
COMMUNITY BOND ADVISORY COMMITTEE MEETING #3

Central Linn School District
March 19, 2024



AGENDA

- 1. Welcome / Agenda Review**
- 2. Recap from CBAC #1**
 - Pre-Bond Team Members and Roles
 - Ground Rules
 - Review and Adopt Charge
 - Pre-Bond Process
- 3. Debrief on Site Tours**
- 4. Stretch Break**
- 5. Facility Assessment**
- 6. Staff Presentation – Athletic Facilities**
- 7. Considering Replacement Versus Remodel**
- 8. Next Meeting & Meeting Close**

PRE-BOND TEAM MEMBERS & ROLES

- **Community Bond Advisory Committee (CBAC)**
- **District Staff: Leadership & Coordination**
 - *Candace Pelt, Celeste Van Cleave, James Shannon, Dena Crowell*
- **School Board: Board members as liaison to CBAC**
 - *David Caro, Parker Leigh*
- **Wenaha Group: Process facilitation & strategy**
 - *Cassie Hibbert, Patrick Linhart*
- **Wilson Architecture and Systems West Engineers: Design Support**

CBAC Members

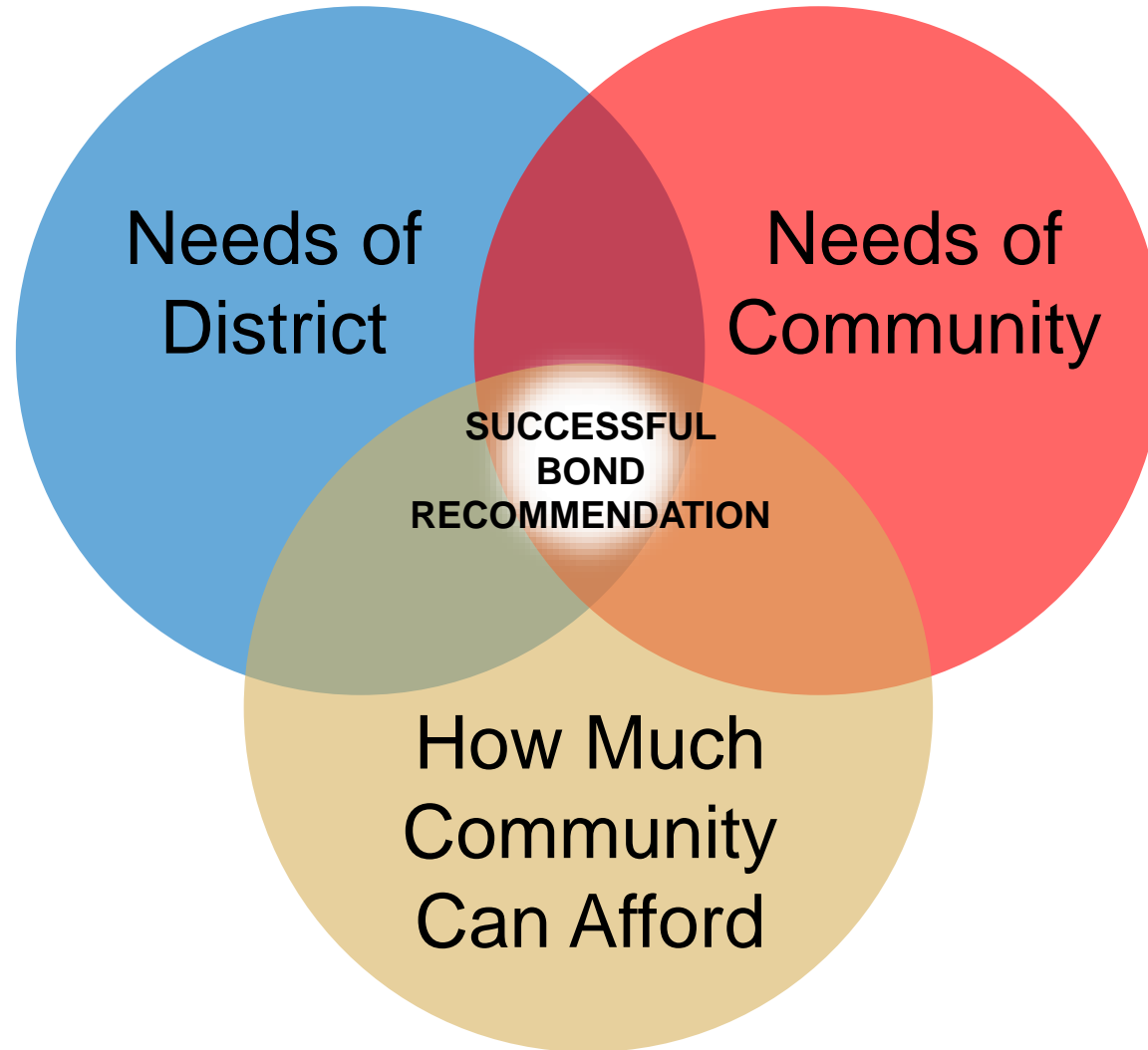
- Chad Schrock
- Jerry Lachenbruch
- Will Rodenhuis
- Glenda Seiders
- Jennifer Durringer
- Sue Frasier
- Steve Carothers
- Sarah Curtis
- Lauri Archer
- Dave Goracke
- Reed Anderson
- Randy Raschein
- Johnna Neal
- JoLyne Walton
- Norman Simms
- Wendi Farris
- Garrett Leabo
- American Legion Rep

GROUND RULES

- Everyone speaks ... & last word opportunity
- One conversation
- eManners
- Definition of Consensus = ***“I can live with it, and I can support it”***
 - Let’s recognize that we probably won’t agree on everything 100% of the time.
 - The expectation is we develop a recommendation we can all support, even if it does not include everything we individually might have wanted.
- We start and end on time
- Parking boards
 - A place to put topics that come up that are not the focus of the current discussion
 - Issues list
 - Further research list
 - If relevant to committee’s work, District/Wenaha Group will follow-up on items and send response to CBAC prior to next meeting. This allows our in-person time to be spent more efficiently.

**ADOPT
COMMUNITY
BOND ADVISORY
COMMITTEE CHARGE**

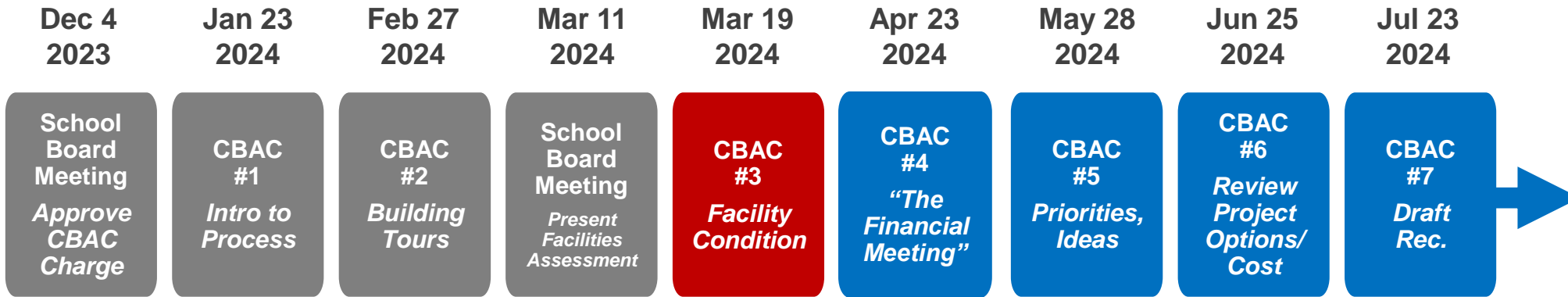
GOAL FOR RECOMMENDATION



CLSD PRE-BOND PROCESS

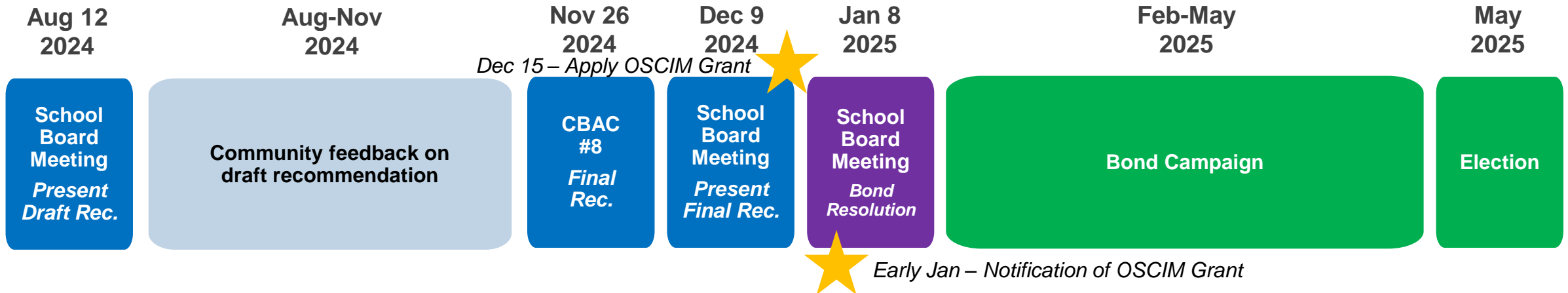
STEP 1 – INFORMATION GATHERING

STEP 2 – COMMUNITY ENGAGEMENT



STEP 2 – COMMUNITY ENGAGEMENT

STEP 3 – BOND CAMPAIGN



SITE TOURS DEBRIEF

STRETCH BREAK!

FACILITY ASSESSMENT EXECUTIVE SUMMARY

Facilities Assessment team

- Cassie Hibbert, Patrick Linhart; Wenaha Group
- Curt Wilson, Wilson Architecture
- Steven Savich, Nate Jenkins, Ben R. Etcheverry, Matt Reich, and Adam E. Mangrich, Systems West Engineering (Mechanical, Electrical, Plumbing)

Site visit on January 26

- Staff assistance from James Shannon, CLSD Facilities Supervisor

Staff Feedback

- Met with principals from each school: Joel Sauter, Elementary; Dean Rech, High School
- Q&A sessions with Elementary and High School staff
- Phone call with Linn County ESD to assess technology needs

Buildings assessed

- Central Linn Elementary
- Central Linn High School – main building only

FACILITY ASSESSMENT EXECUTIVE SUMMARY

What does the Facilities Assessment measure / do / not do?

- Quantitative data: Snapshot of current building condition only
- Line item assessment of discrete building systems (e.g. roofing; wall finishes)
- Measures deficiencies in building systems. ***This is not a reflection on staff's care and effort invested into their school buildings, usually with limited resources!***
- Does not include information regarding enrollment/facility capacity or curriculum/program expansion. We will discuss these in upcoming meetings
- Does not prioritize projects – that is for this committee's work.
- Provides standardized data to ODE to inform an overall picture of Oregon school facilities condition.
- A tool to inform District's decision making and planning.

FACILITY ASSESSMENT EXECUTIVE SUMMARY

Terms

- **Replacement Budget:** Cost to replace the current square footage of the existing building with new construction of the same square footage and building type. Costs per SF are estimated for 2027.
- **Physical Condition Budget Total:** Cost to bring existing systems up to original condition. Does not include costs to introduce new systems such as ventilation, safety/security upgrades, change the use of building space, add space, nor to improve ADA or provide seismic retrofit. Costs per SF are estimated for 2027.
- **Facility Condition Index (FCI)** =
$$\frac{\text{Physical Condition Budget Total}}{\text{Replacement Budget}}$$

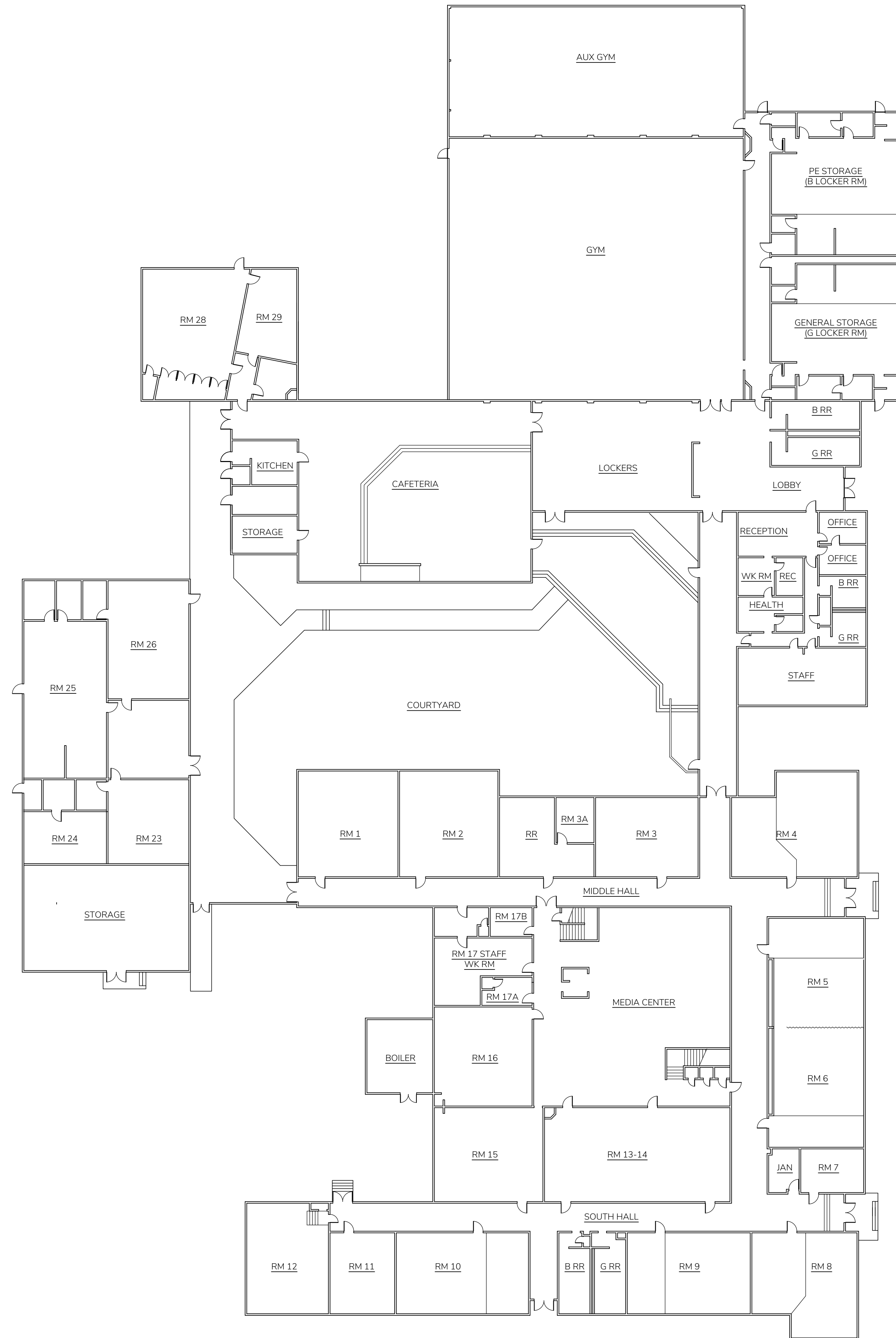


- FCI at or greater than 31% is the threshold for if a District should consider a replacement as part of their planning process. The FCI does not take into account historic preservation considerations, nor are some communities able to bond the amount of a full building replacement.

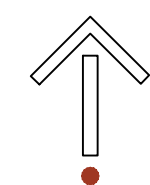
FACILITY ASSESSMENT EXECUTIVE SUMMARY

Cautions!

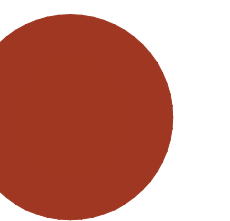
- Wenaha Group strongly recommends that costs for potential projects are scoped/verified with a contractor or independent cost estimator specifically for the location and market conditions in Linn County.
- Cost should also be evaluated holistically with proposed projects (we will do this as part of CBAC process)



Building Name	Construction Date	Square Footage (SF)	ODE FCA Metrics		
			Replacement Budget per FCA	Physical Condition Budget Total	Facility Condition Index (FCI)
Central Linn Elementary School	1936 original structure; 1976 addition; 1997 repave parking lot; 2005 lighting update; 2020 seismic improvement to library	65,795 SF	\$56,039,831	\$14,532,262	25.9%



