

**CENTRAL LINN SCHOOL DISTRICT  
BOARD WORK SESSION  
FEBRUARY 8, 2017**

**ROLL CALL:**

**Board Members - George Frasier, Rebekah Schneiter, Parker Leigh, Mark Penrod, David Goracke, Eric Gerber, Chris Wyne.**

**Others: Brian Gardner, Susan Beaudin, Celeste Van Cleave, Stacie Belcastro, Hilary Norton, Marjean Cline, Ken Lorensen, Eldon Albertson, Nathan Landes, Katie Cheney, Scott McDowell, Elizabeth Coleman, Tammy Morrow, Carolyn Jackson, Debbie Wyne, Stacey Menesses, Elisabeth Beach, Cheryl Haworth, Sue Frasier, Brian Tenbusch, Marilyn Crover.**

**CLES PROCESSING:**

**The Board reviewed the costs associated with the rehabilitation plan from the scope of work proposed by the Bergsund Delaney Architects (attached). To facilitate discussion, the district provided the Board with four (4) options with estimated costs for consideration (attached).**

**Director Schneiter proposed the fourth option as addressing Tier 1 and 2, rebuilding the elementary, keeping the current high school gym, looking at a more conventional new construction for the high school, and a new track. She felt the "dome" design could be a block for some voters; however, by keeping the current gym, nostalgic for some, could block the view of the domes from the road. Director Penrod noted by moving to conventional new construction you add \$5 mil or more to the project.**

**There was a large discussion by the Board on the various options, costs, and impact to the community. Some comments included:**

- **You can build cheaper on one site with a new school (100 yr building).**
- **Are we open to obtaining feedback from community to see which option they would support?**
- **Concern leaving a hole in Halsey if we go to a single campus; we save operational costs but there is a cost to the community.**
- **We already have one problem property (Brownsville) we don't need another.**
- **Tier 3 items look like community might support those with fundraisers, not a bond.**
- **If we move the 6<sup>th</sup> grade to the high school, must we fix the elevator?**
- **Get rid of the skylights at the elementary.**
- **If we repair the elementary are we opening required seismic work? One concrete wall at the elementary needs to be replaced so, yes, we are open to seismic upgrades.**
- **Can't go another winter without a new or repaired roof at the elementary.**
- **Are we going to commit to spending \$1 mil for new roof and then sell building; never recapture the costs.**
- **Consider presenting two options on a ballot.**
- **Makes no financial sense to repair the elementary.**
- **If Central Linn had to close and kids go to surrounding school districts patrons will pay higher tax rates, than building a new school here.**
- **Like the idea of putting two options on the ballot; let people decide; we have done surveys (unscientific) and community meetings but you only hear those that respond.**
- **If we wait until November construction and bond costs go up.**
- **If you build a new dome elementary school on the elementary site and keep the old façade it costs less than repairing old building.**
- **Disadvantage to two sites; you still have separate operational costs (no savings).**

- Where to house students while under construction?
- May election is coming too soon should look at the November election timeline.
- K-12 on one site is the best option for the money.
- Building new at both sites is locking us into two campuses; miss operational savings and takes away the potential, if ever the time came we needed, to consider going charter school.
- Regardless if we repair elementary; build new high school in a way we could add an elementary to the high school site later to recoup those efficiencies at that time.
- If we go “dome” we must educate the community; huge hurdle to go unconventional.
- Need larger dome designs; illustrate what dome buildings will look like and how they will function.

#### **BROWNSVILLE GYM:**

Superintendent Gardner reported after meeting with Samaritan Health and they making tours of the facility they are not interested in purchasing any part of the Brownsville facility. Samaritan stated their third party doing the walk-through of the gym with them basically indicated the entire site should be leveled and turned over to Willamette Neighborhood Housing. Willamette Neighborhood Housing (WNH) is wanting to know what the Board wants to do with the gym. In the event the district wanted to keep the gym, Mr. Gardner made available information on the estimated cost of replacing the gym roof, adding a parking lot and lights. Those items totaled an estimated \$253,496. An action item regarding the Brownsville gym is on the agenda for the regular February Board meeting.

The Board discussed the number of gyms in the district and the community’s use (Rec Center) of the Brownsville gym. With the current K-12 design there would only be one gym and an elementary exercise area. There would need to be an increase in gym space in plans for new school.

