



Board Work Session of the Board of Directors
BANKS SCHOOL DISTRICT 13
Banks, OR
Monday, August 18, 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 Agreements; Board Communication
Brian Sica, Superintendent
 - 2.2. Bond Update
 - 2.2.1. Summer Projects, Timeline, current HS Design, Budget Review.
John Abel, Cornerstone & Dan Hess, BRIC
3. Adjourn

The Board values transparency and recognizes its role as a representative of the community. Board members will make an effort to understand the perspectives of their constituents and help clarify misunderstandings when appropriate.

If a community member's concern requires a detailed or extended response, Board members should refer them to the Superintendent. When communicating publicly, Board members should clarify that they are speaking as individuals, not on behalf of the Board.

When a collective Board response is necessary, the Superintendent and Board Chair will collaborate on the message. All media inquiries should be directed to the Superintendent and copied to the Board Chair.



Banks School District,
Attn: Brian Sica

P&C Construction
Parker Verhaeghe,
Preconstruction Manager

RE: Construction Material Cost Planning – New Addition Project

Dear Banks School District Team,

As we move forward with planning for your new high school addition, I wanted to share some context on the current construction material market, how national tariff changes are impacting pricing, and most importantly what we've done and continue to do to mitigate those impacts for your project.

We've been tracking increases in tariffs on critical construction materials like steel, aluminum, copper, and lumber. These changes are affecting project pricing across Oregon and are expected to carry through 2027. While the broader market remains challenging, we've taken meaningful steps to insulate your project from unnecessary cost and risk. We've also built on strategies developed during the COVID-era escalation and supply chain challenges, many of which remain relevant today.

We appreciate the trust the District has placed in us to manage this project responsibly. Please know that we are actively protecting the project at every stage from early design decisions through final buyout and construction. We'll keep you informed as we navigate the market together and continue working toward a successful, on-budget project.

What We've Already Done

Very early in design, we worked closely with BRIC Architecture to make smart, tariff-conscious decisions. Not only do these items consider specific material costs, they also account for overall project schedule, product availability, and potential material shortages/lead time issues.

We selected tilt-up concrete construction as the primary structural system, reducing reliance on structural steel, which is now subject to one of the largest import tariffs. Although steel rebar is subject to tariffs, we will work with the engineer to introduce fiber reinforcement, reduce rebar, and optimize concrete psi strength. This method will also be considered for the slab on grade and slab on deck.

We opted for a hybrid structural system, combining locally produced wood joists and selective structural steel, which gives us flexibility and helps reduce overall risk. We also selected a thin topping slab over plywood for the slab on deck, in lieu of a traditional heavier slab on metal deck.

Instead of metal siding, we selected a local brick veneer and fiber cement panels, materials with domestic supply chains and more predictable pricing.

Built up roofing was selected over TPO. TPO has a larger risk to tariffs.

We also pivoted from exterior sheet metal accents to domestic fiber cement, further reducing our reliance on volatile imported materials.

What We're Doing Now

We're continuing to evaluate options that maintain design intent while balancing budget and long-term value.

We are considering aluminum electrical conductors instead of copper to avoid newly enacted tariffs.

We're including a bid alternate (and other) for wood stud partition framing in non-structural areas in lieu of metal stud to provide cost flexibility for bid day pricing.

In the library, we moved away from a costly custom wood ceiling and are now incorporating a high-quality acoustical ceiling system with accent features—offering a great look while staying budget-conscious.

As we finalize finishes, we're working closely with suppliers to source cost-effective, durable, and domestically available products. For example, many flooring products are subject to tariffs. Where possible, we're using polished concrete flooring, which avoids those tariffs and offers long-term durability.

As design development stage completes early fall, we will further estimate specific cost risks for specific materials and equipment. As the design becomes more quantifiable, and systems are better defined we can further detail out costs than is currently estimated at the 1st schematic design phase. Meaning, rather than a 5% general tariff contingency, we can break down specific materials and carry specific dollar values for larger risk materials.