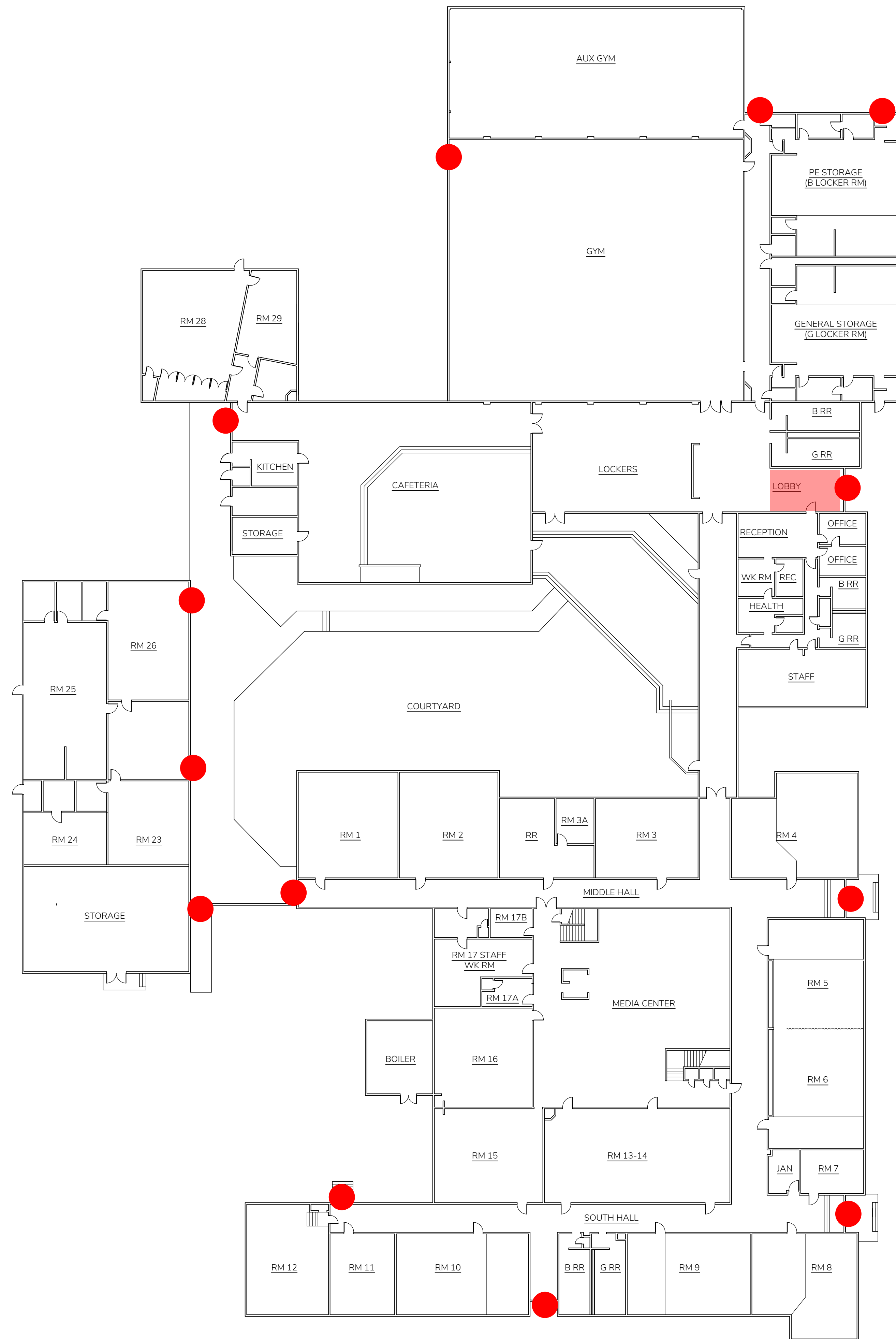
Elementary



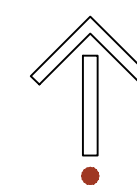


WENAHA GROUP

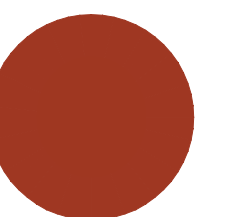
WILSON ARCHITECTURE



Secure main entry, improve security systems



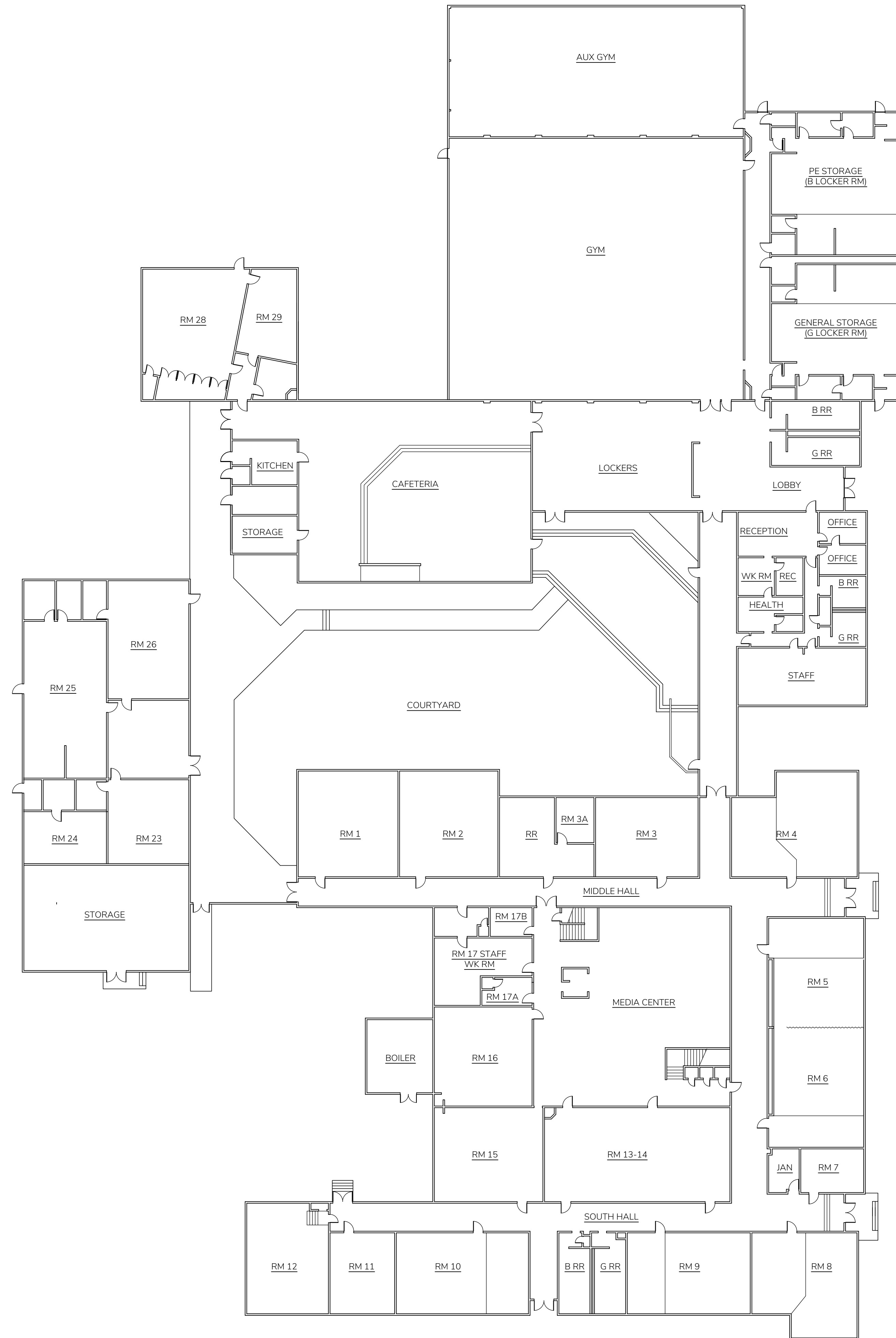
Elementary



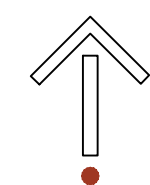


WENAH
GROUP

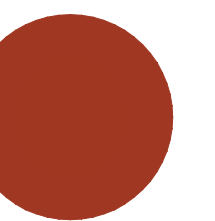
WILSON
ARCHITECTURE



Some mechanical operating at or beyond service life



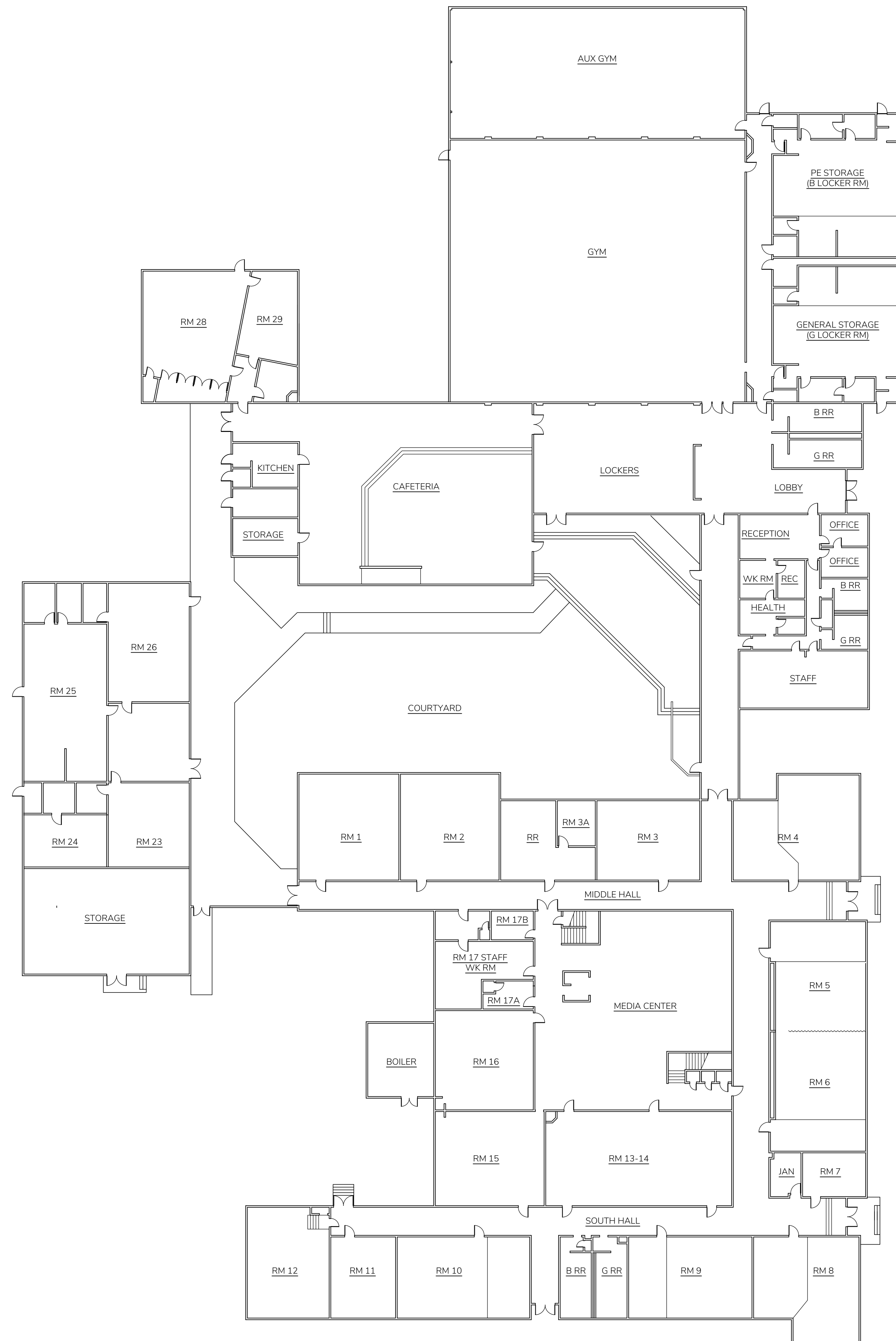
Elementary



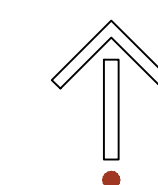


WENHA GROUP

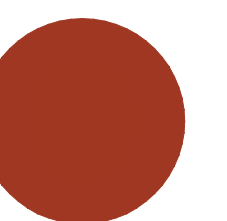
WILSON ARCHITECTURE



Lack of ventilation in classroom with ductless heat pump units



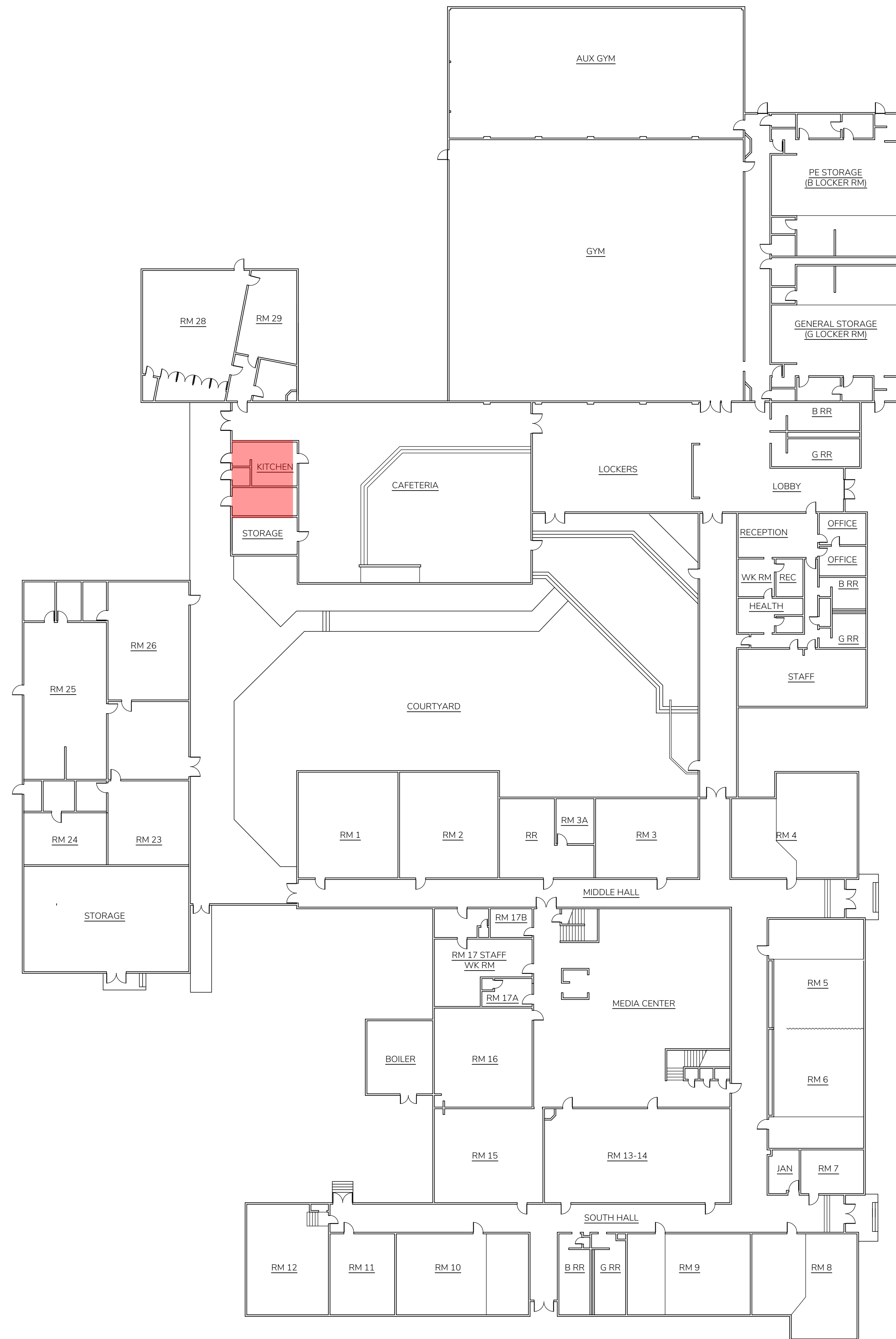
Elementary



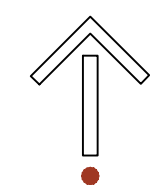
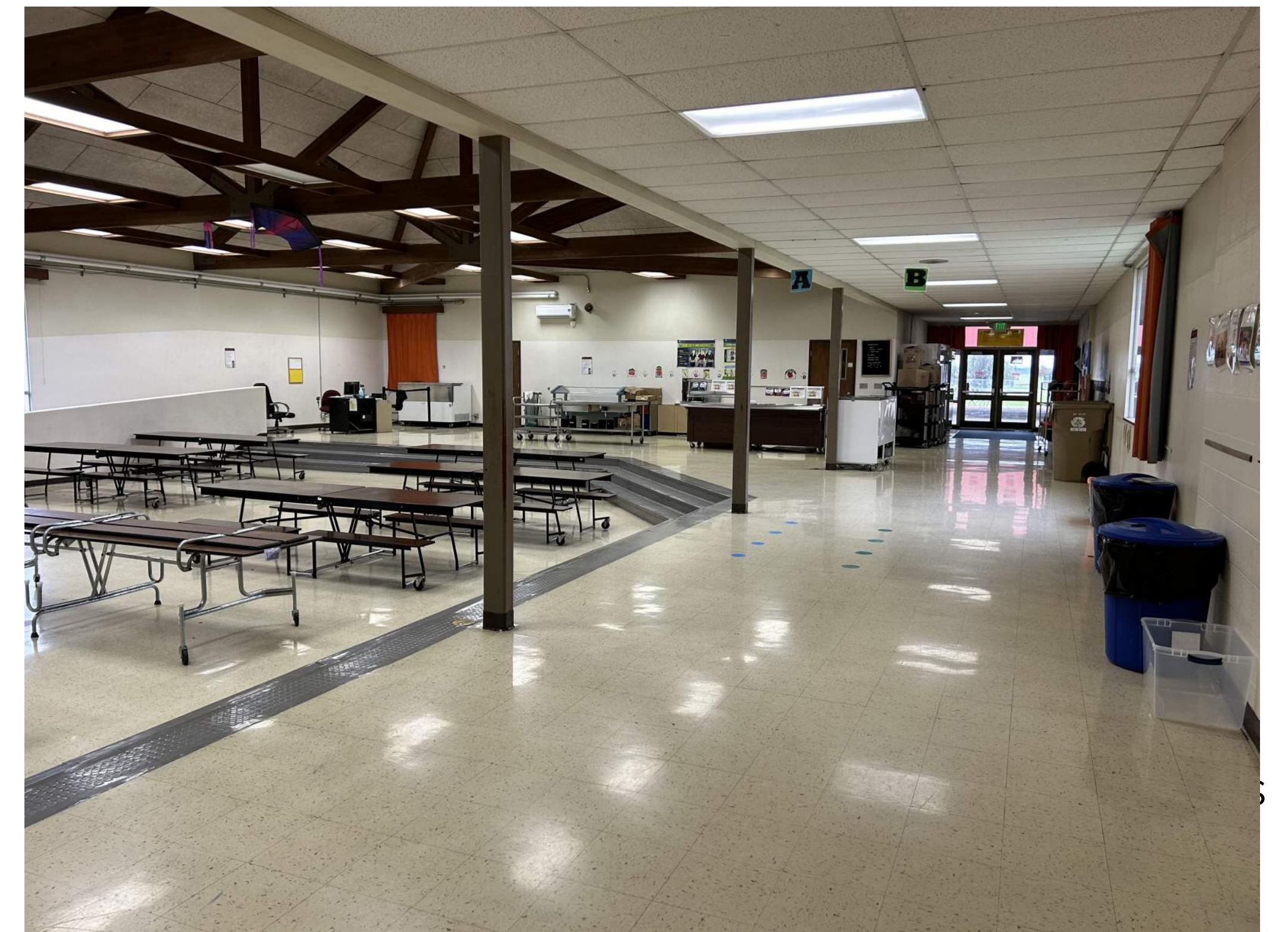


