



Board Special Session of the Board of Directors
BANKS SCHOOL DISTRICT 13
Banks, OR
Tuesday, January 28, 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. Introduction
Brian Sica, Superintendent
3. Public Comment
The Banks School District Board of Directors welcomes the public to our January 28th Meeting. The Board appreciates your participation in the education of our students and welcomes your continued engagement.
4. Discussion Items
 - 4.1. Dan Hess, BRIC Architecture
No additional input.
 - 4.2. John Abel, Cornerstone Management
No additional input.
5. Action Items
 - 5.1. Adopt Resolution to select Master Plan
 - 5.2. Official motion to adopt a Concept Plan
6. Adjourn

1. What is the Cost Neutral approach for Concept Two

- a. The recommended budget solution for concept two is to remodel (not replace) about $\frac{2}{3}$ of the North Wing. P&C estimates that remodeling the existing North wing would come at a cost of 50-75% of new construction. If ~10,500 ft² of the north wing were kept and remodeled using the minimum price predicted by P&C the concepts would balance. This would be 6-7 classrooms, including Art and Science and 1-2 additional storage/mechanical rooms. The remodel would need to include new HVAC and some other electrical, roofing, etc. There would be a refresh of interior spaces but the walls would not be moved or reconfigured.
 - i. Please note: This would change the Master Plan to remove the proposed “north” parking lot and limit the improvements to the center open space. If the parking spaces were just relocated, the cost would be close to neutral, if they were eliminated there would be an additional cost savings.
 - ii. This would align to the 20 year master plan in that the North Wing is identified as an expansion space.
- b. Moving the location of the Aux Gym to the high school or keeping it as a renovation does not appear to provide any significant cost savings (more likely an increase) to the overall project.
- c. Removing the Aux gym from a requirement and placing it on the “Wish List/Alternate Side” would balance the budget. It is unlikely that the amount of budget that will be available for wish lists will cover the Aux Gym. As a result, that move would effectively remove it from this Bond altogether. Because of this, the District Recommends an opinion from Bond Council prior to moving forward.

2. Is it possible to remodel the Barn as a cost savings measure?

- a. The remodel of the Barn would present some operational benefits as well as challenges. The benefits would be keeping the storage and team from space that is currently in the basement. Not all of these spaces are included in the new design. Challenges would exist in its athletic and accessibility function. The current court space does not meet expected size requirements for players and offers limited spectator space. The court size and spectator space would not be improved by a remodel.
- b. The cost of remodeling the barn to current code, etc is predicted to be close to cost neutral to minimal savings. It would include the same increased risk as any other remodel in this project (new construction = less risk). The analysis done by Soderstrom and R&C in 2023 gave a remodel budget of ~\$6.5M compared to the current replacement budget of ~\$5.2M. However, the Soderstrom memo included soft costs, hazardous abatement, and inflationary factors. Completely removing the soft costs and abatement but including two years of the “inflation/cost increase” brings the number to approximately \$5.1M (See: [Soderstrom Memo on the Barn](#))

3. Does the Aux Gym at the high school reduce project costs?

- a. The location of the Aux gym adjacent to the middle school has been discussed by various committees for over a decade. The current steering committee landed on the location of the Aux gym in early fall and completed a comprehensive

reconsideration in early winter. (SEE: [Steering Committee Reconsideration of the location of the Aux Gym](#)).

- b. Questions were once again asked in January. We recommend the Board reviews the reconsideration memo linked above as well as the general comments provided by BRIC and P&C. The comments below are for discussion purposes and precise numbers would be developed during the schematic design phase (February-April)
 - i. Moving the Aux Gym into the high school will not likely save any money and will likely cost more. The Aux Gym building is currently planned to be constructed as a low-cost pre-engineered metal building. If it becomes part of the high school, we will have to build it using the same construction methodology as the rest of the new high school which will be more expensive than the pre-engineered approach. We (BRIC) (and Cornerstone) have been part of several projects with pre-engineered gyms. These buildings are a cost savings approach if they are freestanding and not part of another building.
 - ii. The potential savings of not having to build toilet rooms if the Aux Gym is part of the main high school building is also an unlikely scenario. The number of toilets in a school building is dictated by a table in the building code and is based on the occupant load of the building. Adding the Aux Gym to the main high school building will increase the occupant load of the high school which will most likely increase the required number of toilets in the high school building.