What We're Preparing to Do

Looking ahead, we're ready to take the following steps to stay ahead of continued price volatility.

Early procurement packages: We will identify long-lead or high-risk materials and lock in pricing early to avoid further escalation.

Continued value engineering: We will continue to provide value engineering options to reduce overall risk and protect project contingencies, without compromising design goals.

Multiple source manufacturers: As equipment and materials are selected by engineers and architects, we'll research which manufacturers are less subject to tariffs, and include multiple manufacturers for bidding.

Strategic material storage: For items that may still carry escalation clauses, we will explore off-site storage to secure pricing and availability.

Bid form language: We're including clear language in our bid forms requiring subcontractors to define how long their pricing is valid—this transparency helps us manage risk during the bid and buyout process.

Ongoing budget protection: While we're laser-focused on managing budget during the estimating and GMP phase, we'll also continue that diligence after GMP to protect contingency dollars and ensure tariffs don't have avoidable impacts to the project.

END OF MEMO



Banks School District

School Board Design Update

August 18th, 2025

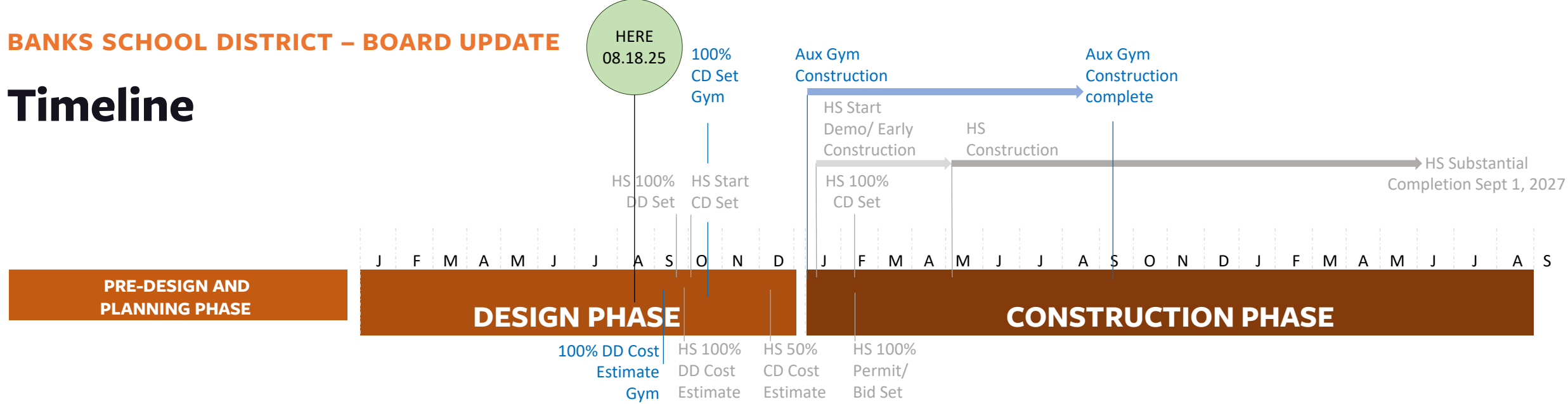
Agenda

Design Schedule

Banks HS Addition – Design Update

Discussion / Next Steps

Timeline



August 2024 – December 2024
completed

January 2025 – January 2026

January 2026 – August 2027

Science Prep Room		1	300	300
Chemical Storage		1	100	100
General Science Storage		1	150	150
Marketing / Graphic Design Classroom	1	1	1200	1,200
Extended Learning Areas		2	500	1,000
Specialized Programs				
Life Skills Classroom <i>(not counted as teaching station; only serves 3-4 students on average)</i>		1	1200	1,200
ADA Accessible Restroom with Changing Table		1	100	100
2D and 3D Art				
2D/3D Art Classroom <i>(Existing room would be part of demolition)</i>	1	1	1900	1,900
Kiln Room		1	150	150
Art Supply / Storage Room		1	200	200
Project Storage		1	200	200
Library Media Center				
Library Media Center <i>(Existing space would be part of demolition)</i>		1	2250	2,250
Office / Workroom		1	200	200
Textbook Storage		1	200	200
Enclosed individual study rooms		2	50	100
Enclosed collaboration rooms		1	150	150
School Administration				
Entry / Reception / Lobby / Waiting Area		1	500	500