Scott McDowell, Brownsville City Administrator, addressed the Board. He stated he had met with Superintendent Gardner regarding the Brownsville property. He had also been working with city council members as to their interest in the properties, especially the gym and the community garden space. He and representatives of the Council estimated it would take from \$750,000 to \$950,000 to do upgrades to the Rec Center and Pioneer Park and could not commit to another project. Although some neighbors may still be unhappy with the WNH plan, the Council felt WNH had a good plan and was willing to help with the planning process and rezoning issues but was not interested in pursuing the Brownsville property. It was hoped that WNH would still hold multiple neighborhood meetings as previously stated.

The Board discussed releasing the gym to WNH and the possible backlash from community; however, with the impending budget cash shortfall and coming up with \$250,000 it seems a non-starter. It will be unpopular but some Board members do not agree with paying for a building that doesn’t educate the kids.

#### **DIRECTION TO STAFF AND NEXT STEPS:**

Chairman Penrod asked for Board input:

- Work towards the K-12 dome school on the high school site; obtain physical representation on what it will look like to show community; work towards election in November.
- Four Board members voiced having two options (Option 1 and 2) letting public vote on those two options or, doing an advisory vote on those two options then promote the winning one on the November ballot.
- November gives us and anyone else time to educate community and garner support.
- Too soon for May vote, leaning towards an advisory vote in May.

Superintendent Gardner stated there needs to be some engagement between Board members and the community. Staff have done focus groups, surveys, and finances, but do not think a decision should come down to a few people.

The Board discussed having Town Hall meetings but the attendance has been very low at those types of meetings in the past. It was suggested the Board go personally to the voters. There was consensus the Board would personally contact 50 voters in each precinct in their represented zones.

At the regular February School Board meeting, the district will provide Board members contact information on voters in their precincts with a list of talking points. Polling should be based on Option 1 and 2; learn where the support lies and help refine a target for the November ballot. There was consensus to hold another work session on Monday, March 6, 6:30p.m. at the high school where polling data would be shared.

In the event, there was consensus at that work session to move forward with a May vote, a Special Board meeting will also be posted to be held directly after this work session to act on a resolution for the May ballot.

Adjourned at approximately 8:30 p.m.



Respectively submitted,

Susan Beaudin

Board Secretary



C. Mark Penrod

Board Chairman

**CENTRAL LINN SCHOOL DISTRICT  
HALSEY ELEMENTARY SCHOOL  
REHABILITATION WORK  
Statement of Probable Cost**

#	LTR	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>SITWORK</b>								
1			<b>Storm Drainage</b>					<b>73,538</b>
	A	Pkg lot	Catch basins cleaned out	allowance	1	LS	2,221.68	2,222
	B	Site	Storm water scoping		1	LS	2,962.24	2,962
	C	Site	Sanitary sewer scoping		1	LS	1,481.12	1,481
	D	Site	Storm and sanitary pipe repairs - allowance		1	LS	14,811.16	14,811
	E	Gym	Perforated pipe for perimeter drainage		416	LF	37.03	15,404
	F	Gym	Sump pump connected to the storm system		1	LS	7,035.30	7,035
	G	Site	Connect all storm piping inlets to the storm water system		1	LS	29,622.32	29,622
2			<b>Asphalt Parking Lots and Drives</b>					<b>314,297</b>
	A	Front pkg	Parking & drives	AC replaced	38,520	SF	3.12	120,182
	B	Front East	Asphalt	AC on existing rock + grading	6,700	SF	3.49	23,383
	C	Front East	Parking lot	AC paving/rock/CB/storm piping	6,700	SF	7.71	51,657
	D	Rear pkg	Parking lot	AC replaced	12,682	SF	3.12	39,568
	E		Subgrade	replace 25% of base rock	12,801	SF	3.86	49,410
	F		Catch basin	add to existing	4	EA	1,629.23	6,517
	G		Storm piping		200	LF	66.66	13,332
	H	Covered play	Seal coat		7,000	SF	0.38	2,660
	I	West	Remove asphalt path, add topsoil & grass seed		2,287	SF	2.67	6,106
	J		Paint	restripe pkg spaces, aisles, play area	1	LS	1,481.12	1,481
3			<b>Sidewalks</b>					<b>29,630</b>
	A		Concrete	repair/grind tripping hzds	1,000	SF	5.93	5,930
	B	ADA ramp	Concrete	repair & replace_6" rock base	1,000	SF	23.70	23,700
4			<b>Landscaping</b>					<b>321,500</b>
	A	All	Plant beds	shrubs, grd cover, mulch	13,055	SF	4.74	61,881
	B	E Street	Plant beds	lawn + trees @ 40' oc	64,920	SF	3.90	253,188
	C	New playgrd	Lawn repair	topsoil & seeds	2,650	SF	0.75	1,988
	D	New const	Lawn repair	topsoil & seeds	1	LS	4,443.35	4,443
5			<b>Irrigation</b>					<b>463,432</b>
	A	Soccr/BB	Irrigation	large spray irrigation system	54,256	SF	3.12	169,279
	B	Beds/fields/lawn	Irrigation	small spray irrigation system	247,188	SF	1.19	294,154
6			<b>Site Lighting</b>					<b>147,075</b>
	A	Pkg lot	Pole mtd lights	LED_12' ht_base, conduit	20	EA	6,665.03	133,301
	B	Ext doors	Light fixtures	wall sconce_LED	17	EA	666.51	11,331
	C	front doors	Lights	pendant_LED	3	EA	814.62	2,444
7			<b>Play Area and Equipment</b>					<b>484,572</b>
	A		Play equipment	removel, purchase, install equipment	1	LS	414,712.39	414,712
	B	Playground	Chips	Engineered wood fiber-18"	14,000	SF	3.65	51,100
	C	Playground	Chips preparation	excavate & haul existing topsoil	14,000	SF	1.34	18,760
8			<b>Trash Compactor</b>					<b>14,811</b>
	A		Trash compactor replaced	allowance	1	LS	14,811.16	14,811
9			<b>Signage</b>					<b>14,811</b>
	A		Reader board	allowance	1	LS	14,811.16	14,811
<b>SITWORK TOTAL</b>								<b>1,863,667</b>