WENAHU GROUP

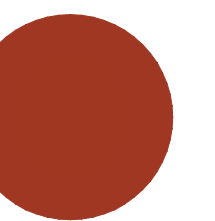
WILSON ARCHITECTURE



Kitchen area as designed not suitable for full meal preparation



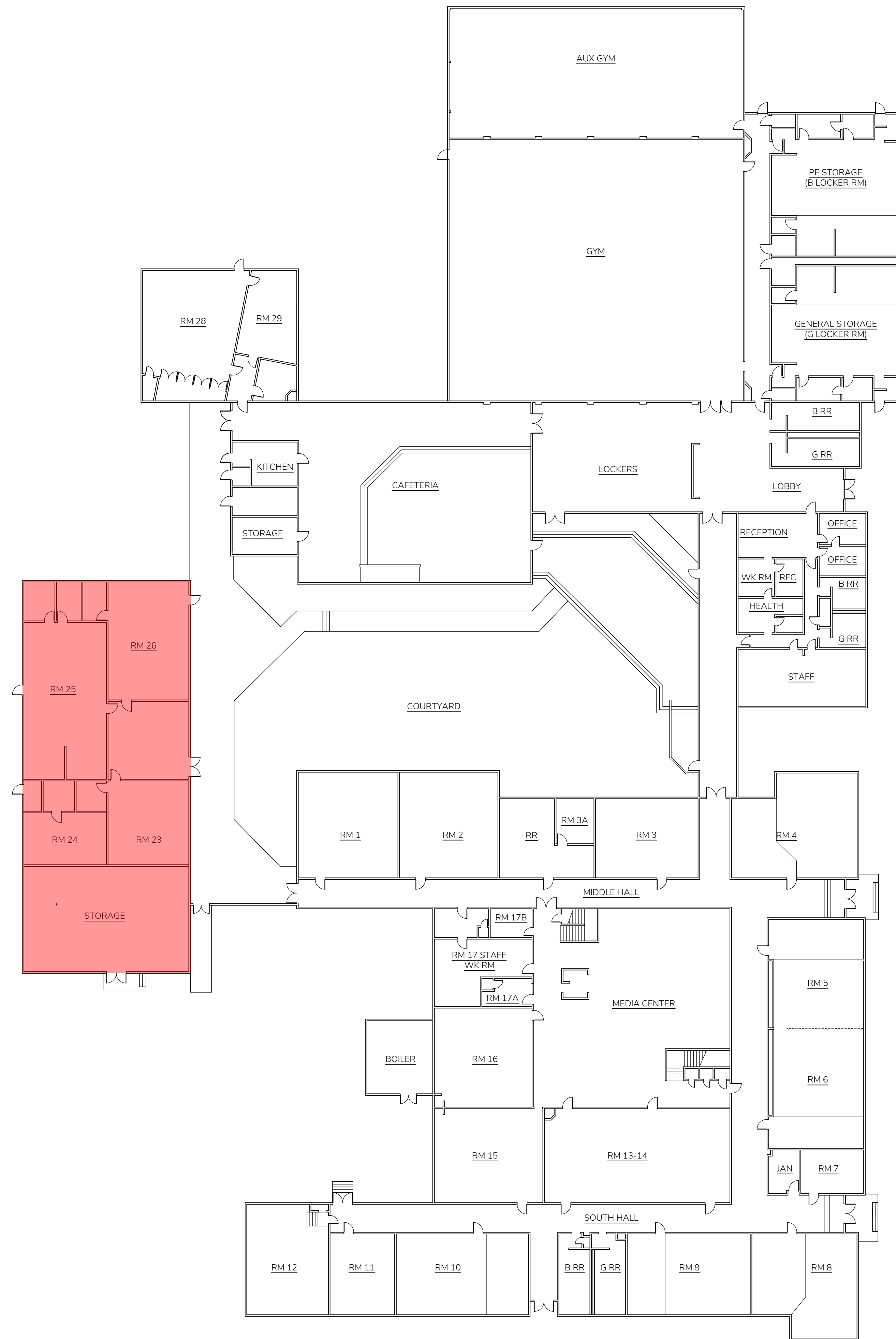
Elementary



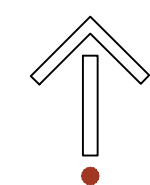


WENHA GROUP

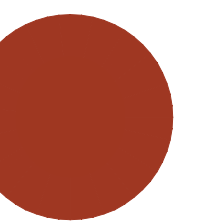
WILSON ARCHITECTURE

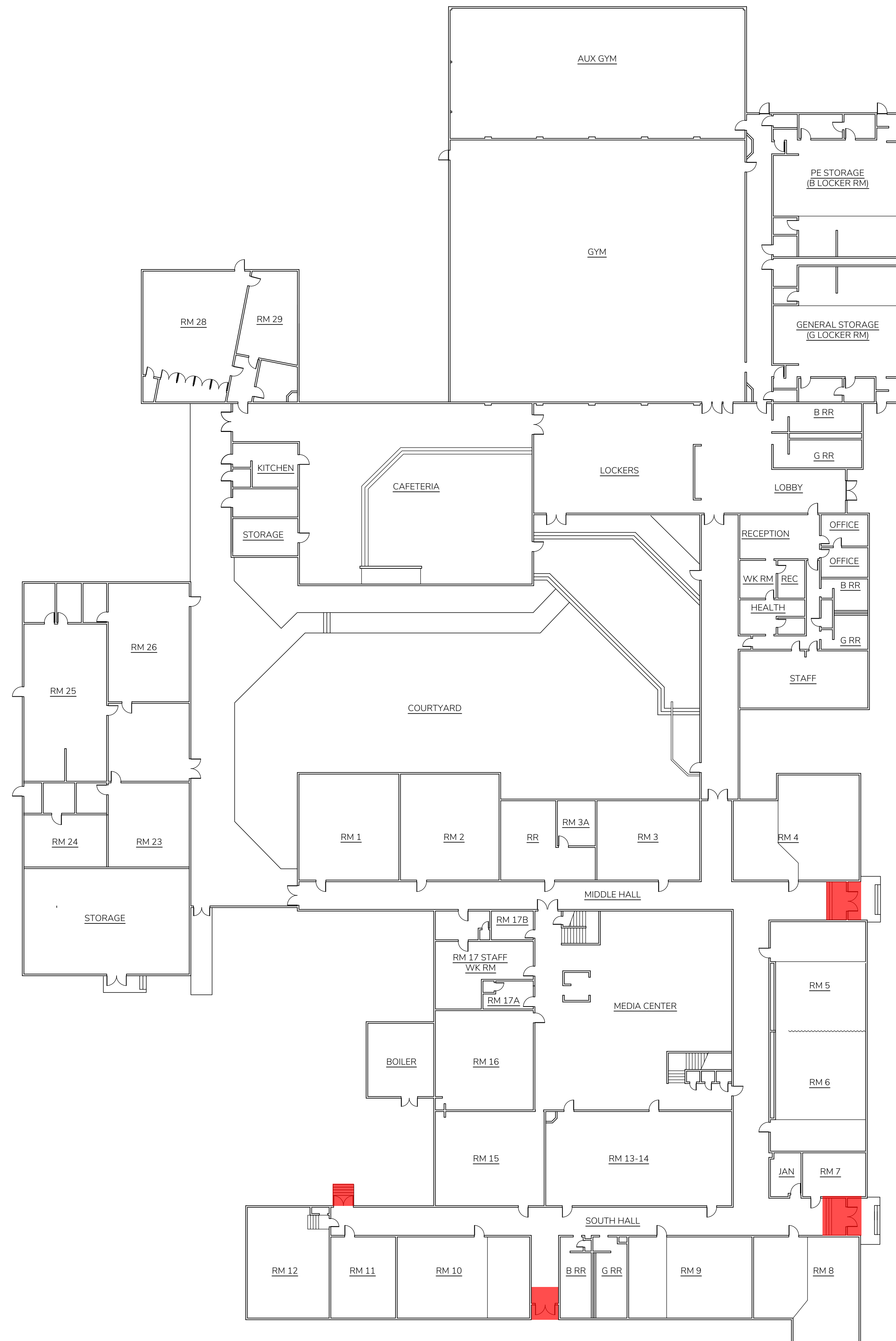


No restrooms in Kinder-First Grade out building.

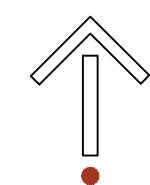


Elementary

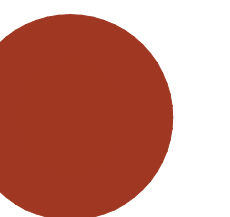




Accessibility challenges at exterior exits



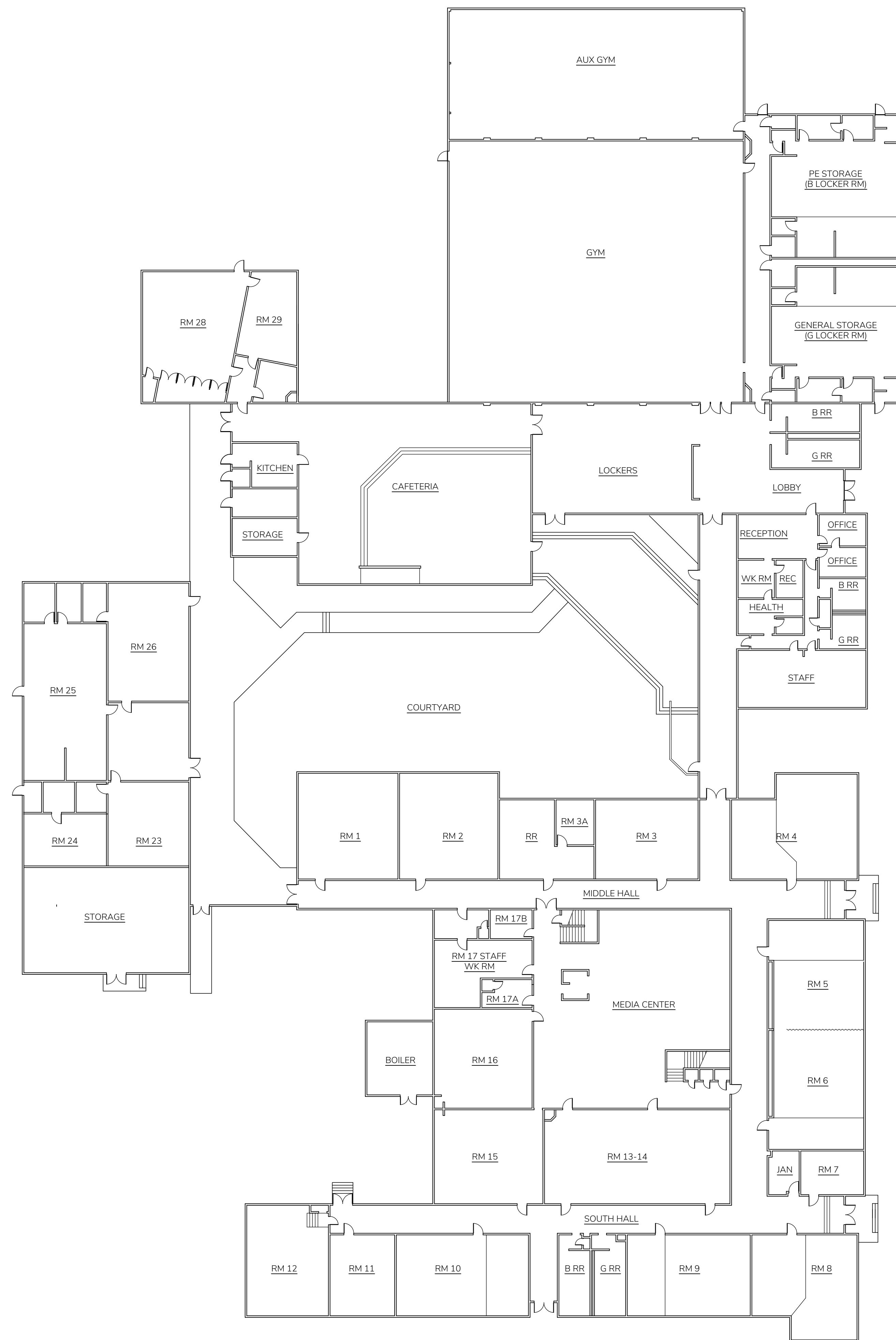
Elementary



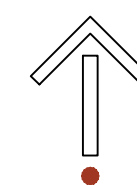


WENAH
GROUP

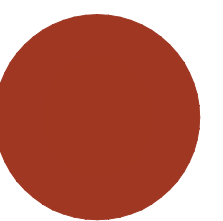
WILSON
ARCHITECTURE



Limited water infiltration, possibly excess water in crawl space.