Site Plan Concept

Site Concept

- **Bus loading area**
- **Parking/ Drop-off**
 - East parking adjacent to Aux Gym drive isle and parking stalls width increased
 - Visitor parking
 - 183 parking stalls
- **Building Entry Points**
 - High School
 - District Office
- **Pedestrian access throughout campus**
- **NW Wilkes Access**
 - Provides 2 separate parking zones with out vehicle/pedestrian crossing between East and West parking

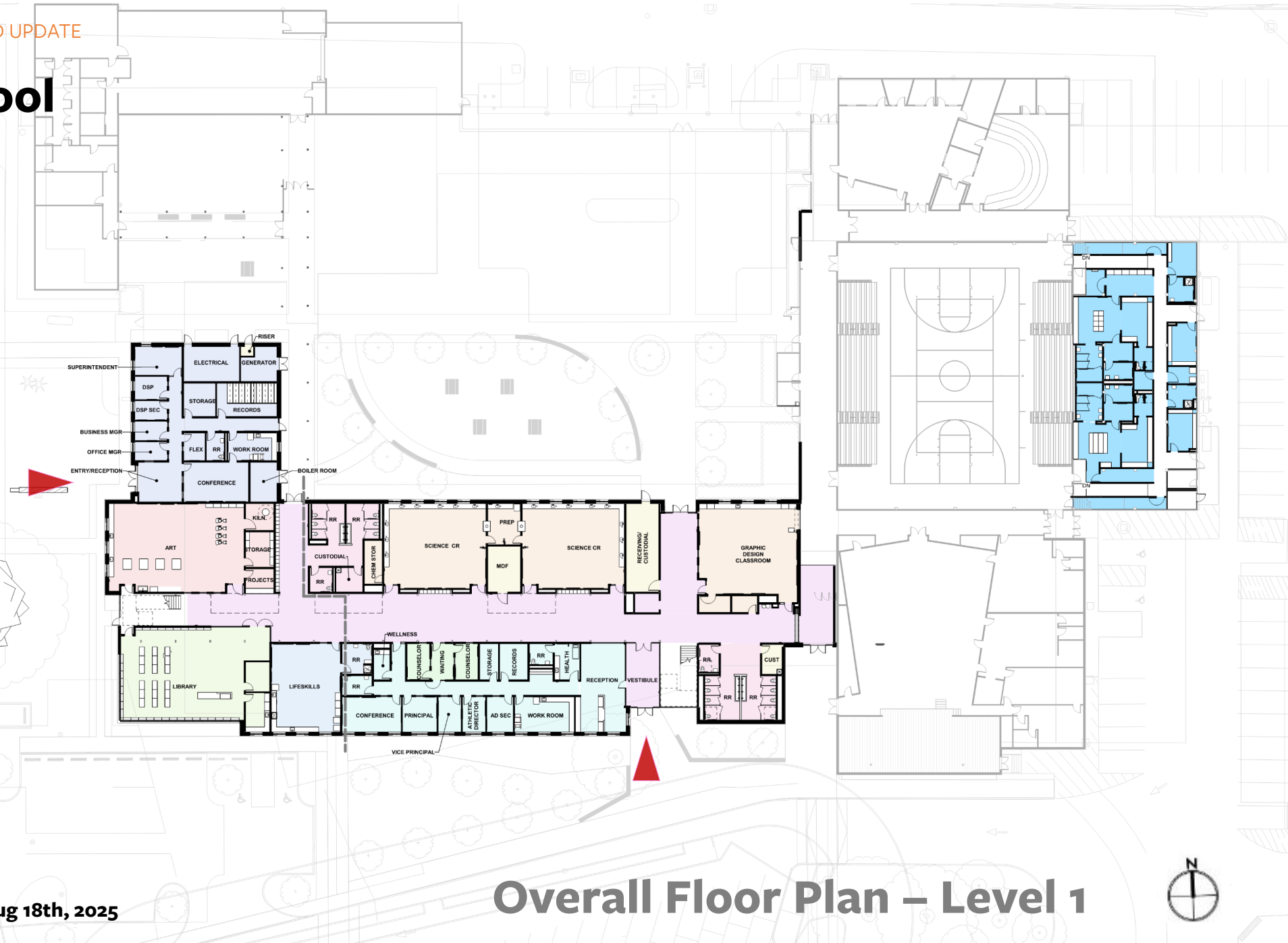




Floor Plans

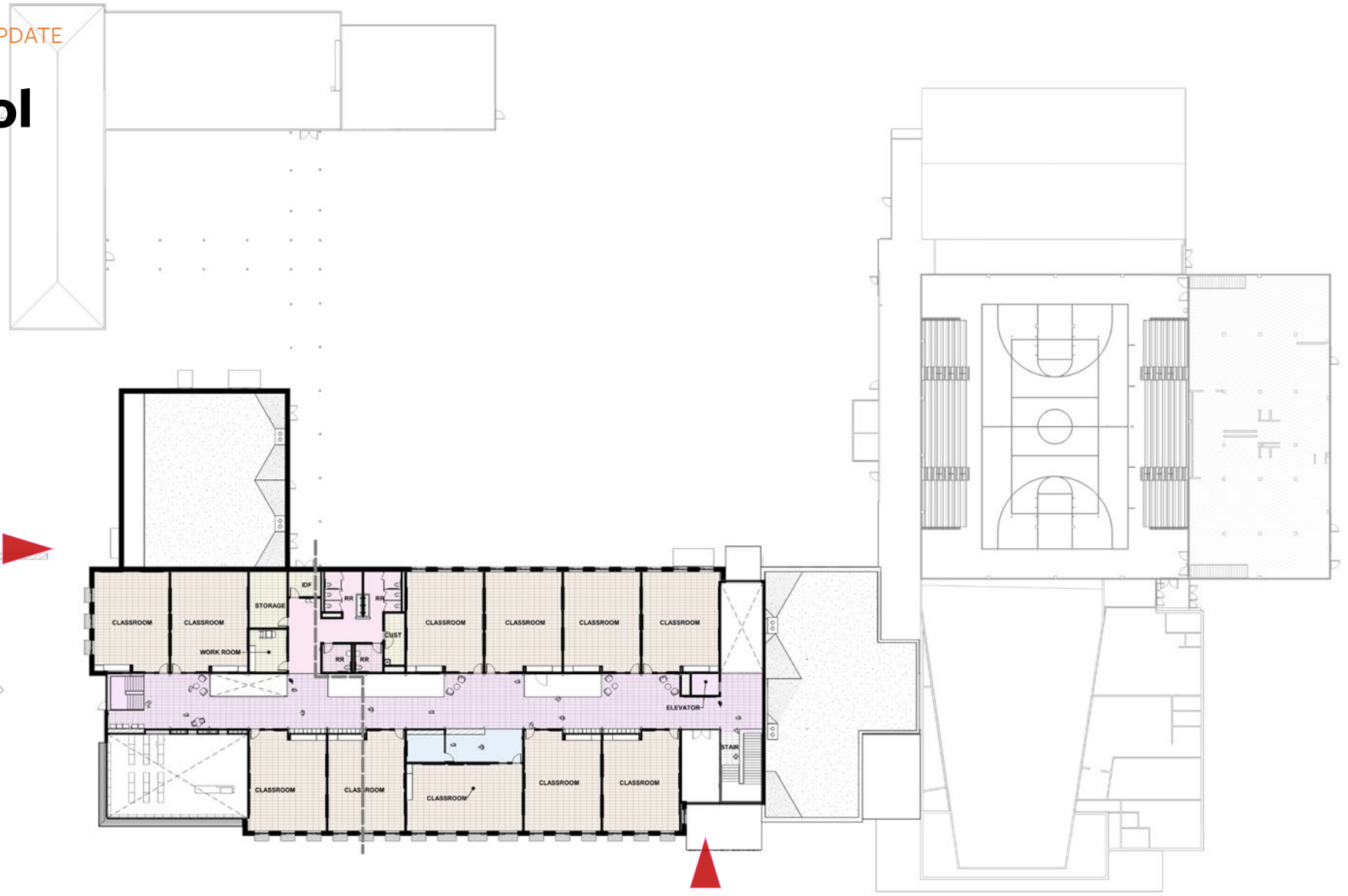
Banks High School

- A new **prominent main entry** **Library**.
- **Elective / special classrooms will be on Level 1** and all the **general classrooms will be on Level 2.**