**CENTRAL LINN SCHOOL DISTRICT  
HALSEY ELEMENTARY SCHOOL  
REHABILITATION WORK  
Statement of Probable Cost**

#	LTR	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>ENVELOPE</b>								
1			<b>Walls</b>					<b>230,563</b>
	A	Weeping wall	Wall reconstruction	shore/demo/CMU/furring/gypbd/paint	2,256	SF	102.20	230,563
2			<b>Windows</b>					<b>460,198</b>
	A		Demo windows	x_frames/glazing	3,244	SF	16.43	53,299
	B		Windows	alum frame/U.30/argon_operable	2,433	SF	125.90	306,318
	C		Windows	alum frame/U.30/argon_fixed	811	SF	111.09	90,094
	D		Window flashings		590	LF	17.78	10,490
3			<b>Exterior Doors</b>					<b>236,193</b>
	A	Exterior	Doors and frames	hm_hm_frm_comc'l_grd_3x7_hdw	26	LEAF	3,724.85	96,846
	B	Main entry	Storefront door, exterior	glazed w/sidelight	1	PR	8,207.58	8,208
	C	Main entry	Storefront door, interior	doors with transom & sidelights	1	LS	17,773.39	17,773
	D	Exterior	Security	elec.card reader_mtl-jambs_power	17	LOC	6,665.03	113,306
4			<b>Skylights</b>					<b>96,287</b>
	A	Library	Skylights	remove/replace	216	SF	207.36	44,707
	B	Greenhouse	Skylights	remove/replace	249	SF	207.36	51,550
5			<b>Roof &amp; Attic</b>					<b>2,502,893</b>
	A	Pitched	Roofing: r&r	asphalt shingles	32,379	SF	6.74	218,236
	B	Play & shed	Roofing: r&r	asphalt shingles	8,982	SF	6.74	60,541
	C	Flat	Roofing: r&r	BUR_2-ply_SBS/rigid insul	37,800	SF	21.18	800,604
	D		Fall protection	allowance	1	LS	11,848.93	11,849
	E		Roof sheathing	remove & replace	79,162	SF	6.09	482,094
	F		Damaged roof framing	allowance	1	LS	740,557.83	740,558
	G	Library	Over framing		1,500	SF	17.78	26,670
	H	Attic	Replace roof vents	allowance	1	LS	7,405.58	7,406
	I	Attic	Insulate exhaust ducts	allowance	13	EA	401.00	5,213
	J	Pitched	Insulation	blow in add 10"	32,379	SF	1.86	60,225
	K	Roof	Replace and flash penetrations	- allowance	124	EA	74.06	9,185
	L		Gutters	remove & replace	1,620	LF	16.15	26,163
	M		Downspouts	remove & replace	648	LF	13.19	8,547
	N		Fascia	cedar, 2x8 primed	1,620	LF	28.15	45,603
6			<b>Painting</b>					<b>94,307</b>
	A	Exterior	Painting walls	2-top coats	40,962	SF	2.00	81,924
	B	Exterior	Painting trims	2-top coats	2,386	LF	5.19	12,383
7			<b>Fire Extinguisher &amp; Cabinets</b>					<b>5,701</b>
	A		FE & Cab.	replace all_semi-recess_4"	40	EA	142.53	5,701
<b>ENVELOPE TOTAL</b>								<b>3,626,051</b>
<b>SYSTEMS</b>								
					<b>Building Gross Area</b>	<b>69,530</b>	<b>SF</b>	
					<b>2nd Floor Gross Area</b>	<b>8,380</b>	<b>SF</b>	
					<b>Ground Floor Gross Area</b>	<b>61,150</b>	<b>SF</b>	
1			<b>Mechanical</b>					<b>1,752,156</b>
	A		VRF system	full replacement system	69,530	SF	25.20	1,752,156
2			<b>Electrical</b>					<b>314,971</b>
	A		Lighting upgraded		69,530	SF	2.15	149,490
	B		Intercom		69,530	SF	1.86	129,326
	C		Fire alarm	replace detectors & strobes	69,530	SF	0.52	36,156
3			<b>Plumbing</b>					<b>588,418</b>
	A		Replace plumbing pipes and fixtures, incl necessary demo & patch		104	EA	5,657.87	588,418
<b>SYSTEMS TOTAL</b>								<b>2,655,545</b>