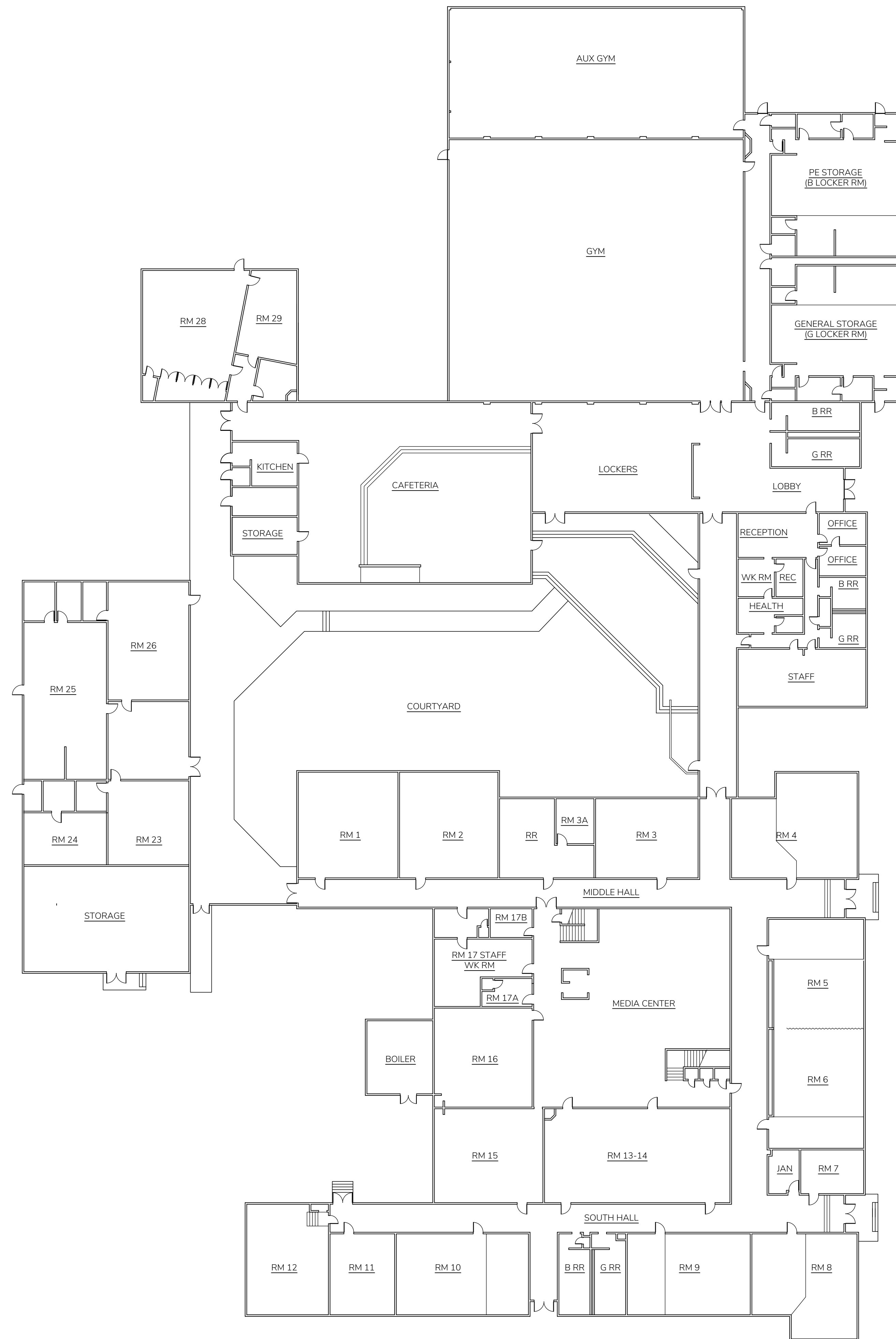
Elementary



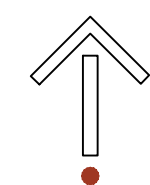


WENAH
GROUP

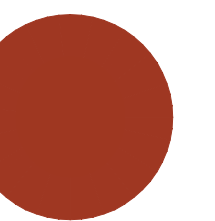
WILSON
ARCHITECTURE



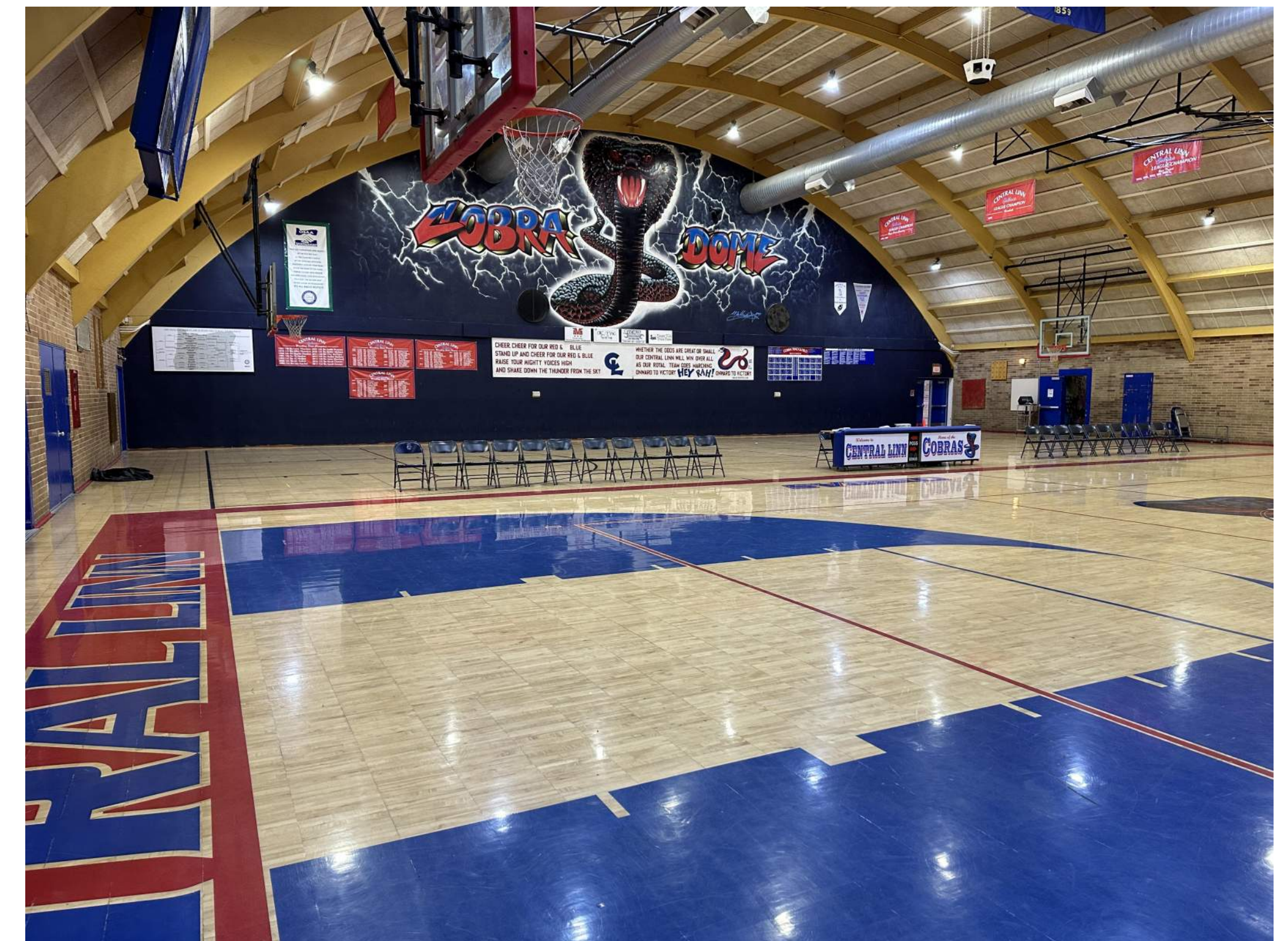
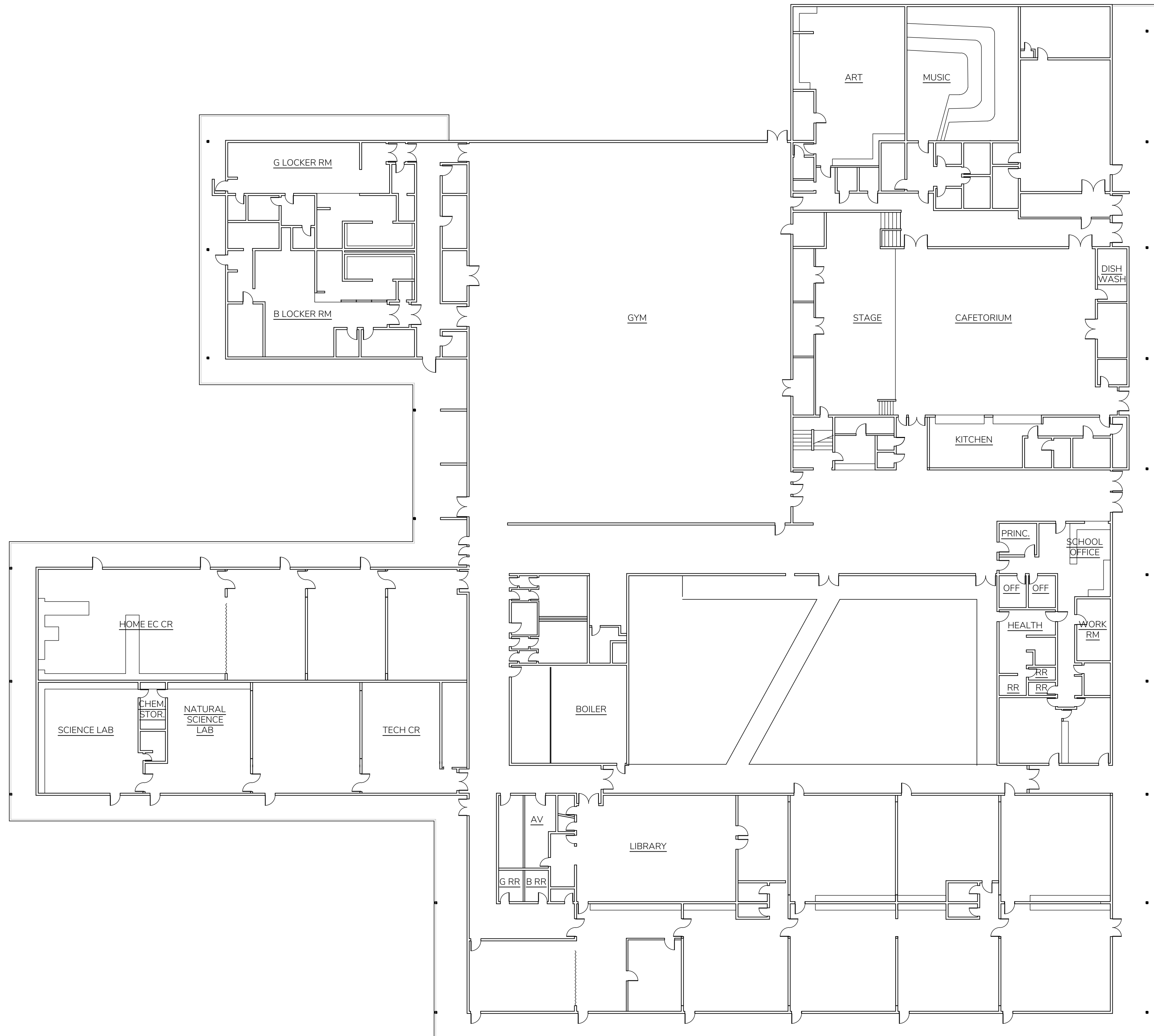
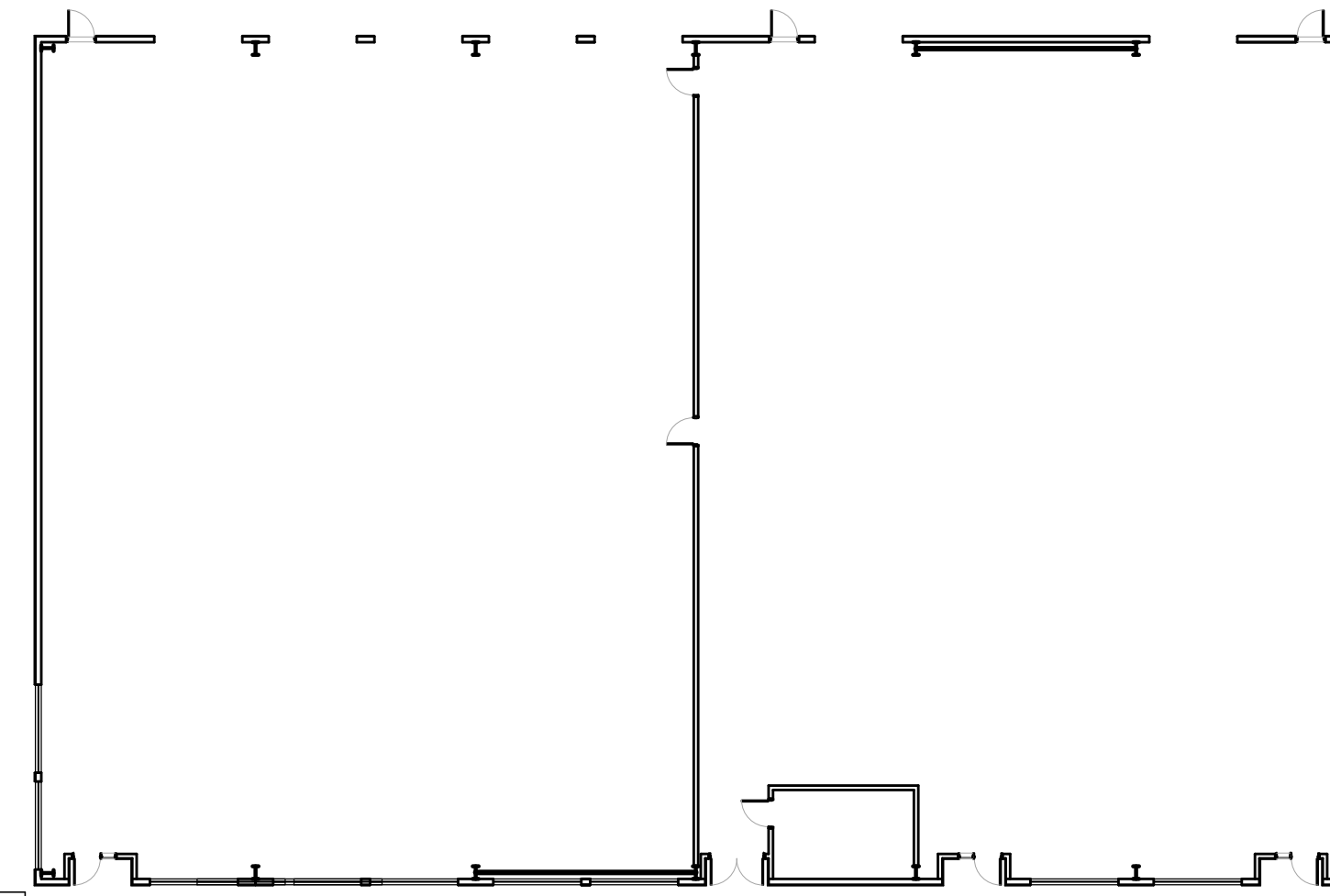
Playground and playfield poor drainage



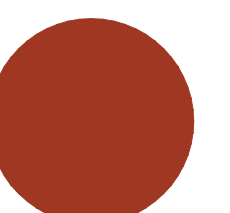
Elementary



Building Name	Construction Date	Square Footage (SF)	ODE FCA Metrics		
			Replacement Budget per FCA	Physical Condition Budget Total	Facility Condition Index (FCI)
Central Linn High School	1957 original structure; 1997 repave parking lot; 1997 grandstand addition; 2020 seismic improvement to gym and cafeteria	63,560 SF	\$64,959,970	\$25,341,056	39.0%



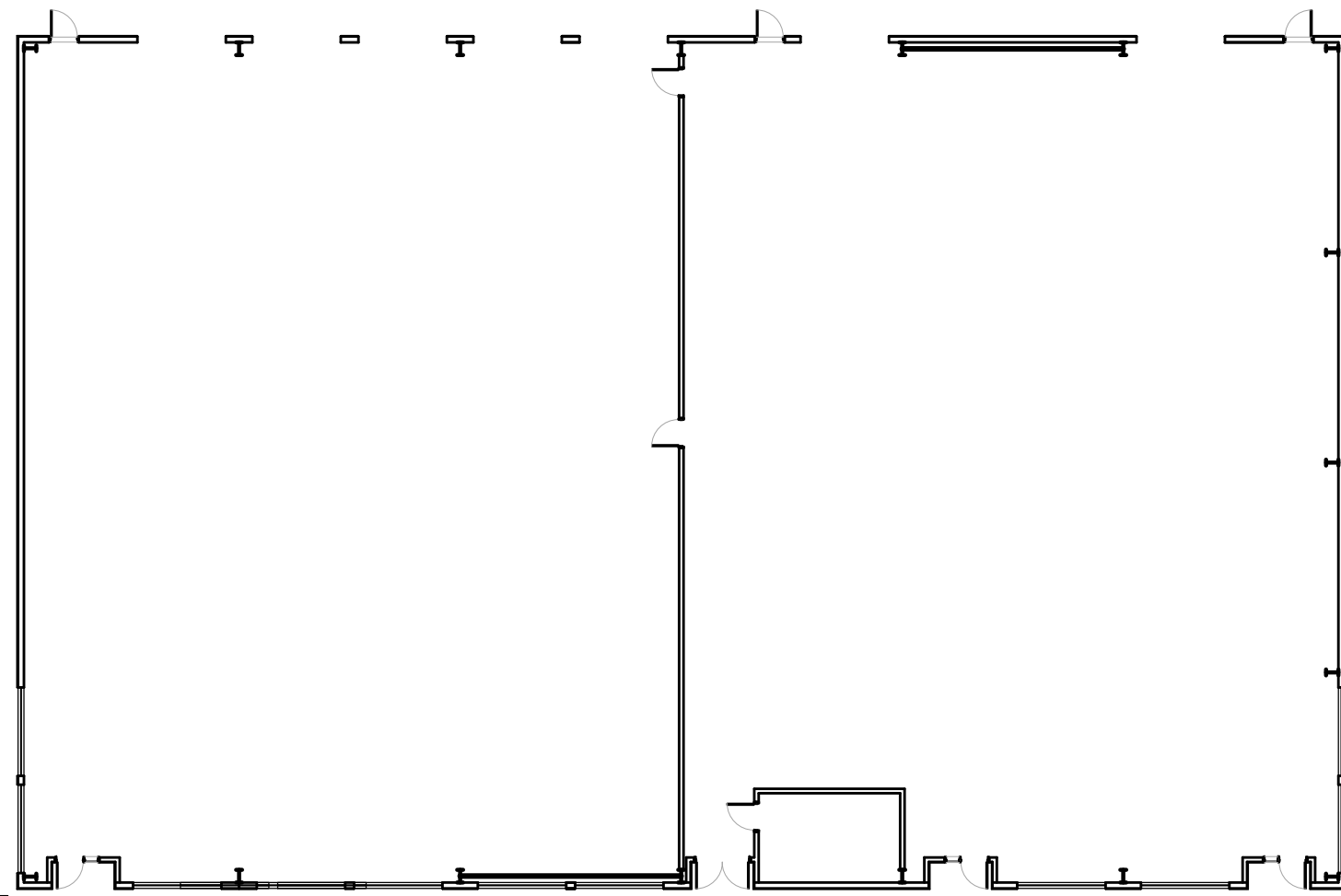
↑ High School



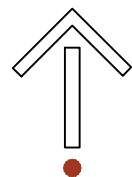
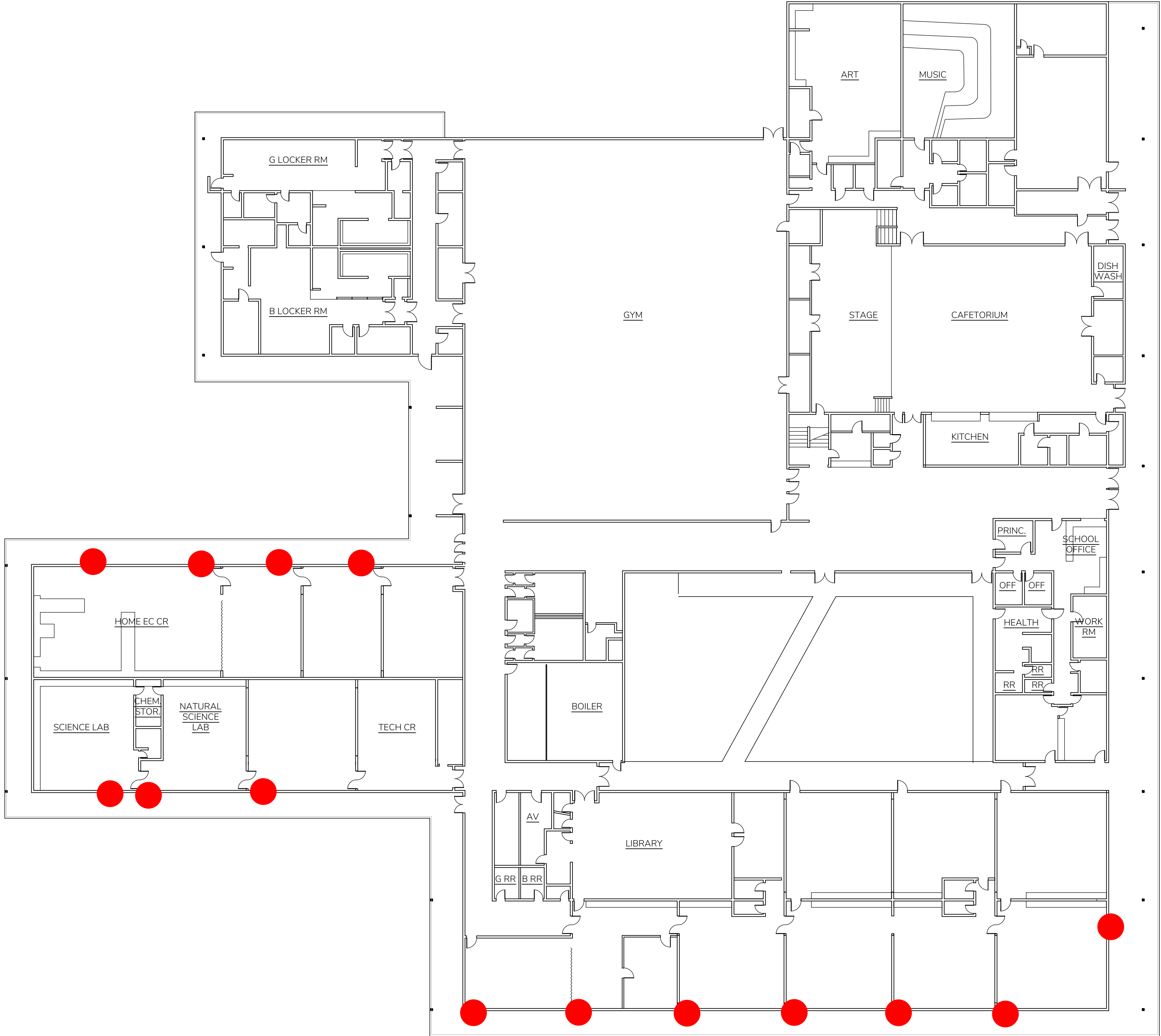


WENHA GROUP

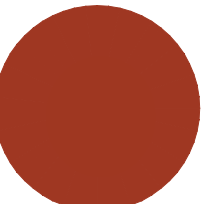
WILSON ARCHITECTURE



Visual supervision is difficult 1950's "California-style" layout.



