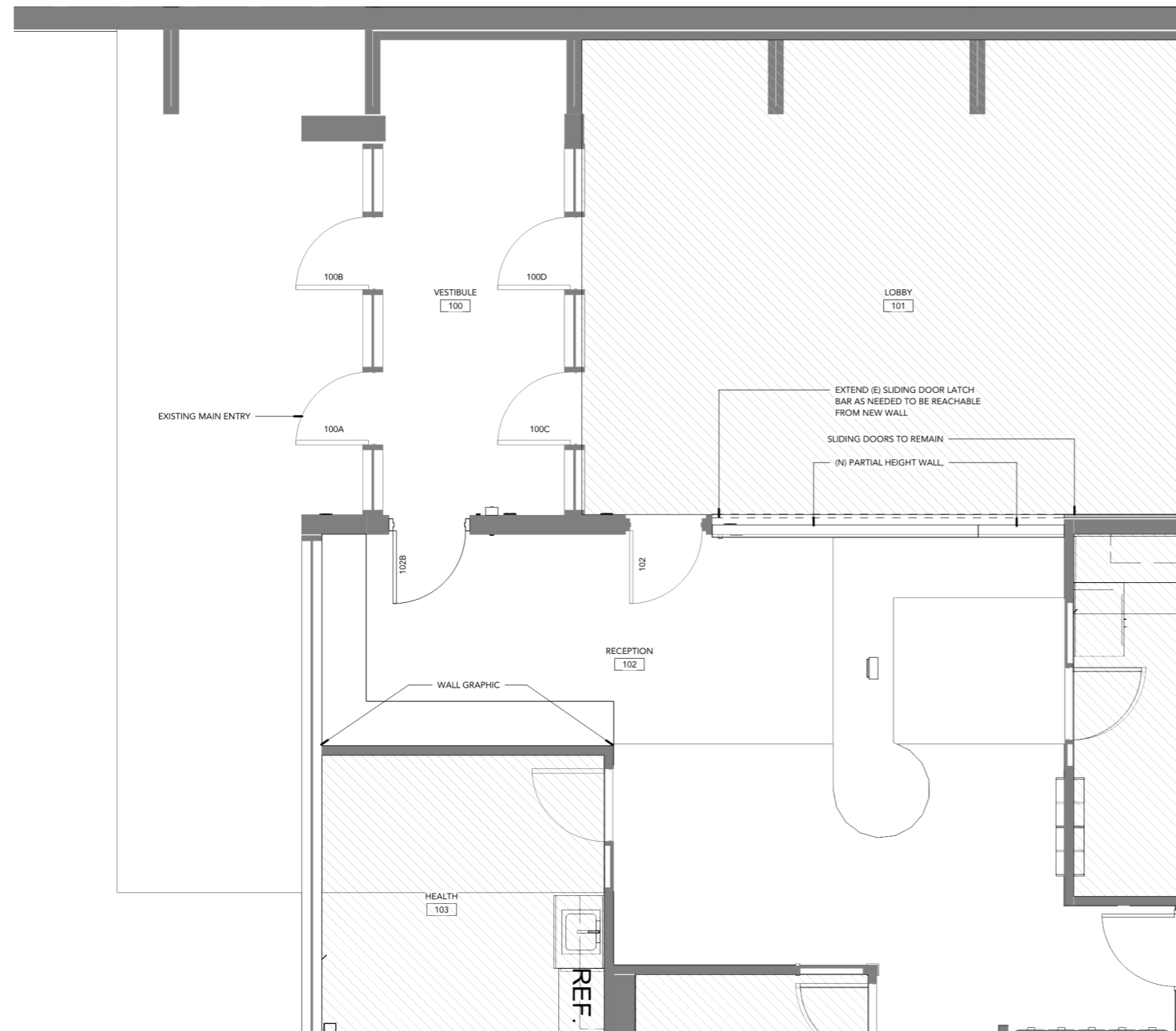
BANKS ES - SAFETY & SECURITY UPGRADES

NEW FLOOR PLAN



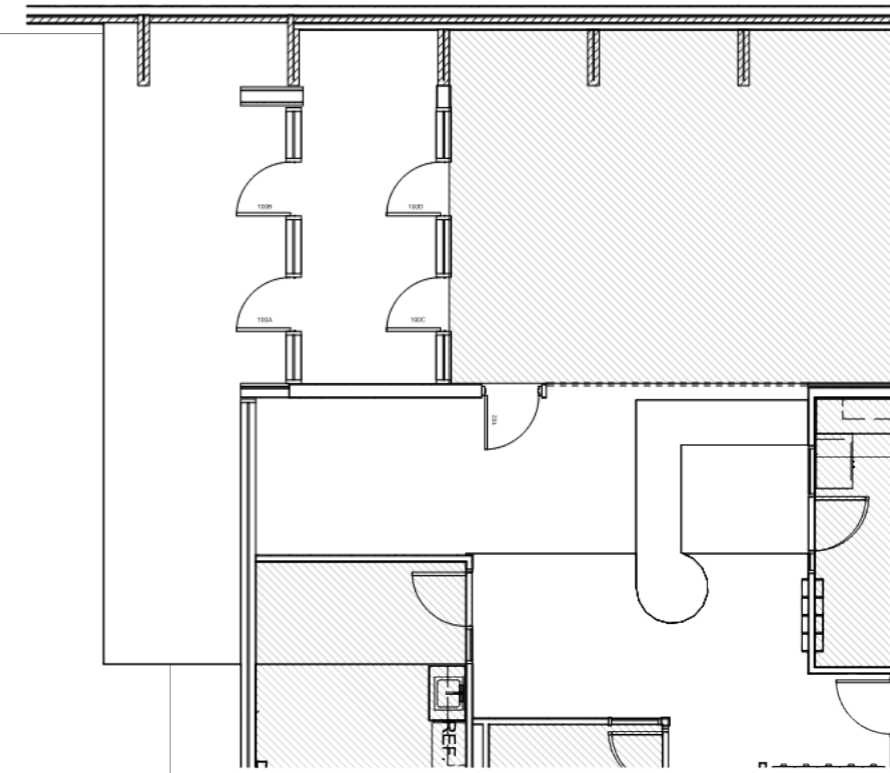
Banks MS Secure Vestibule

New Floor Plan



BANKS MS - SAFETY & SECURITY UPGRADES

process
ARCHITECTURE - DESIGN



BANKS MS - SAFETY & SECURITY UPGRADES

EXISTING FLOOR PLAN

Existing Floor Plan



FLOOR PLAN