**CENTRAL LINN SCHOOL DISTRICT  
HALSEY ELEMENTARY SCHOOL  
REHABILITATION WORK  
Statement of Probable Cost**

#	LTR	LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>INTERIOR</b>								
					<b>Building Gross Area</b>	<b>69,530</b>	<b>SF</b>	
					<b>2nd Floor Gross Area</b>	<b>8,380</b>	<b>SF</b>	
					<b>Ground Floor Gross Area</b>	<b>61,150</b>	<b>SF</b>	
1			<b>Flooring</b>					<b>648,592</b>
	A	Gym	Carpet tile	demo & replace	13,116	SF	7.85	102,961
	B		Broadloom carpet	demo & replace	450	SF	8.60	3,870
	C		Ceramic tile	demo & replace	2,688	SF	33.33	89,591
	D		Sports flooring	demo & replace	7,330	SF	22.96	168,297
	E		VCT	demo & replace	41,314	SF	5.93	244,992
	F		Rubber base	demo & replace	10,464	LF	3.71	58,821
2			<b>Wall Tile</b>					<b>46,744</b>
	A	RR/Lkrs	Ceramic wall tile, demo + new		1,372	SF	34.07	46,744
3			<b>Cabinetry</b>					<b>683</b>
	A		Base cabinets with countertops		1	LF	441.38	441
	B		Upper cabinets		1	LF	241.43	241
4			<b>Patch Walls and Ceilings</b>					<b>10,368</b>
	A		Patch and paint	allowance	1	LS	10,367.81	10,368
5			<b>Paint</b>					<b>176,170</b>
	A	Interior	Paint walls		108,080	SF	1.63	176,170
6			<b>Interior Doors</b>					<b>91,580</b>
	A		Interior doors	repaint	129	EA	162.93	21,018
	B		Interior doors	change hardware & re-key	129	EA	546.76	70,592
7			<b>Blinds and Drapes</b>					<b>195,735</b>
	A	Classrooms	Window blinds	remove and replace w/roller blind	3,244	SF	16.05	52,066
	B	Classrooms	Drapery curtain	pleated drape, manual, not lined	5,280	SF	27.21	143,669
8			<b>Interior Trim</b>					<b>122,917</b>
	A	Windows	Remove, replace & paint		3,526	LF	34.69	122,917
9			<b>Bath Accessories</b>					<b>27,215</b>
	A		Bath accessories	remove & replace	120	EA	226.79	27,215
10			<b>Toilet Partitions</b>					<b>59,729</b>
	A		Toilet partitions	remove & replace	23	EA	1,727.33	59,729
11			<b>Furniture</b>					<b>106,640</b>
	A		Furniture allowance	per classroom	24	EA	4,443.35	106,640
12			<b>Elevator</b>					<b>216,243</b>
	A		Elevator	replace existing with hydrolic elevator	1	LS	216,242.89	216,243
<b>INTERIOR TOTAL</b>								<b>1,681,926</b>
<b>PROJECT TOTAL</b>								<b>9,827,189</b>
Refer to the "Scope of Work Narrative" for more detailed information.								