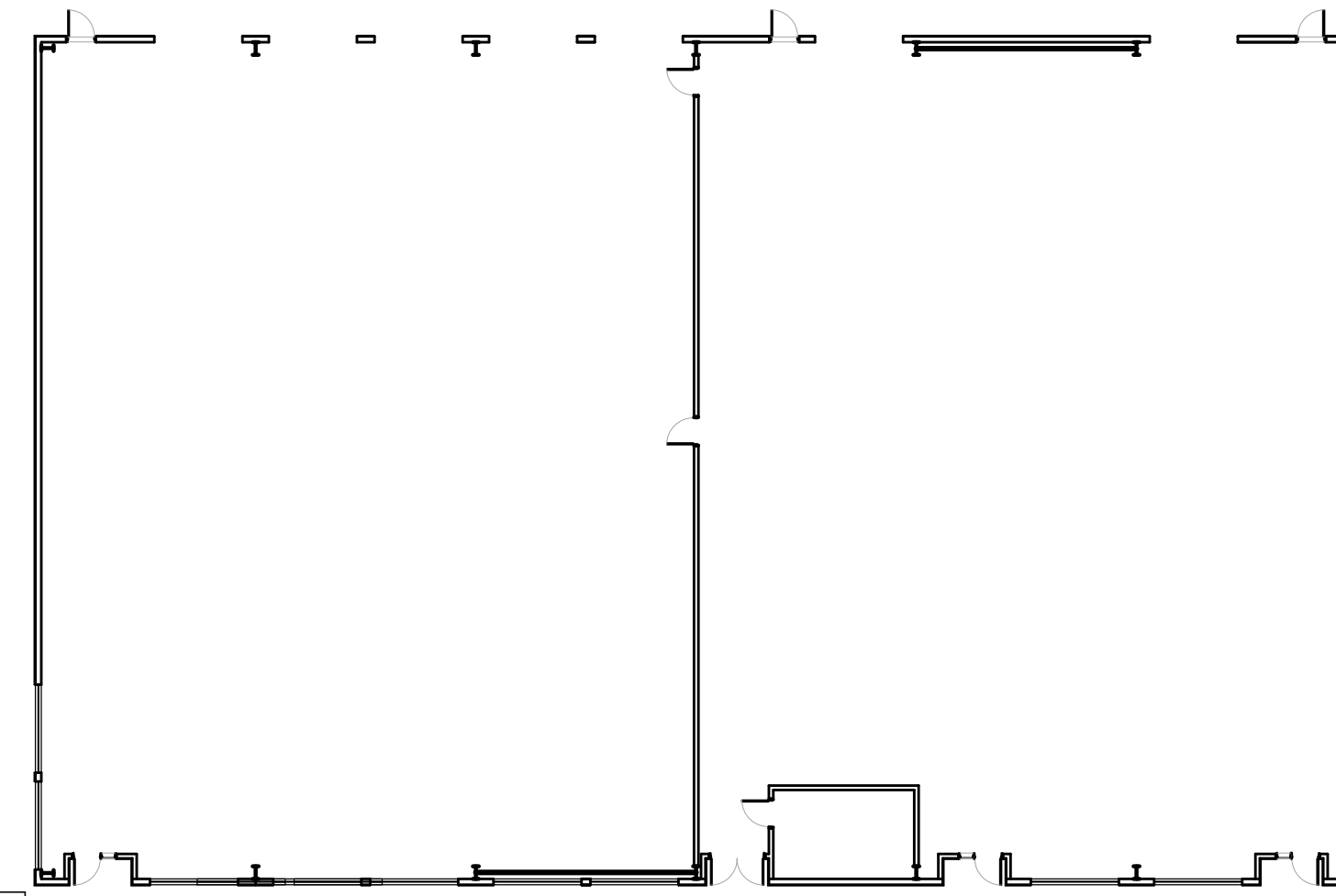
High School



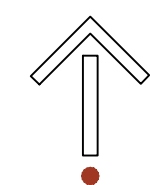
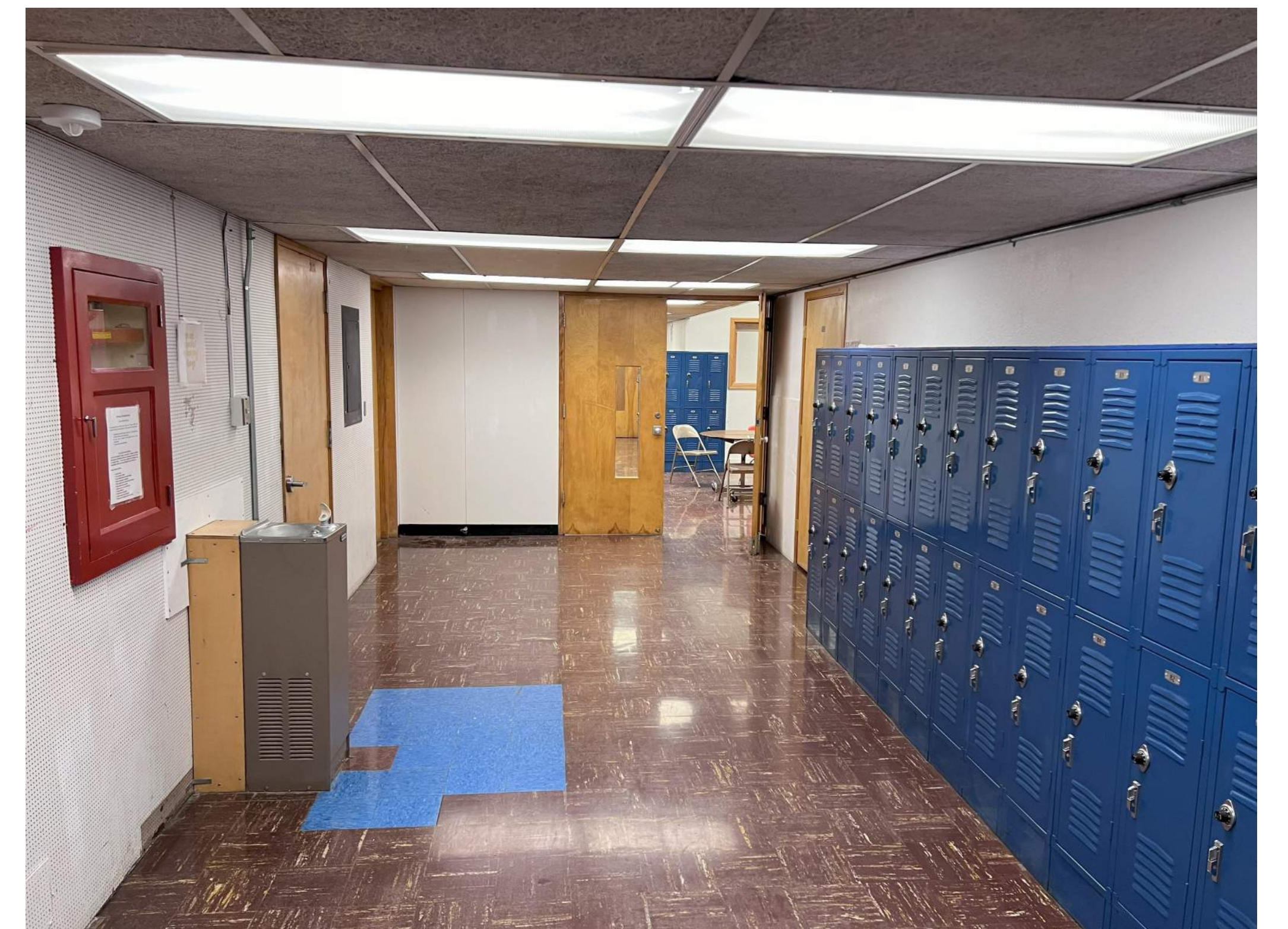


WENAH
GROUP

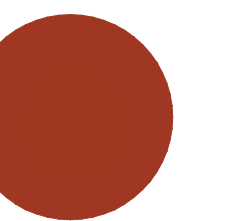
WILSON
ARCHITECTURE



There are many "nooks and crannies" that are difficult to supervise.



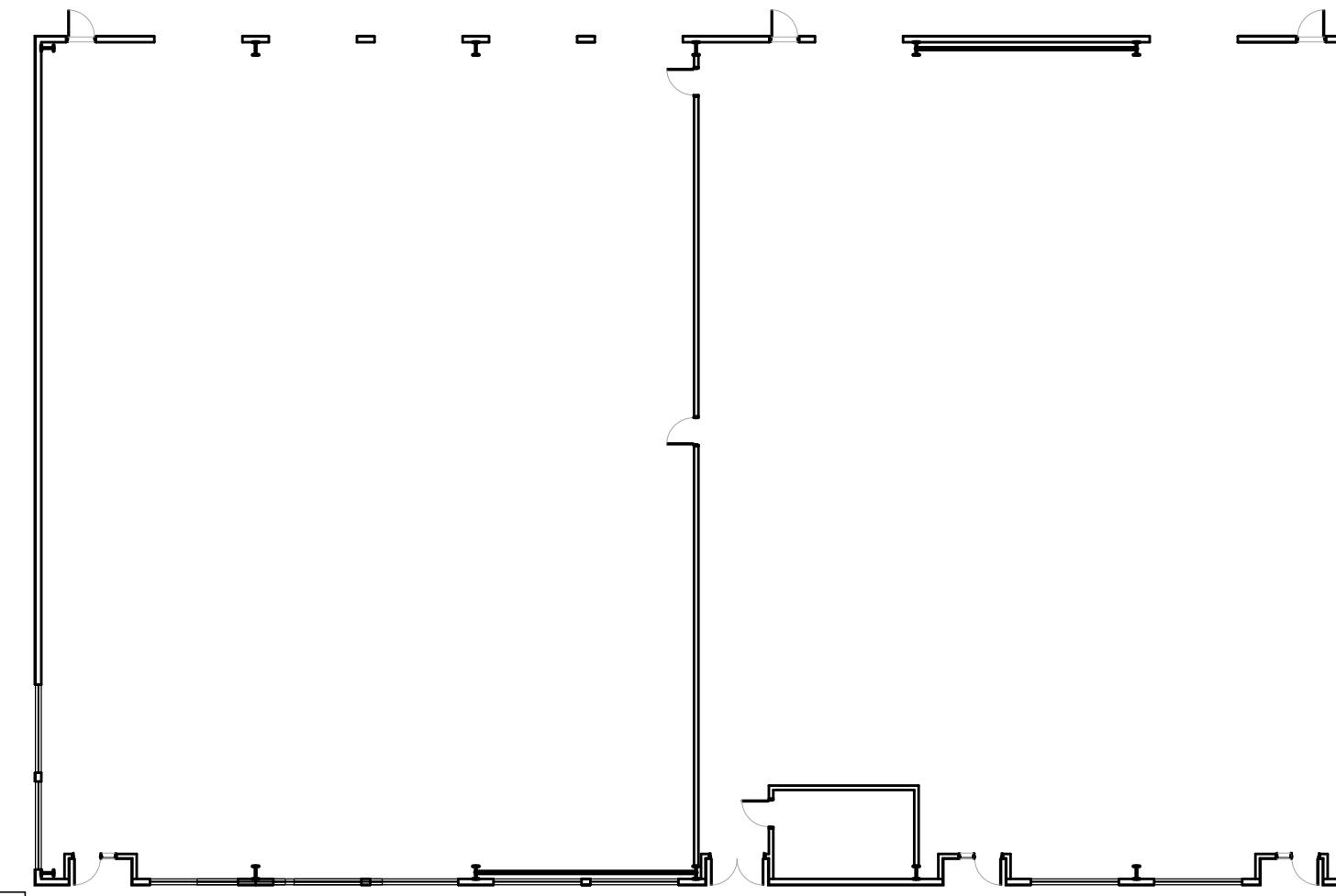
High School



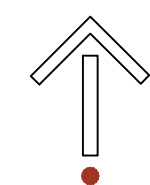
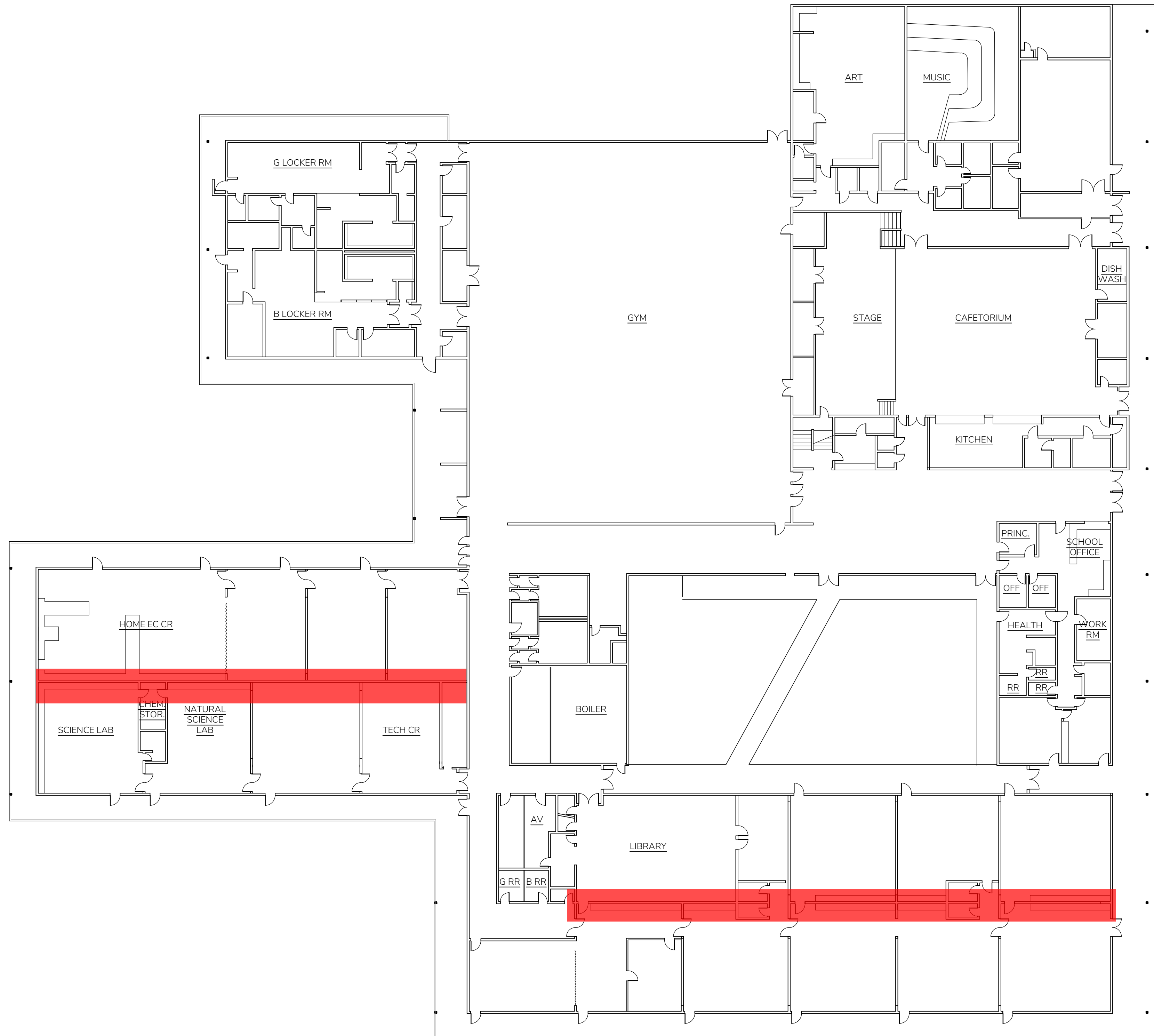


WENHA
GROUP

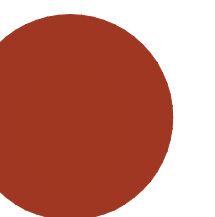
WILSON
ARCHITECTURE



No interior hallway connecting classrooms.



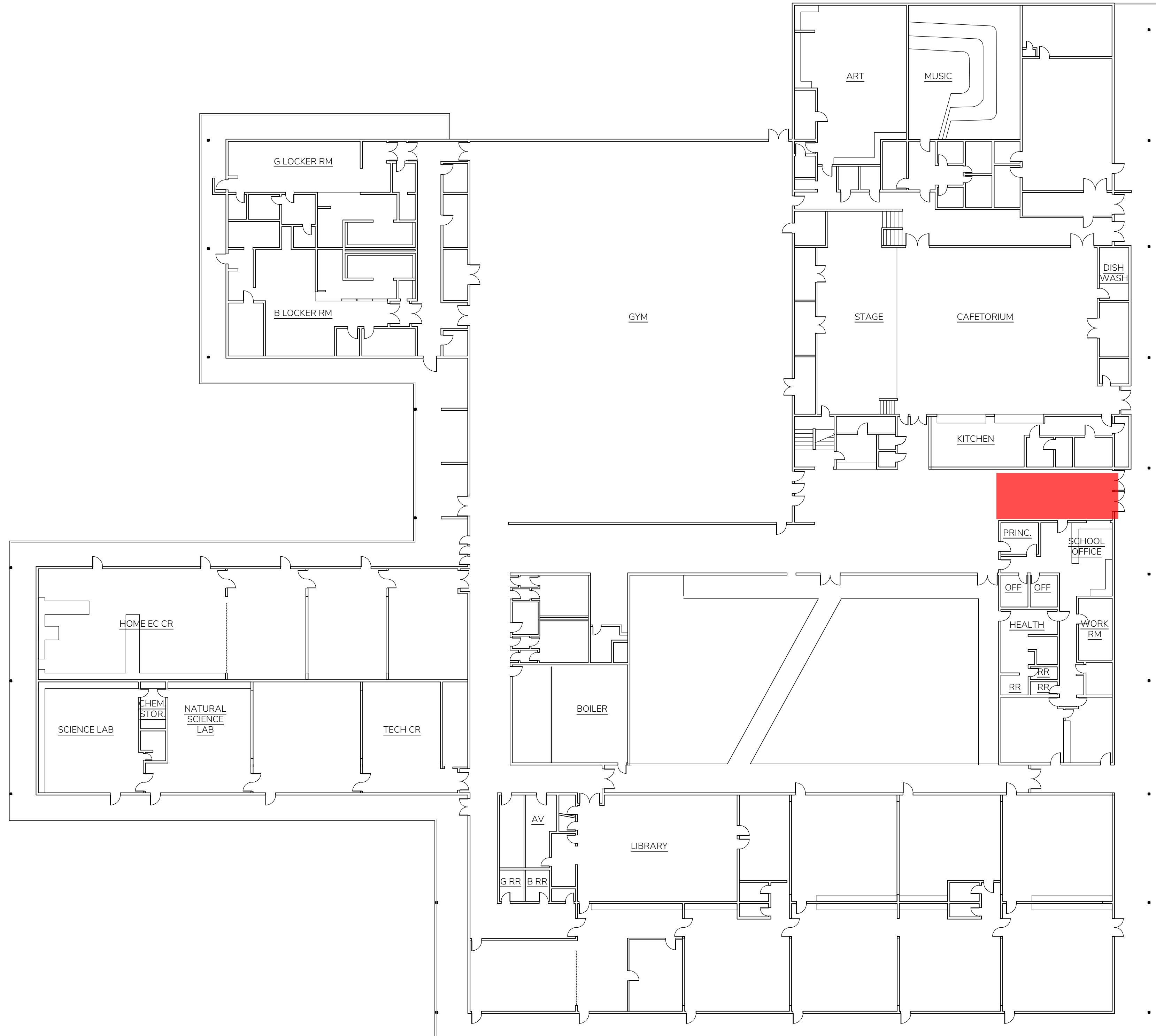
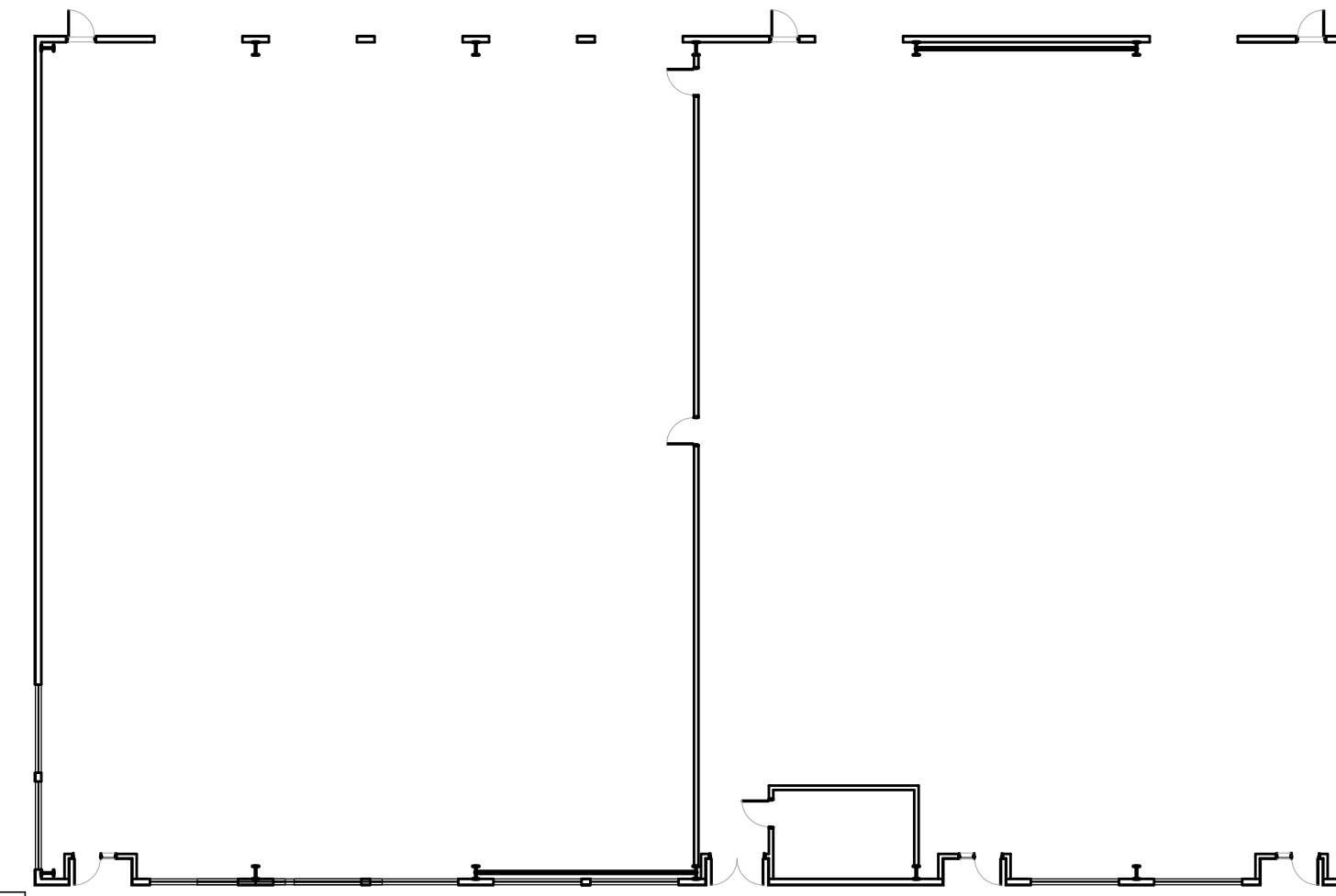
High School