4. What are the considerations of a glass walkway between the existing DO and New High School Building?

- a. The idea of building an enclosed glass walkway to connect the renovated district office building with the new high school building is a nice idea but also challenging. It will be more expensive than an open breezeway (which we have currently proposed) but more importantly it will open up code issues that we will need to address. The building code will view the district office as part of the new high school construction which will require us to provide a fire wall to separate it as well as a seismic joint to separate it structurally from the new building. Although not insurmountable challenges, these are complicated and expensive items.

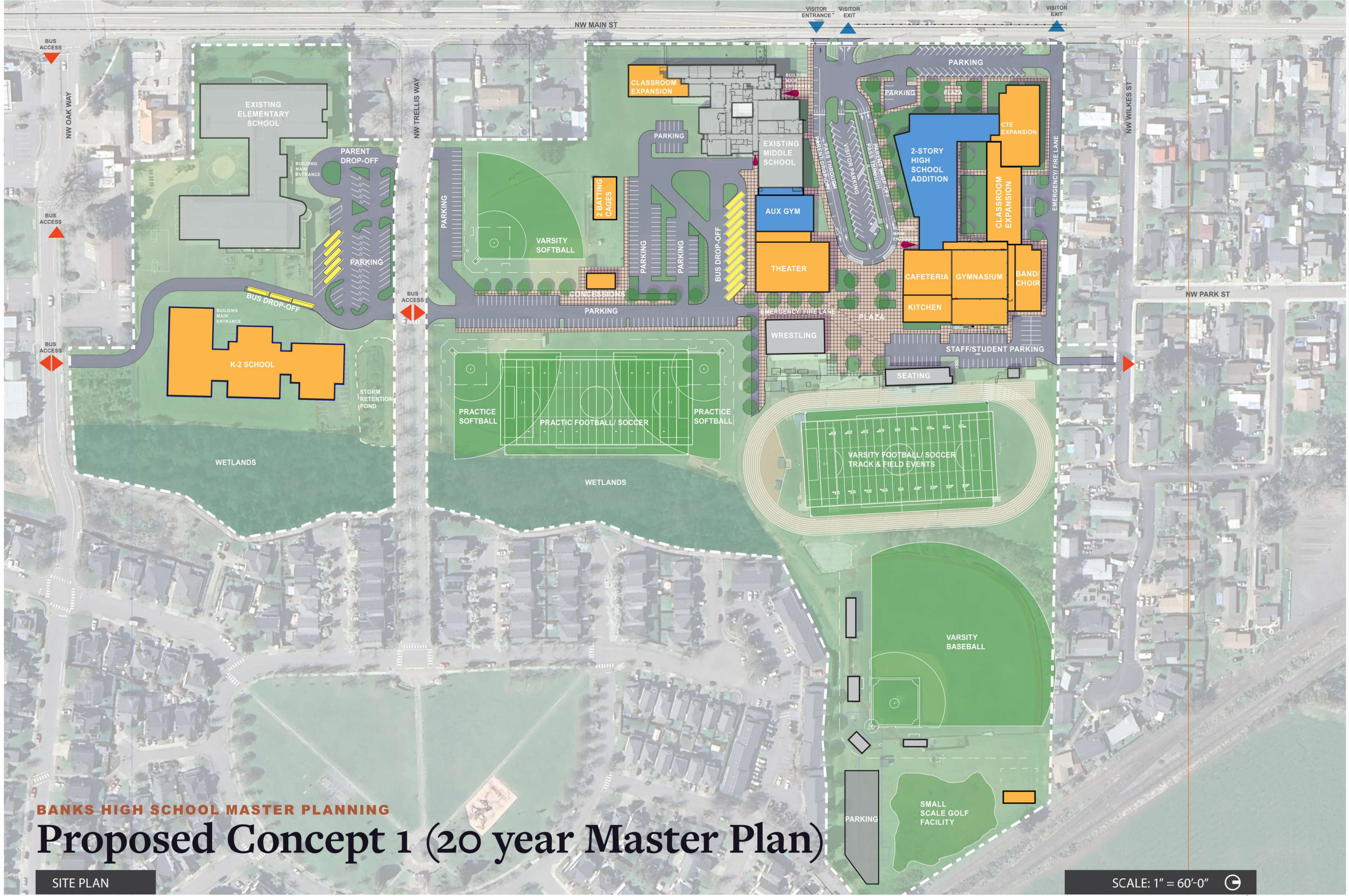
5. Potential Savings by utilizing the existing electrical room in the High School?