- Large **main hallway will be a shared community space** linking all parts of the school.
- **Separate entry into district office** so visitors to District Office do not enter main HS area.
- **Exterior gathering spaces** should be simple and easily maintained.



Banks High School

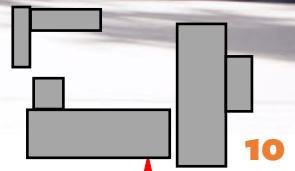
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HS Building Character

View of Classroom Wing and New Main Entry



View of Main Entry L1



View of Main Entry L2



View of Main Entry L2



View of Classroom Wing and New Main Entry



View towards Library



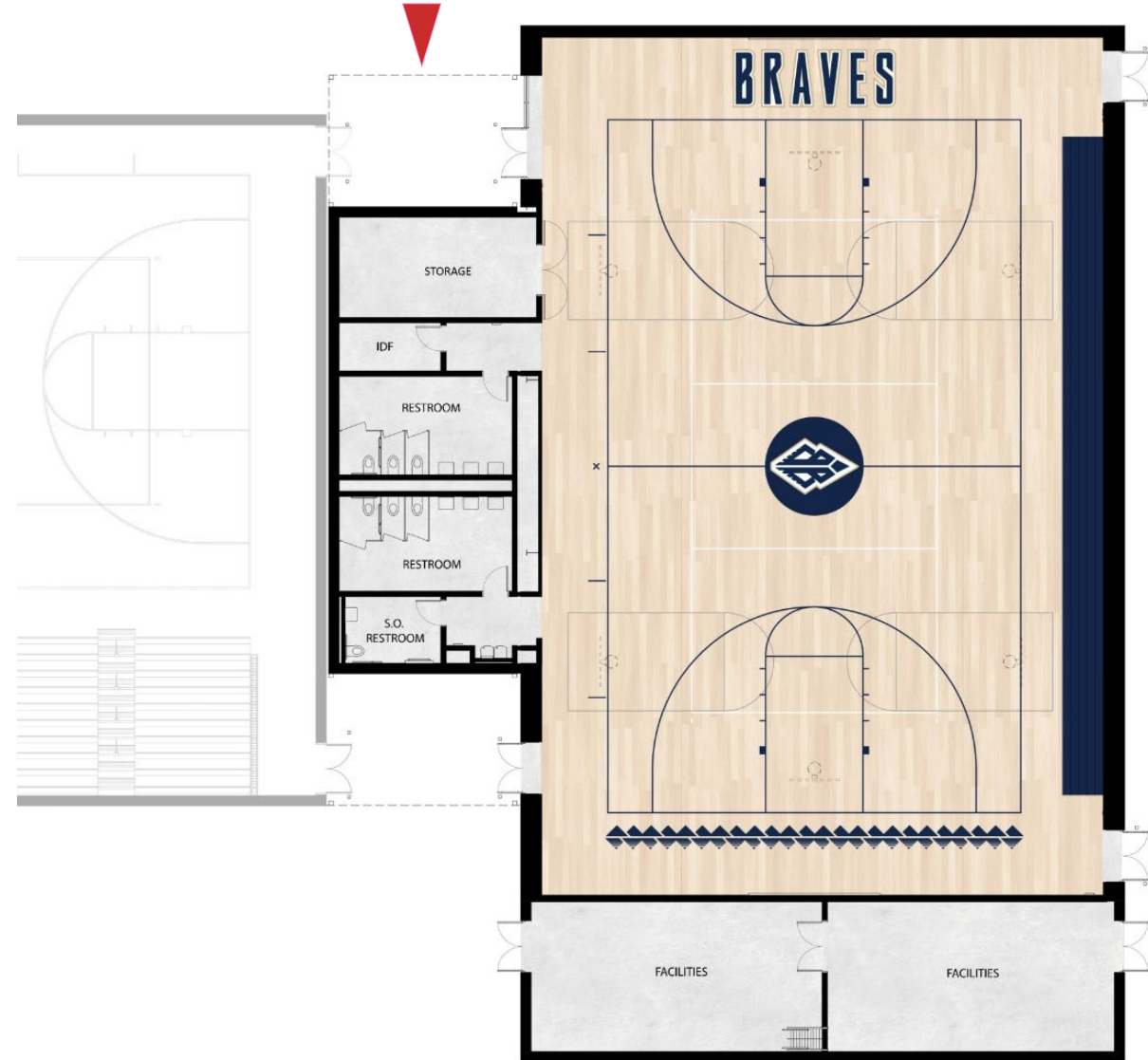
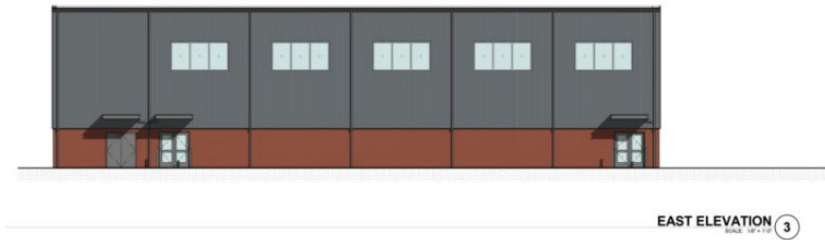
View towards District Office Entry