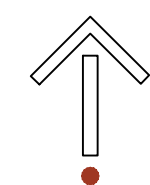
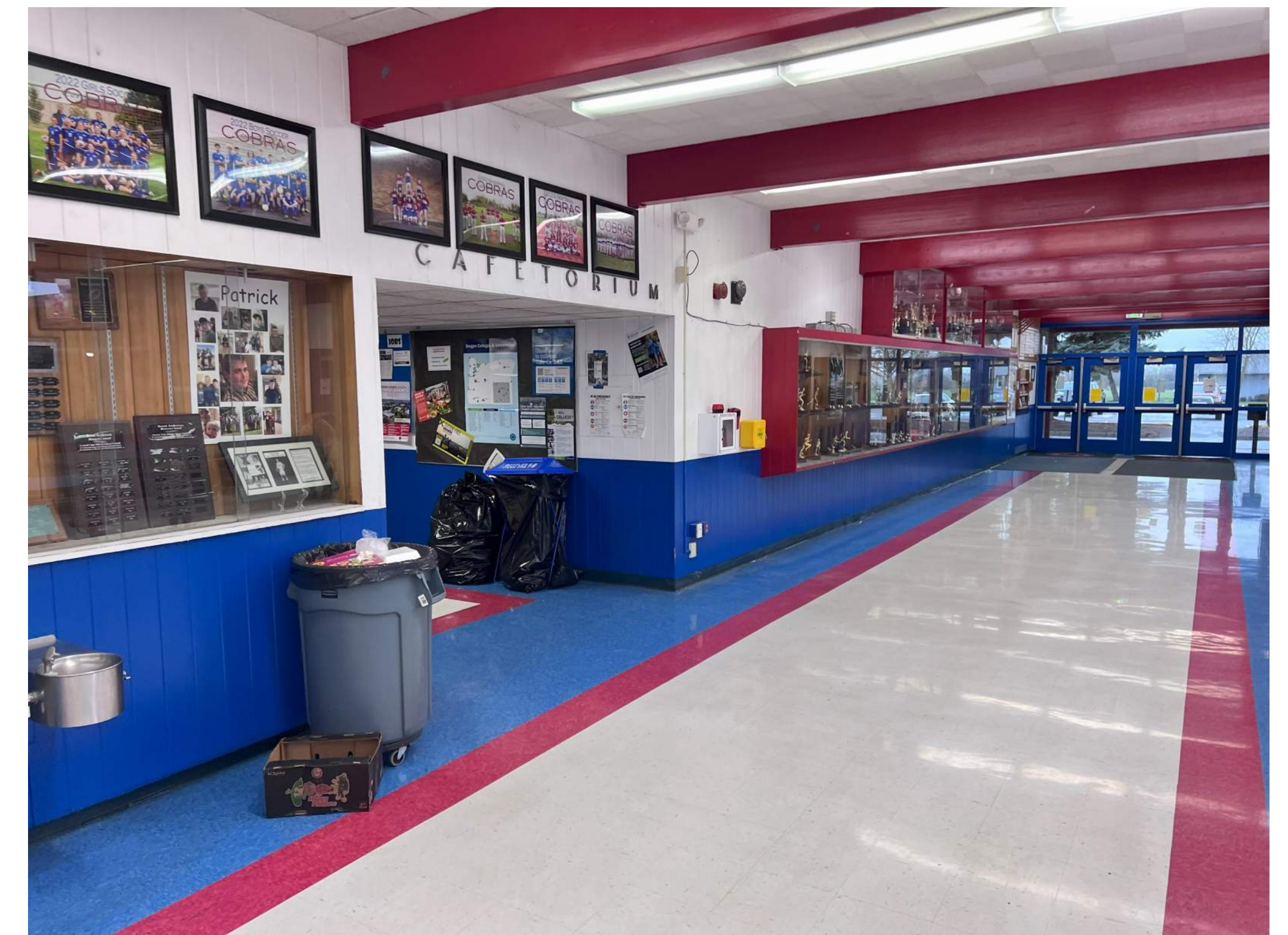


WENAHA GROUP

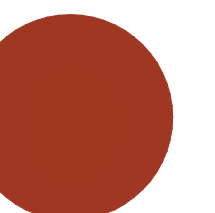
WILSON ARCHITECTURE



No secure vestibule at lobby.



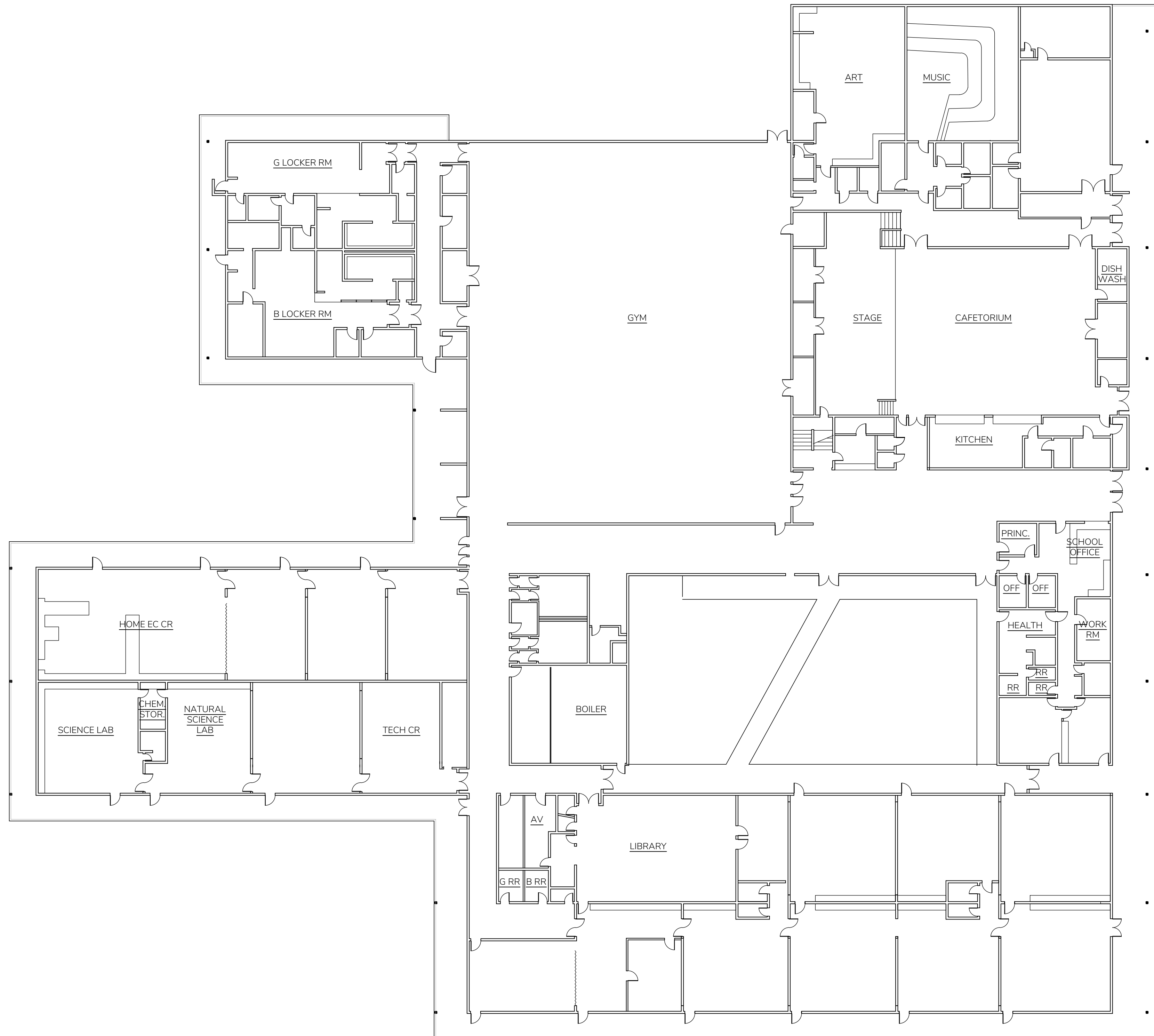
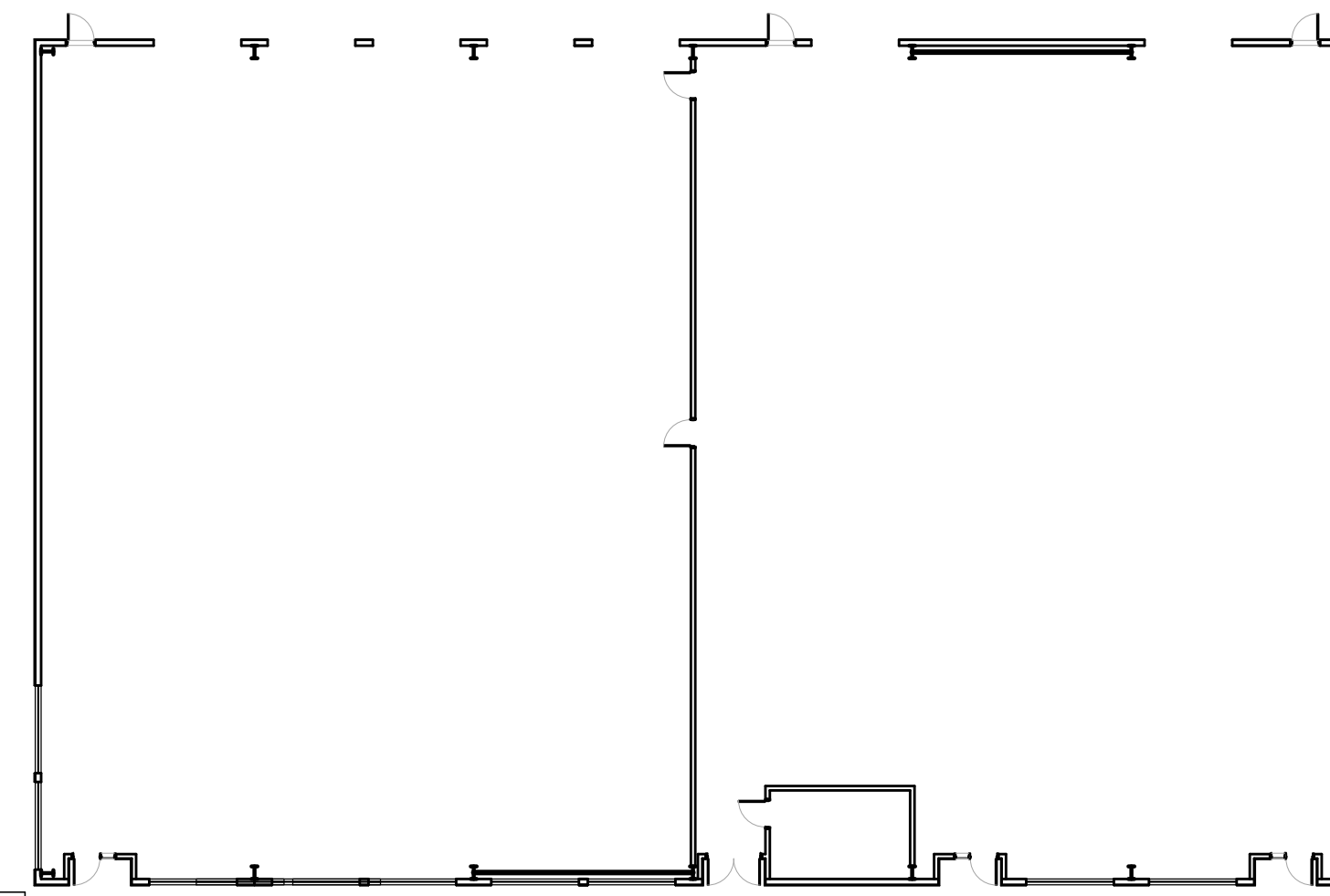
High School



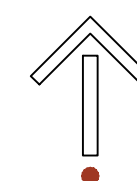


WENHA GROUP

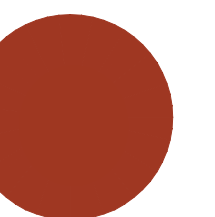
WILSON ARCHITECTURE



Spray-on roof system is difficult to repair and dangerously slippery.



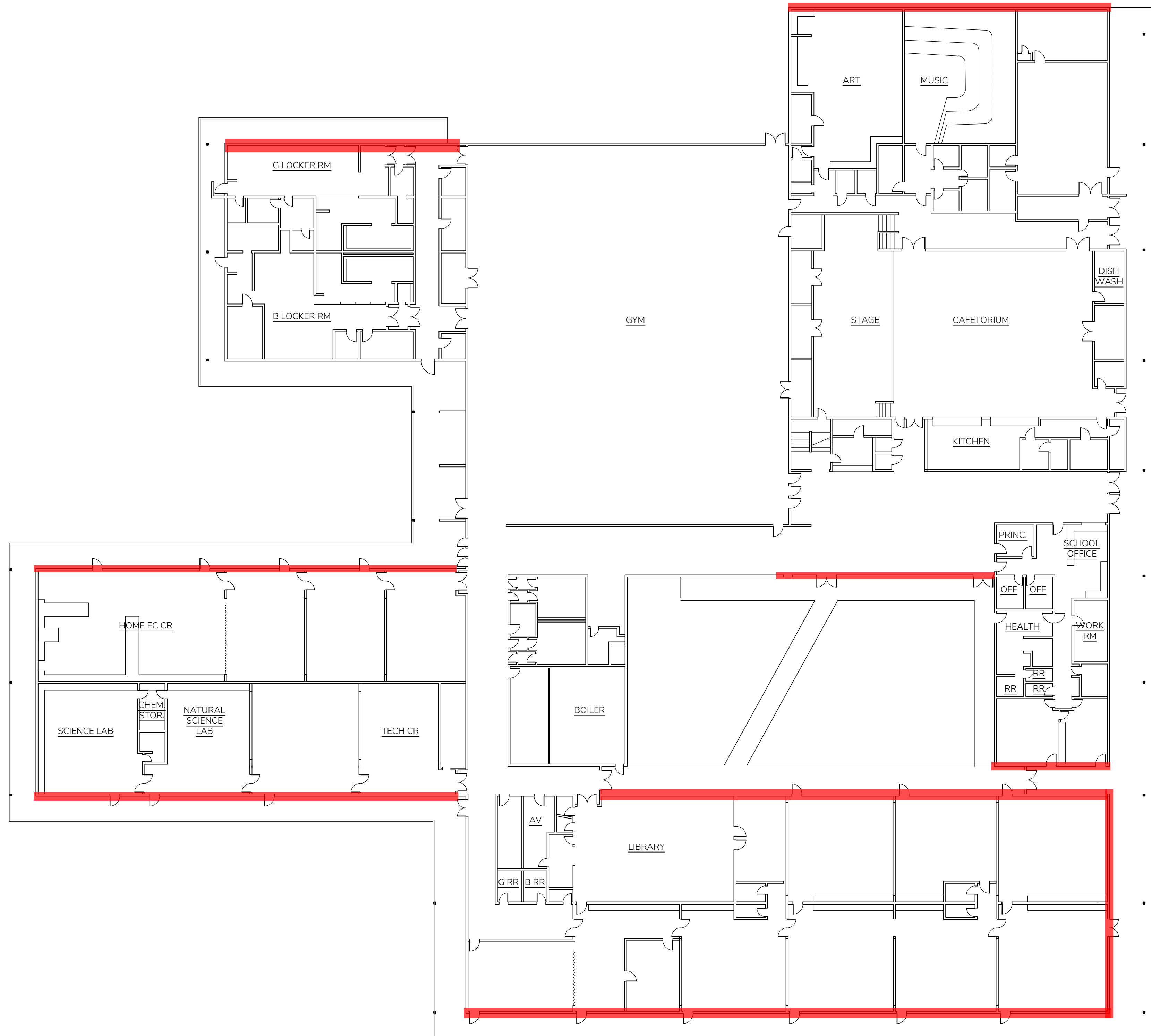
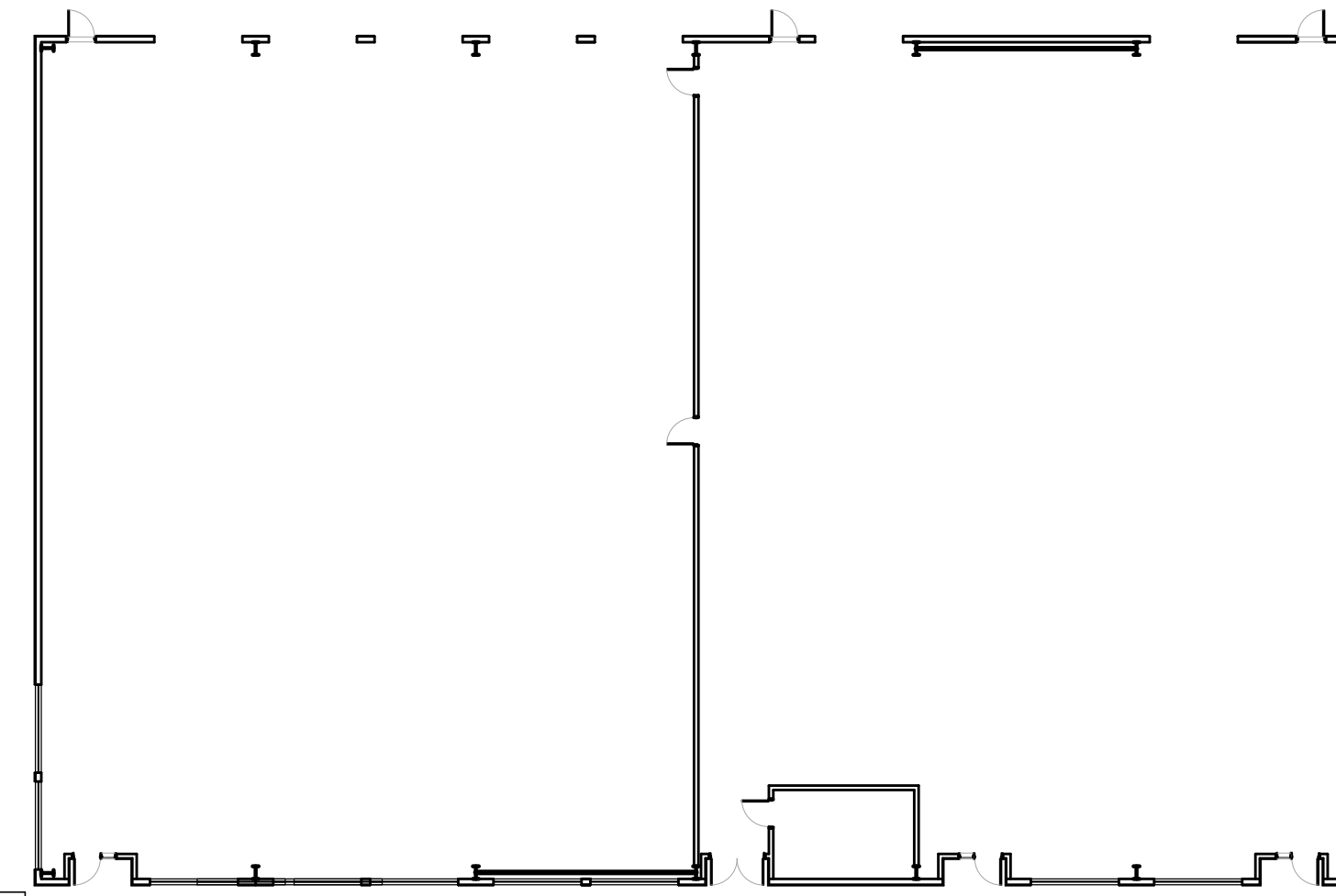
High School



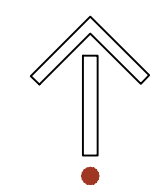


WENAHA GROUP

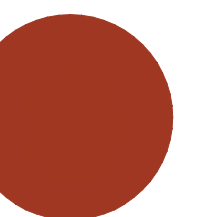
WILSON ARCHITECTURE



Original windows are single pane, non-thermally broken.