**CENTRAL LINN ELEMENTARY SCHOOL  
REHABILITATION NARRATIVE SCOPE OF WORK AND COSTS**

TIER 1	SCOPE OF WORK	COST
<b>SITE WORK</b>		
	None	
<b>ENVELOPE WORK</b>		
	Walls	\$ 230,563
	Windows	\$ 460,198
	Exterior Doors/Security	\$ 236,133
	Skylights	\$ 96,257
	Roof & Attic/Replace All	\$ 2,502,893
	Full Exterior Paint	\$ 94,307
<b>SYSTEMS WORK</b>		
	Mechanical	\$ 1,752,156
	Electrical/Fire Alarm	\$ 314,971
	Plumbing	\$ 588,418
<b>INTERIOR WORK</b>		
	Flooring	\$ 648,532
<b>TOTAL TIER 1</b>		<b>\$ 6,924,428</b>
TIER 2	SCOPE OF WORK	COST
<b>SITE WORK</b>		
	Storm Drainage	\$ 73,538
	Asphalt Parking Lots and Drives	\$ 314,297
	Concrete Sidewalks	\$ 29,630
	Site Lighting	\$ 147,075
	Trash Compactor	\$ 14,811
<b>ENVELOPE WORK</b>		
	Fire Extinguishers & Cabinets	\$ 5,701
<b>SYSTEMS WORK</b>		
	None	
<b>INTERIOR WORK</b>		
	Patch Walls & Ceilings	\$ 10,368
	Paint Full Interior	\$ 176,170
	Blinds	\$ 195,735
<b>TOTAL TIER 2</b>		<b>\$ 967,325</b>

TIER 3	SCOPE OF WORK	COST
<b>SITE WORK</b>		
	Landscape	\$ 321,500
	Irrigation	\$ 463,432
	Play Area and Equipment	\$ 484,572
	Signage	\$ 14,811
<b>ENVELOPE WORK</b>		
	None	
<b>SYSTEMS WORK</b>		
	None	
<b>INTERIOR WORK</b>		
	Review Cabinets & Countertops	\$ 683
	Interior Wood Doors	\$ 91,550
	Interior Trim	\$ 122,317
	Bath Accessories	\$ 27,215
	Furniture	\$ 106,640
	Elevator	\$ 216,243
<b>TOTAL TIER 3</b>		\$ 1,848,963
<b>TOTAL PROJECT COST</b>		\$ 9,740,716

### OTHERS TO BE RANKED

Toilet Partitions	\$	39,729
Bathroom Wall Tile	\$	46,744
<b>Total</b>	\$	<b>86,473</b>
<b>Architect Total</b>	\$	<b>9,827,189</b>



**BOARD WORK SESSION  
FACILITY OPTIONS  
February 8, 2017**

OPTION #1	
Tier 1 & Tier 2 – CLES Rebuild (\$0.64 per \$1,000 – 20 yr)	\$ 8.0 mil
New High School (Dome) Track/Football Field	\$17.5 mil \$ 1.0 mil
<b>TOTAL</b> (\$1.72 per \$1,000) Operational Savings \$60-90K	<b>\$26.5 mil</b>

OPTION #2	
New K-12 School (Dome) Track Bus/CLES	\$25.0 mil \$ 1.0 mil \$ 0.8 mil
<b>TOTAL</b> (\$1.57 per \$1,000 – 30 yr) Operational Savings \$350-\$400K	<b>\$26.8 mil</b>

OPTION #3	
K-12 Conventional w/Track Probably Cost	\$36.4+ mil  (\$38-\$40 mil)
<b>TOTAL</b> (\$2.22 per \$1,000 – 30 yr) Operational Savings \$330-\$380K	<b>\$36.4+ mil</b>

OPTION #4
OTHER OPTIONS?