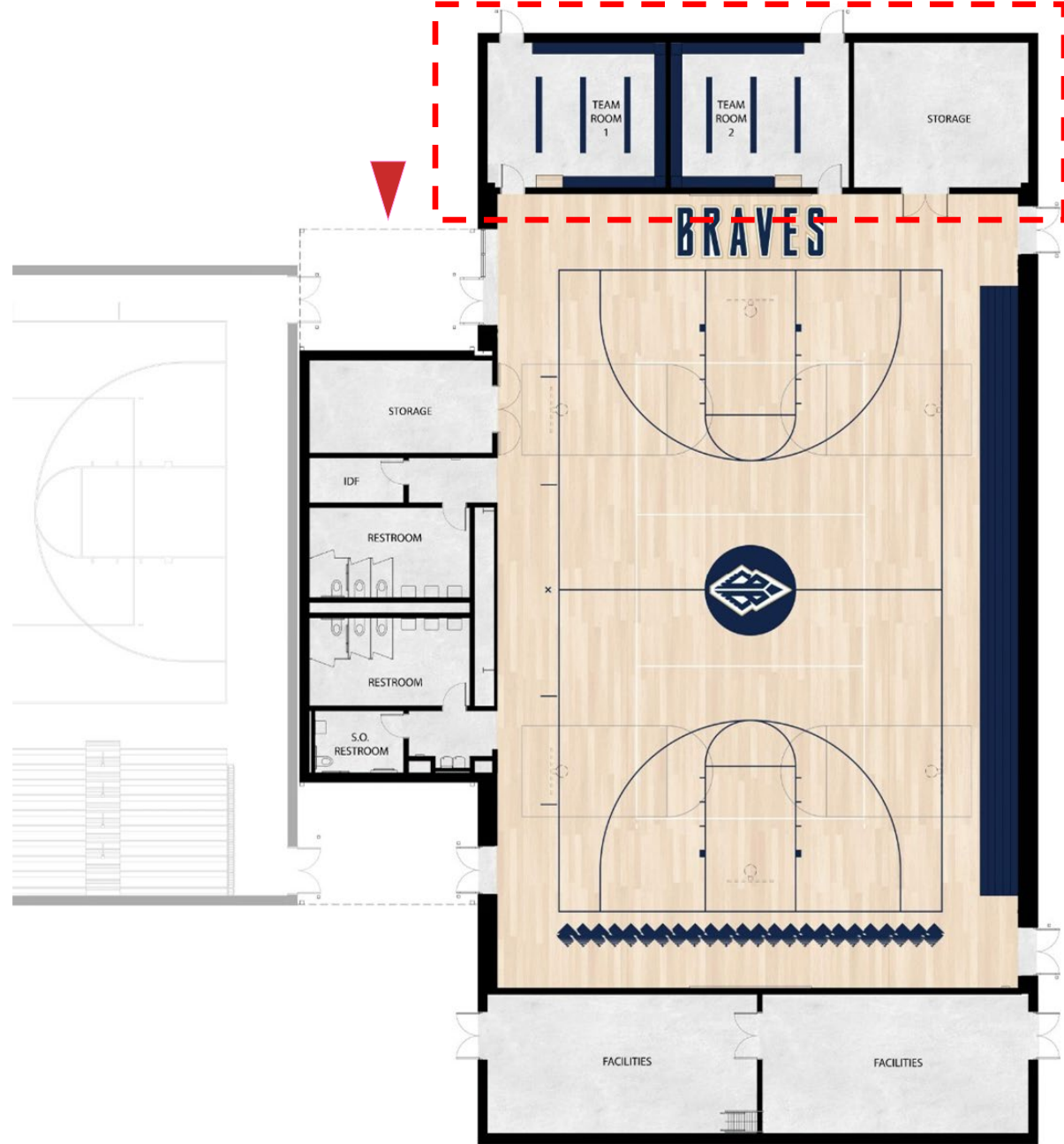
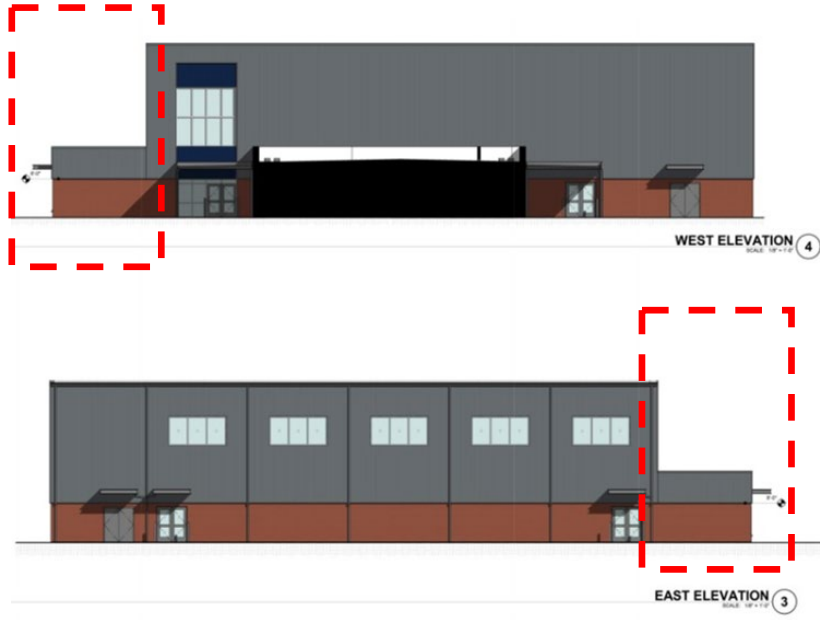