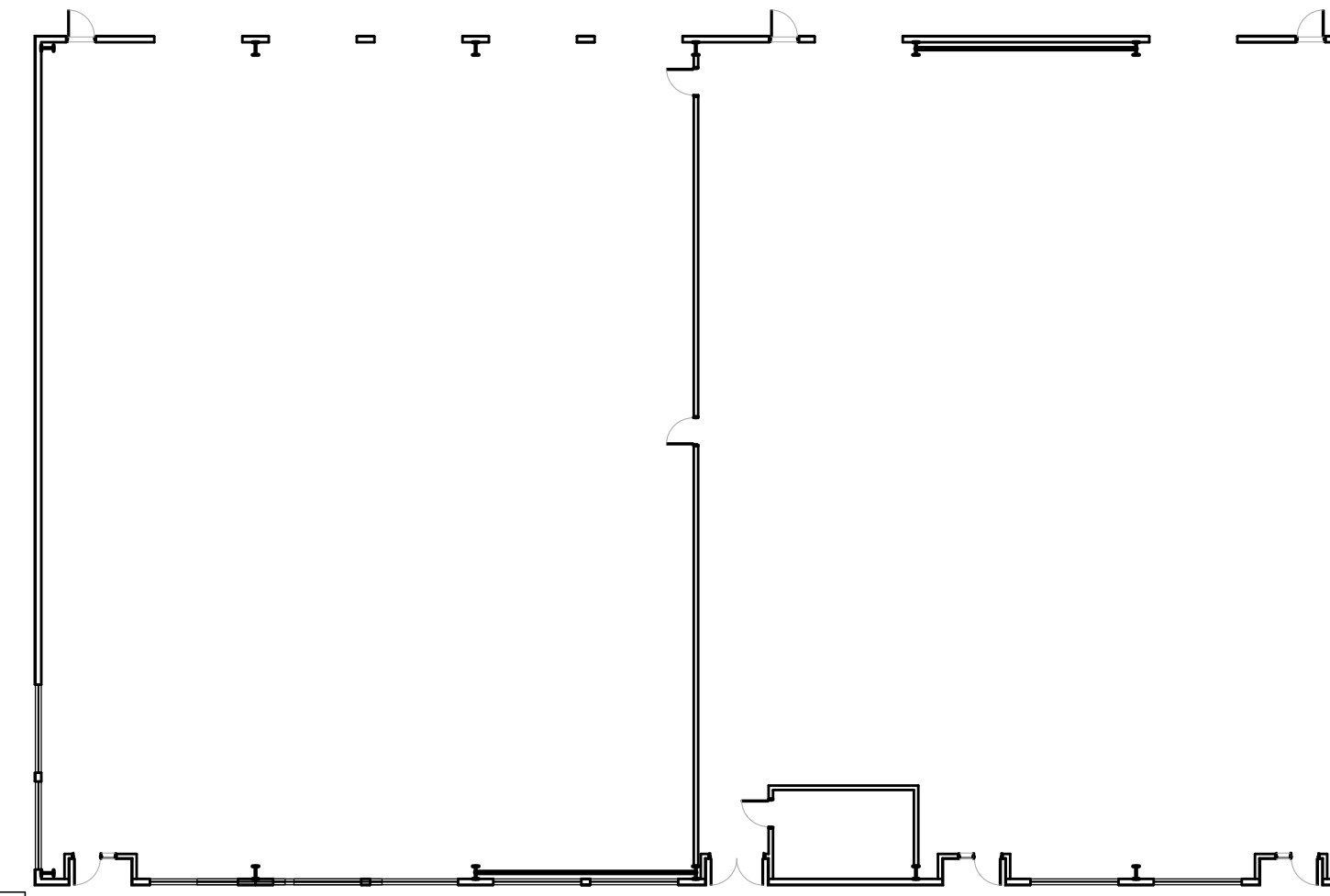
High School



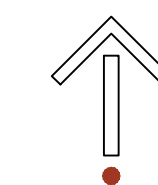


WENAHA GROUP

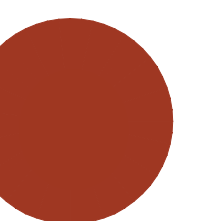
WILSON ARCHITECTURE



Original flooring through most of the building probably has asbestos.



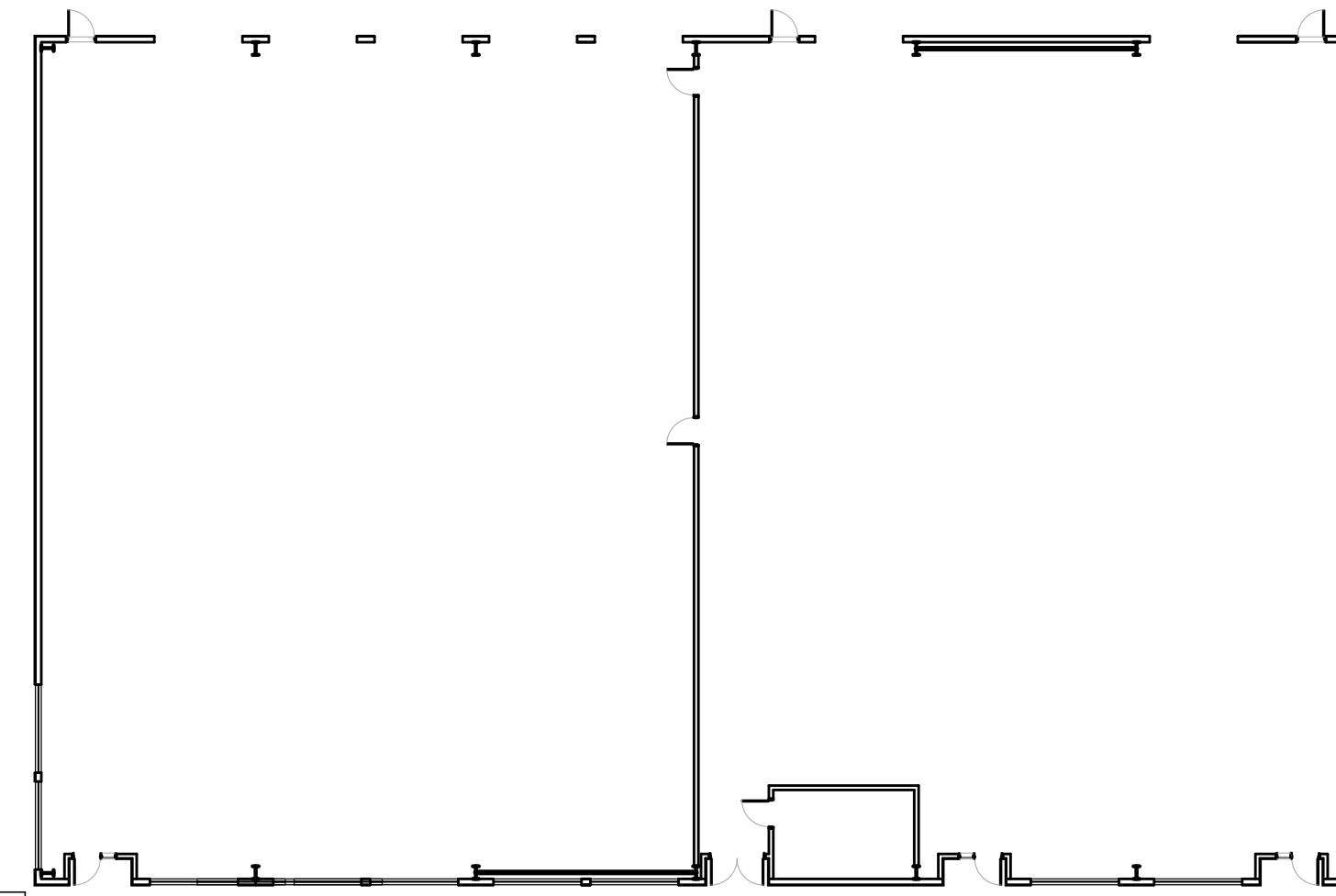
High School



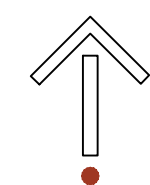


WENAHA GROUP

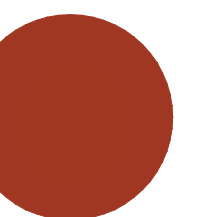
WILSON ARCHITECTURE



Accessibility upgrades are restrooms are needed



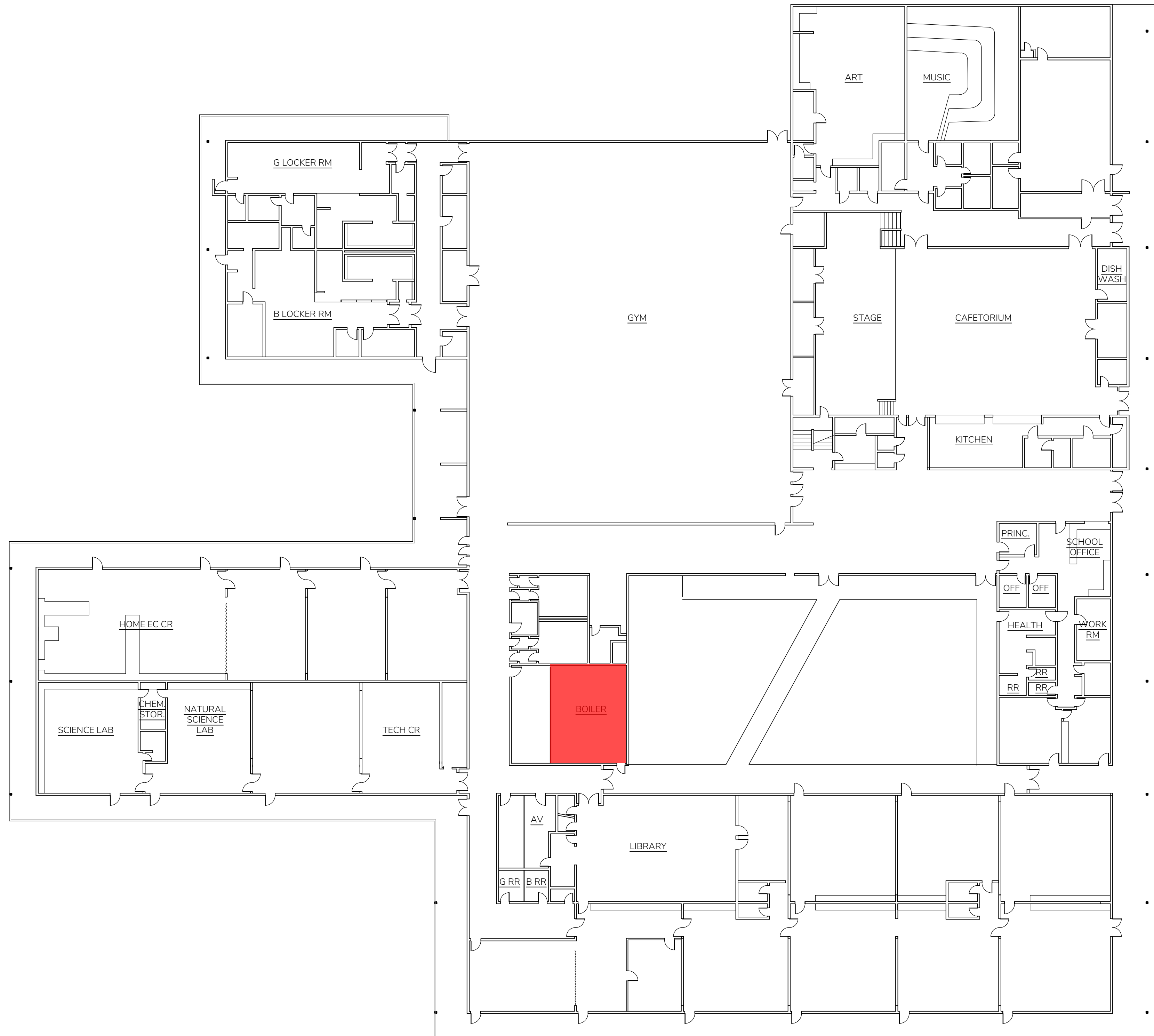
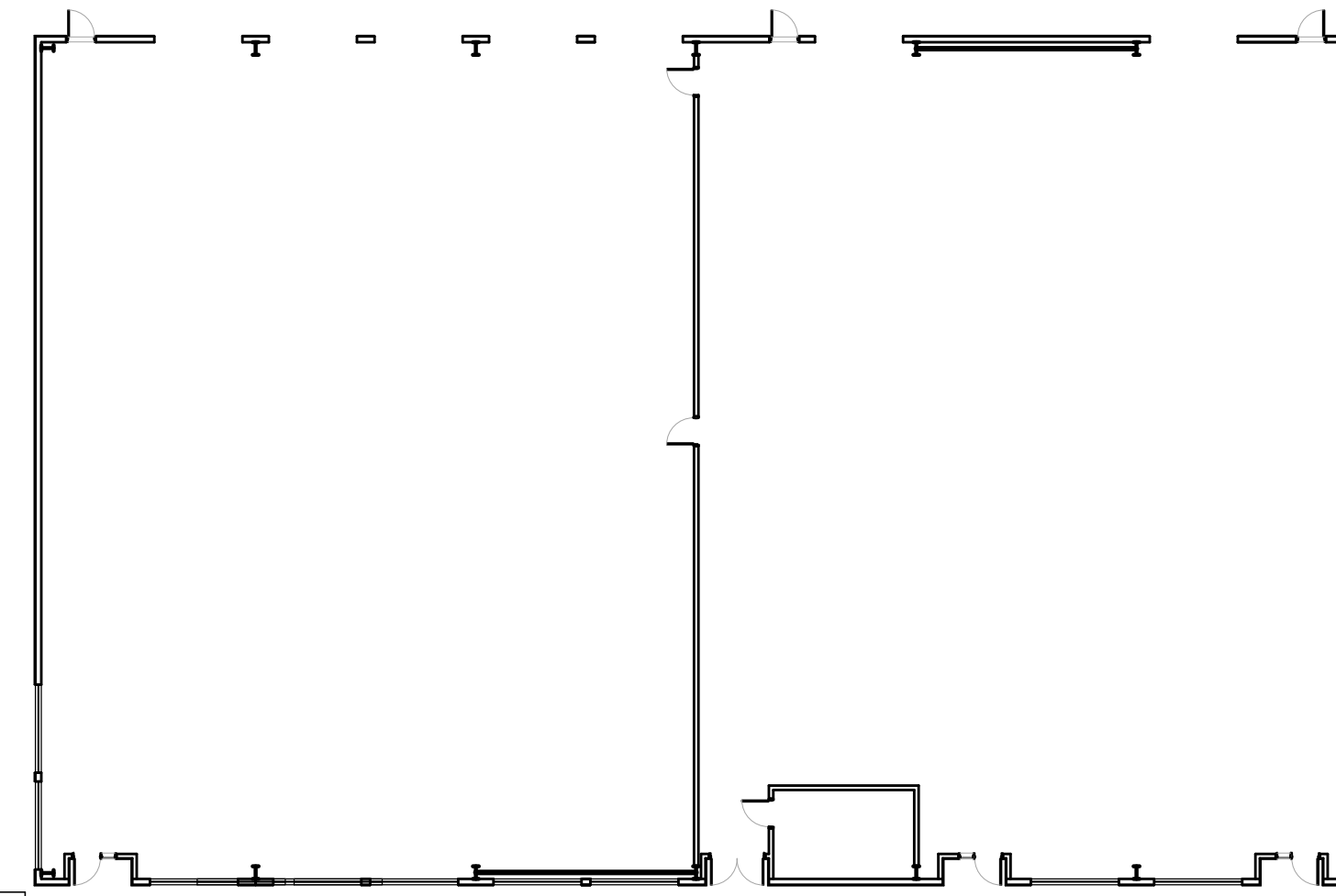
High School