- a. It has been brought up the issue of possible cost savings that could be achieved by saving the existing electrical room and not having to pay to re-feed the electrical to existing spaces to remain in the high school. It was implied that the costs could possibly be in the range of \$1 million to \$1.5 million, which is savings that could be moved to the D.O. renovation budget.

BRIC reviewed this issue with our electrical engineers on the project (Sazan Group) and they shared the following with me about existing conditions.

- There are three primary electrical services that have been identified in the building. Two of them are in the electrical room and they serve the classroom wings and the administration wing.
 - The third serves the Gym and Cafeteria wing and is located west of the Gym.
 - In addition, there is a power pole that seems to directly serve the CTE wing but more research needs to be done over the coming months to sort that out.
- b. If the electrical room is demolished and re-built in the new wing, the rooms that would need to be re-fed from a new electrical room are anticipated to be Band/Choir/Concessions. It is hard to say what the cost for this would be, but it is not in the \$1 million - \$1.5 million range and most likely will be much lower.


A Board Member also expressed concerns about the notes in the electrical master plan reports about several electrical cabinets being locked and inaccessible when the engineers were on site to do their investigation. The engineers will again be on site on 1/21 to do more investigation but unravelling the electrical system will be something that occurs over the coming months with assistance from the district and P&C. Given that the district does not have a great set of original construction drawings, it will take us a significant amount of time and effort to identify everything that is fed out of each electrical space and provide more detailed content that P&C could estimate for the district.