Auxiliary Gymnasium

Banks Auxiliary Gym



Banks Auxiliary Gym



View of Auxiliary Gym: Main Entry



View of Auxiliary Gym: SW View



Next Steps –

- **June – August**
 - Summer construction projects
- **September**
 - Design committee meeting – TBD
 - Bond oversight meeting – September 16th 6:00pm
 - Innovation Tradition meeting - TBD
- **October**
 - Staff Meeting – TBD
 - Board meeting – October 13th
 - Community design committee update – October 16th



BOND PROJECT UPDATES

1. SUMMER PROJECT UPDATES
2. OVERALL TIMELINE REVIEW
3. BANKS HS BUDGET UPDATE
4. AUX GYM BUDGET UPDATE
5. BANKS HS CULVERT UPDATE
6. BANKS HS DESIGN UPDATE (BRIC)
7. AUX GYM DESIGN UPDATE (BRIC)



BOND PROJECT UPDATES

1. BANKS HIGH SCHOOL SUMMER 2025 PROJECTS

- Gym / Cafeteria Boiler Replacement – *Installed, startup in process*
- Hazardous Materials Abatement - *Work completed at Gym mezzanine, South HS wing to prep for demo*
- Delivered Modular Classroom buildings - *Permits in process, work to continue through fall with late fall move-in*
- Fiber Line and Underground Electrical run for BHS and Modular Classrooms
- *Move of Administration to temp office area completed*
- Banks ES Vestibule – *Work in process, scheduled to complete by start of school*
- Banks MS Vestibule – *Work in process, scheduled to complete by start of school*
- *Next steps: Purchase connex boxes for storage as we prep for move out of more spaces*



BOND PROJECT UPDATES

2. BOND PROJECTS TIMELINE UPDATES

BANKS HS

- DD Design Complete 9/12/25
- DD Estimate Due 10/6/25
- Land Use Process Oct – Dec 2025
- CD Design Complete 2/13/2026
- Start Demo / Early Construction Work Jan 2026
- Portables Permitting Fall 2025
- Portables Reach for Move In Holiday Break 2025



BOND PROJECT UPDATES

2. BOND PROJECTS TIMELINE UPDATES

AUXILIARY GYM

- **DD Estimate In Review Process**
- **Land Use Process Fall 2025**
- **CD Design Complete Oct 2025**
- **Start Early Grading (permit dependent) Late Fall 2025**
- **Working with Five Star Builders on Early Building Order**
- **Construction Jan 2026 – Sept 2026**



BOND PROJECT UPDATES

3. BANKS HIGH SCHOOL BUDGET UPDATE

Schematic Design Reconciliation	
Description	Amount
Original Budget	\$ 37,671,850
Building SD Estimate	\$ 38,162,675
Site SD Estimate	\$ 3,924,908
Building Value Engineering	\$ (2,422,583)
Target Value Engineering	\$ (236,000)
Site Value Engineering	\$ (753,007)
Square Footage/ Design Modifications	\$ (1,004,282)
Updated SD Estimate	\$ 37,671,711
Overall Delta	\$ (139)



BOND PROJECT UPDATES

4. AUXILIARY GYM BUDGET UPDATE

Schematic Design Reconciliation	
Description	Amount
Original Budget	\$ 5,337,700
Building / Site SD Estimate	\$ 5,272,903
Alternate – Facilities Office/Storage/HVAC mez.	\$ 410,555
Building Value Engineering	\$ (150,740)
Updated SD Estimate	\$ 5,532,718
Budget Transfer / Bidding Contingency	\$ (195,018)
Overall Delta	\$ -



BOND PROJECT UPDATES

5. BANKS CREEK CULVER REPAIRS UPDATE

- **Five Star Builders Survey Complete**
- **Site Mtgs with Consultants, and Agencies**
- **Working on Proposal for Design & Permitting**
- **Temp Safety Measures by Five Star Builders**
- **Schedule:**
 - **Design & Permitting Fall 2025 / Spring 2026**
 - **Culvert Repairs Summer 2026**