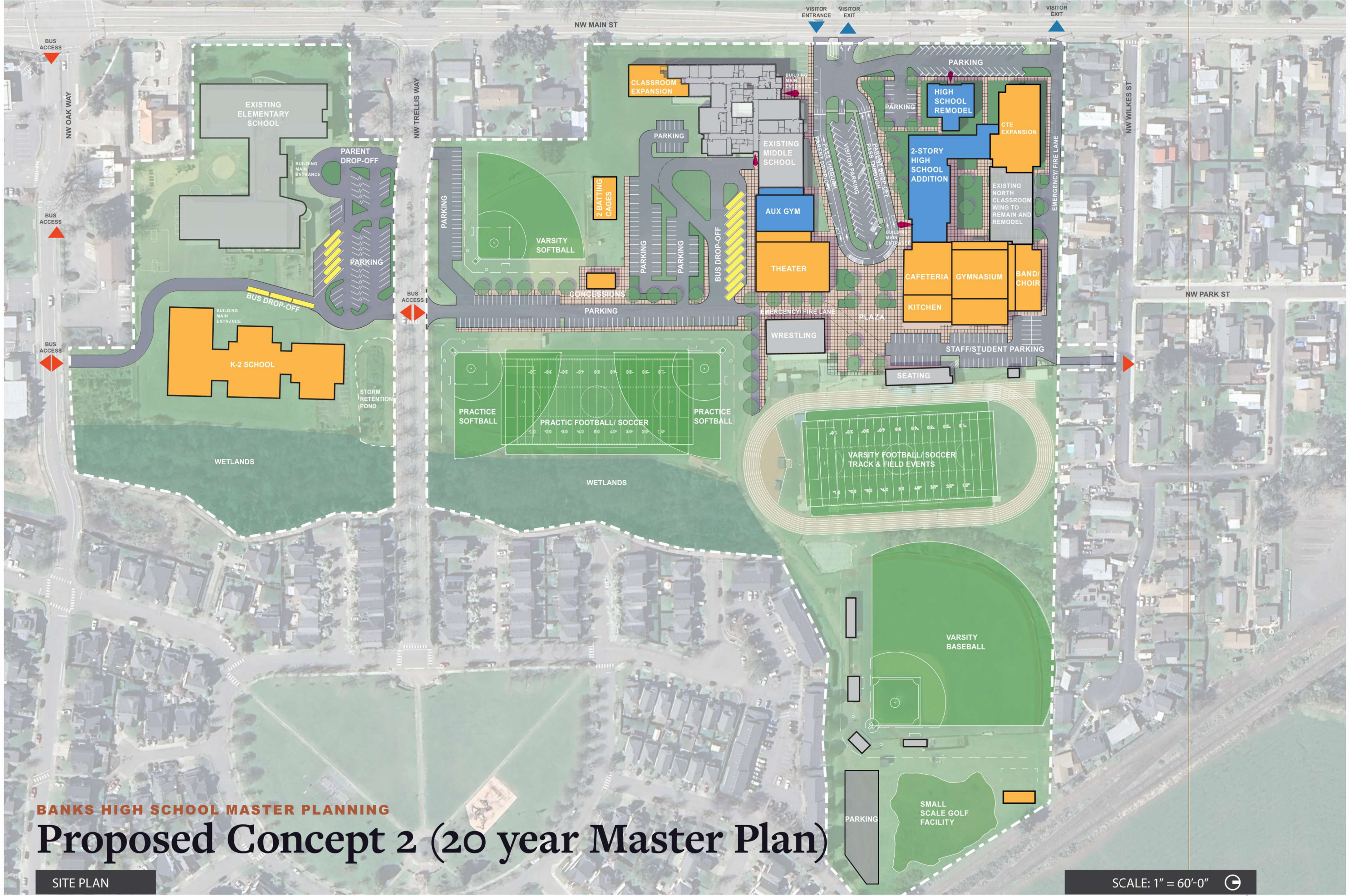


BANKS HIGH SCHOOL MASTER PLANNING

Proposed Concept 1 (20 year Master Plan)

SITE PLAN


SCALE: 1" = 60'-0" 



BANKS HIGH SCHOOL MASTER PLANNING

Proposed Concept 2 (20 year Master Plan)

SITE PLAN

SCALE: 1" = 60'-0" 

Concept One - The new high school space represents the 43,000 square feet of new construction needed to fulfill the program that has been established. We are using \$740 per square foot at this point of the budget process. As a result, the high school portion of the budget is \$31,820,000. The exact shape, total number of rooms, size of rooms, etc will be determined during the design phase.

Concept Two - The district and consultants were asked to provide a variation of concept two that achieves the program and has a balanced budget. The current drawing represents a balanced concept two using the information gathered in the past months. In order to balance the budget, concept two keeps approximately 2/3 (six classrooms and two additional spaces) of the existing North Wing. Because of this, there will be three areas of the high school project: District Office, Existing Remodel, New Construction. As in Concept One: The exact shape, total number of rooms, size of rooms, etc will be determined during the design phase.

District Office (10500 square feet @ \$800 per) = \$8,400,000

North Wing Remodel (approximately 10750 square feet at \$370 per) = \$3,977,500 (Note: The \$370 cost of construction for the remodel would include HVAC, electrical and code requirements. The rooms would also receive a refresh, but it is unlikely to include changes to the layout of the walls, etc)

New Construction (26250 square feet @ \$740 per) = \$19,425,000

Total = 31,802,500

**BANKS SCHOOL DISTRICT
RESOLUTION 2425-JAN-02
ADOPTION OF MASTER PLAN CONCEPT ONE**

Resolution #2425JAN02 to direct school Administration to proceed with master planning of the 2024 Bond improvement planning, by selecting the 20 year master plan that includes Concept One.

WHEREAS, the Banks School District Board of Directors recognizes the need for a comprehensive long-term plan to guide the district's facilities development, educational programming, and resource allocation; and

WHEREAS, a thorough process involving community input, staff analysis, and expert consultation has been undertaken to develop a comprehensive Master Plan for the Banks School District; and

WHEREAS, the Master Plan outlines strategic goals, priorities, and actionable steps to address the district's current and projected educational needs;

NOW, THEREFORE, BE IT RESOLVED by the Banks School District Board of Directors that:

1. Adoption of Master Plan:

The Banks School District Master Plan, as presented to the Board on January 28, 2025, is hereby adopted as the guiding document for the district's future planning and development.

2. Implementation Plan:

The Superintendent shall develop a detailed implementation plan to execute the strategies and initiatives outlined in the Master Plan, including timelines, budget allocations, and accountability measures.

3. Regular Review and Updates:

The School Board will review the Master Plan on a periodic basis and make necessary updates as circumstances warrant.

4. Community Engagement:

The district will continue to engage the community in the implementation of the Master Plan through regular communication and input opportunities.

BE IT FURTHER RESOLVED that the Superintendent is hereby authorized to take all necessary actions to implement the adopted Master Plan in accordance with this resolution.

Ron Frame, January 28, 2025

Ron Frame, Chairman of the Board

Brian Sica, January 28,

Brian Sica, Superintendent

Signature: Ron Frame
Ron Frame (Feb 28, 2025 15:48 PST)

Email: ronf@banks.k12.or.us