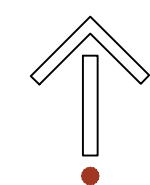
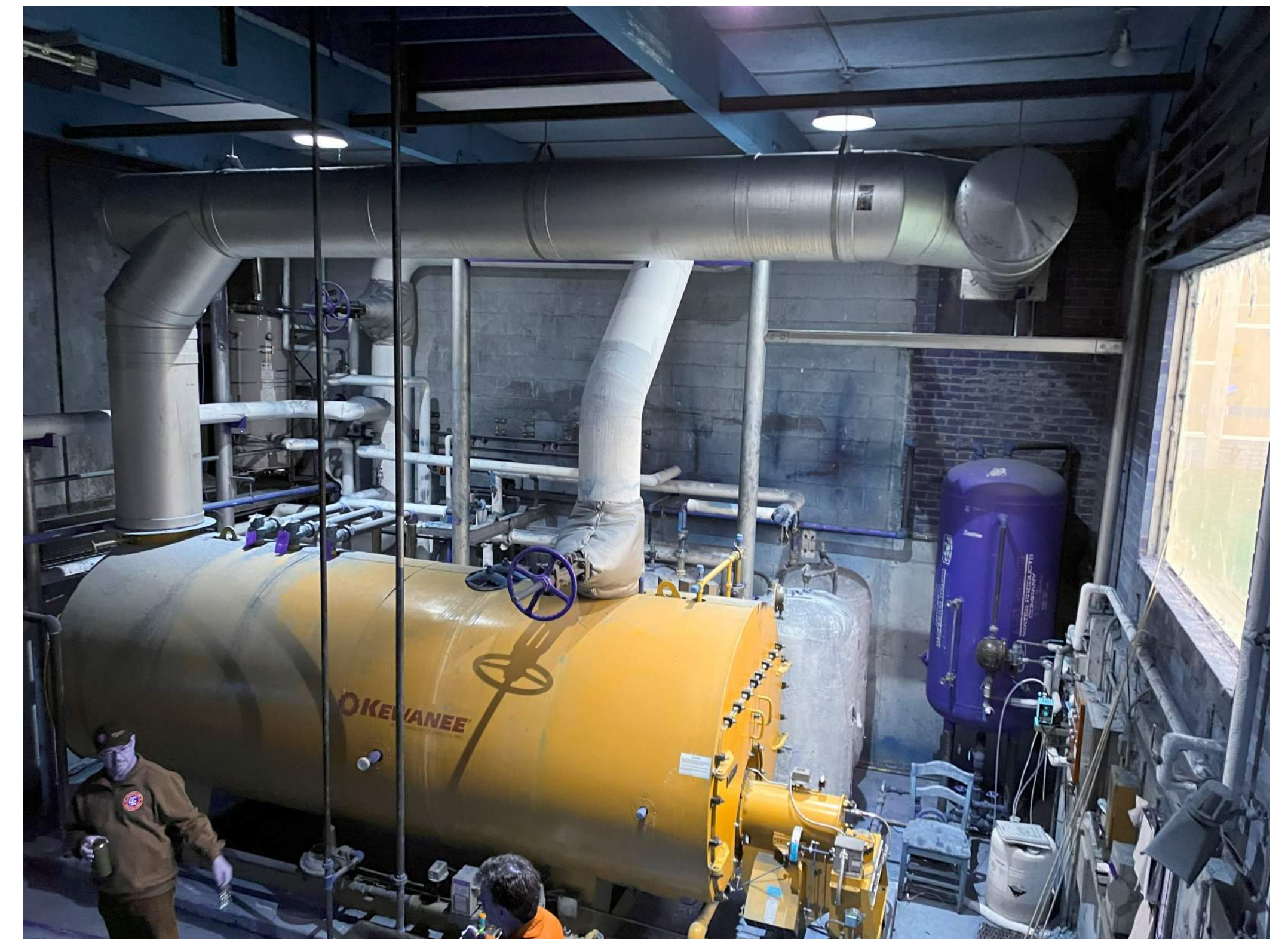


WENAH
GROUP

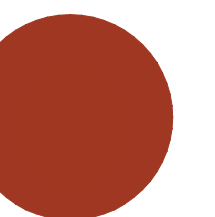
WILSON
ARCHITECTURE



Mechanical equipment and distribution has exceed useful life.



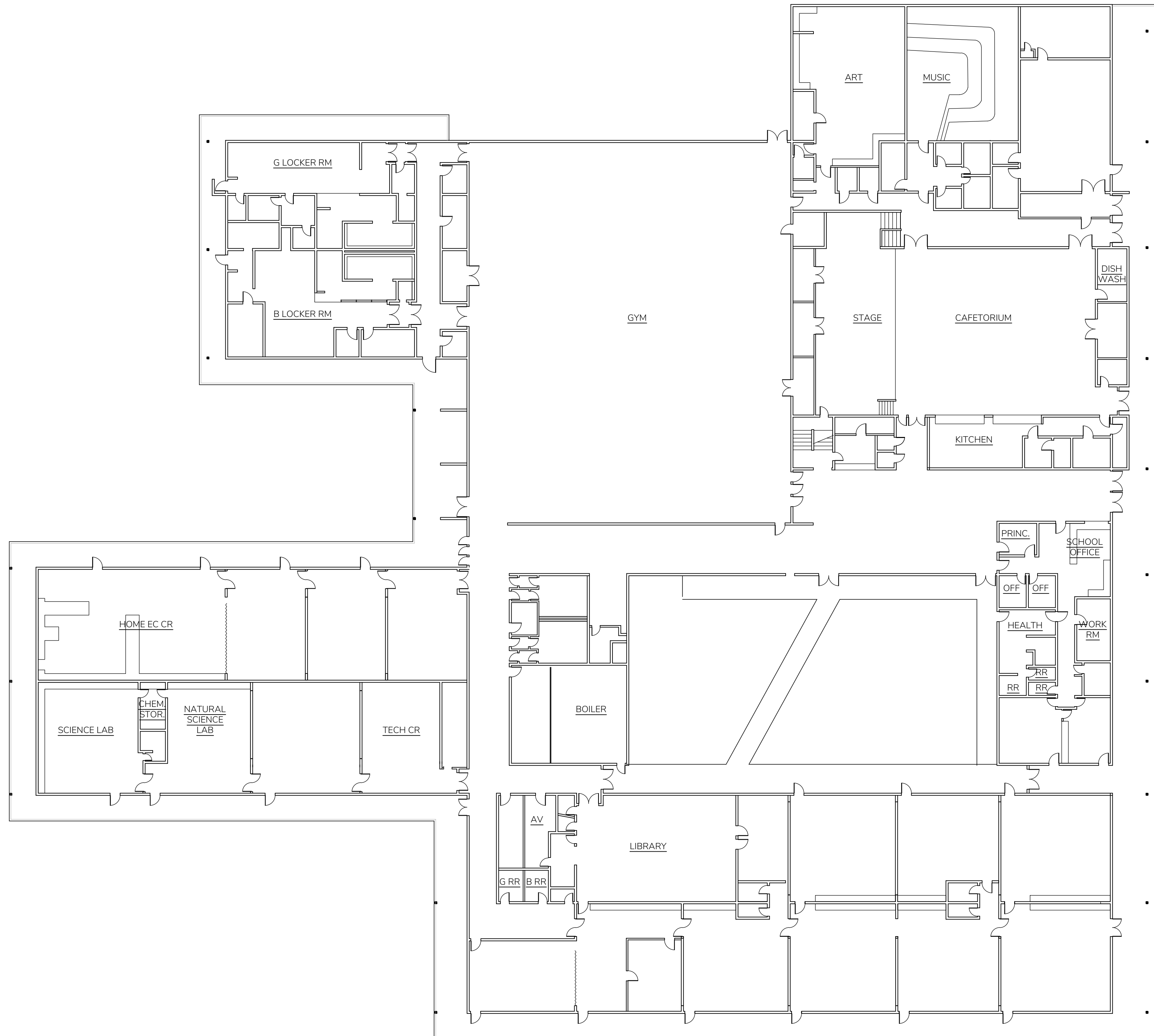
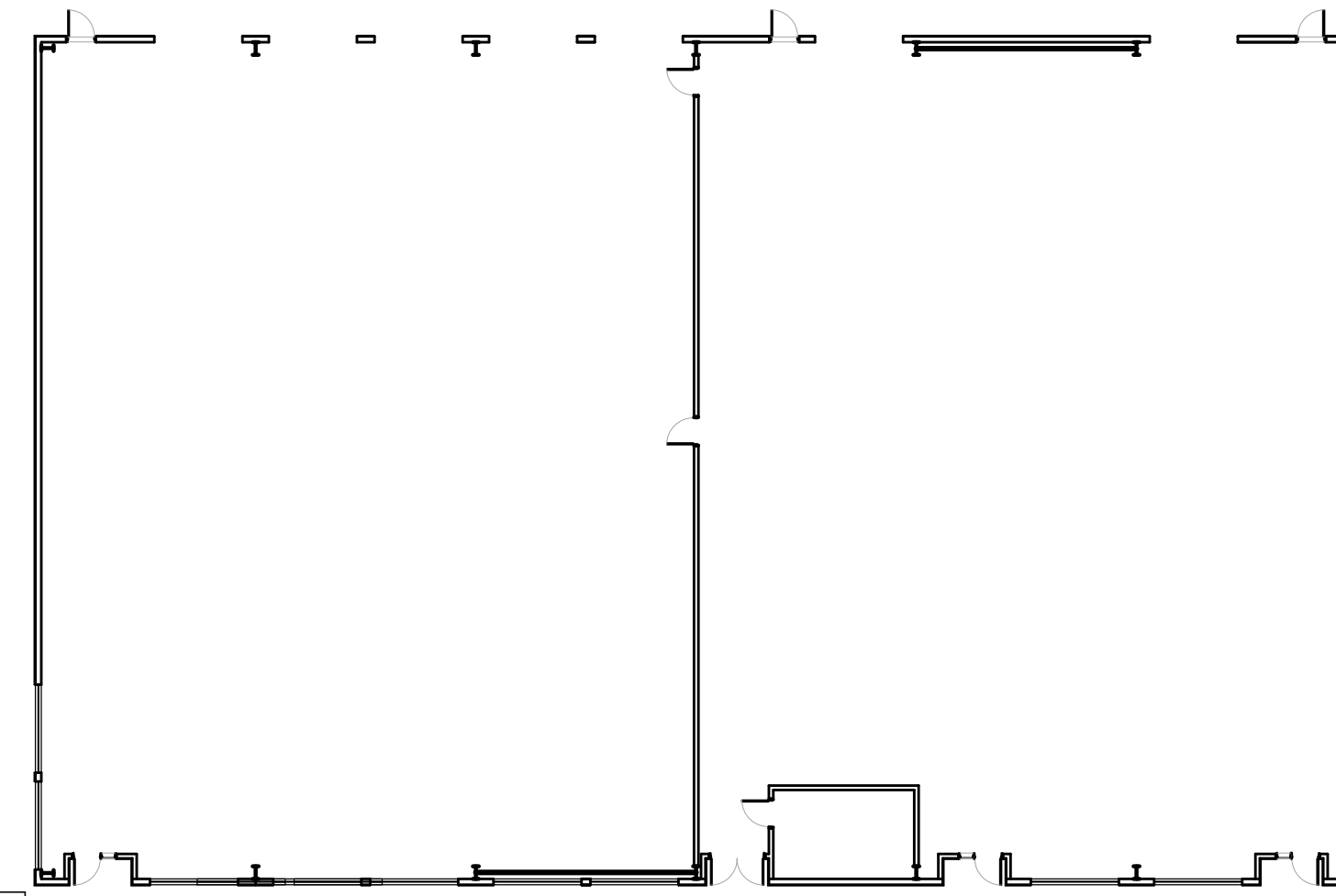
High School



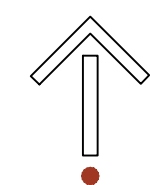


WENAHA GROUP

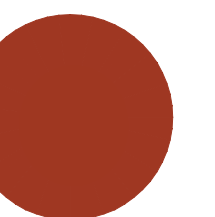
WILSON ARCHITECTURE



New ductless heatpumps do not provide adequate ventilation.



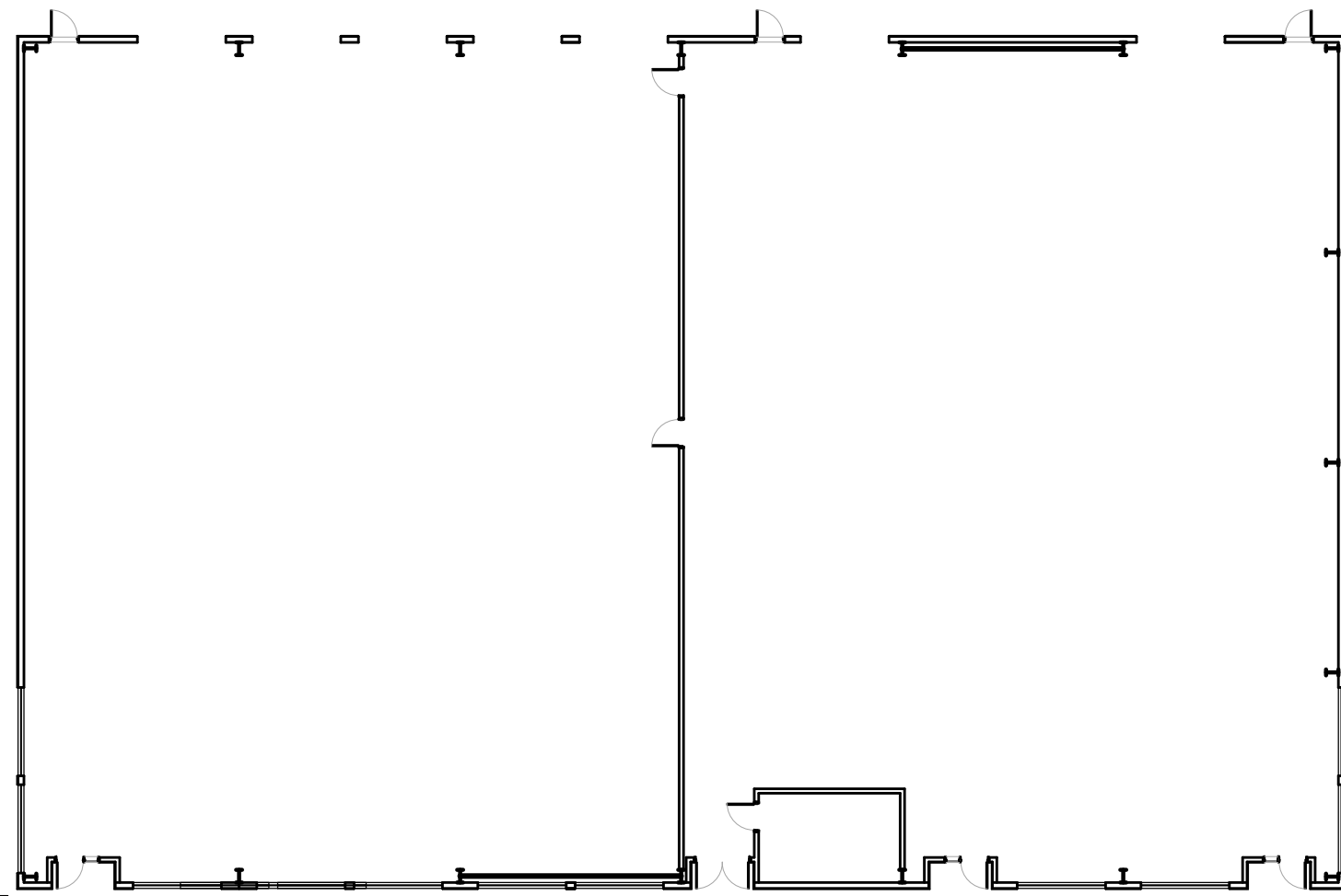
High School



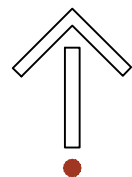
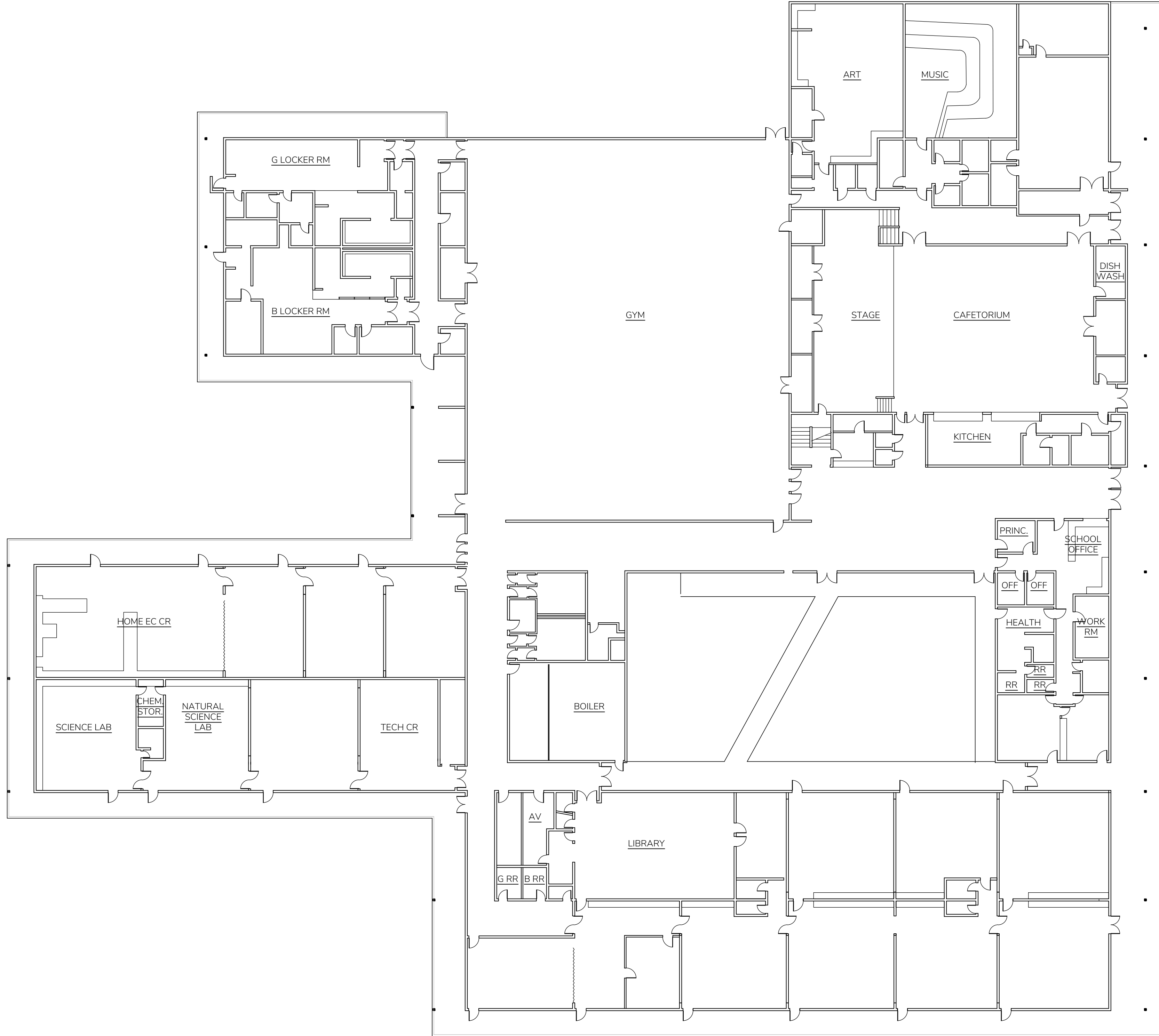


WENAH
GROUP

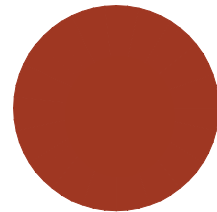
WILSON
ARCHITECTURE



Water and sanitary pipe system is beyond useful life.



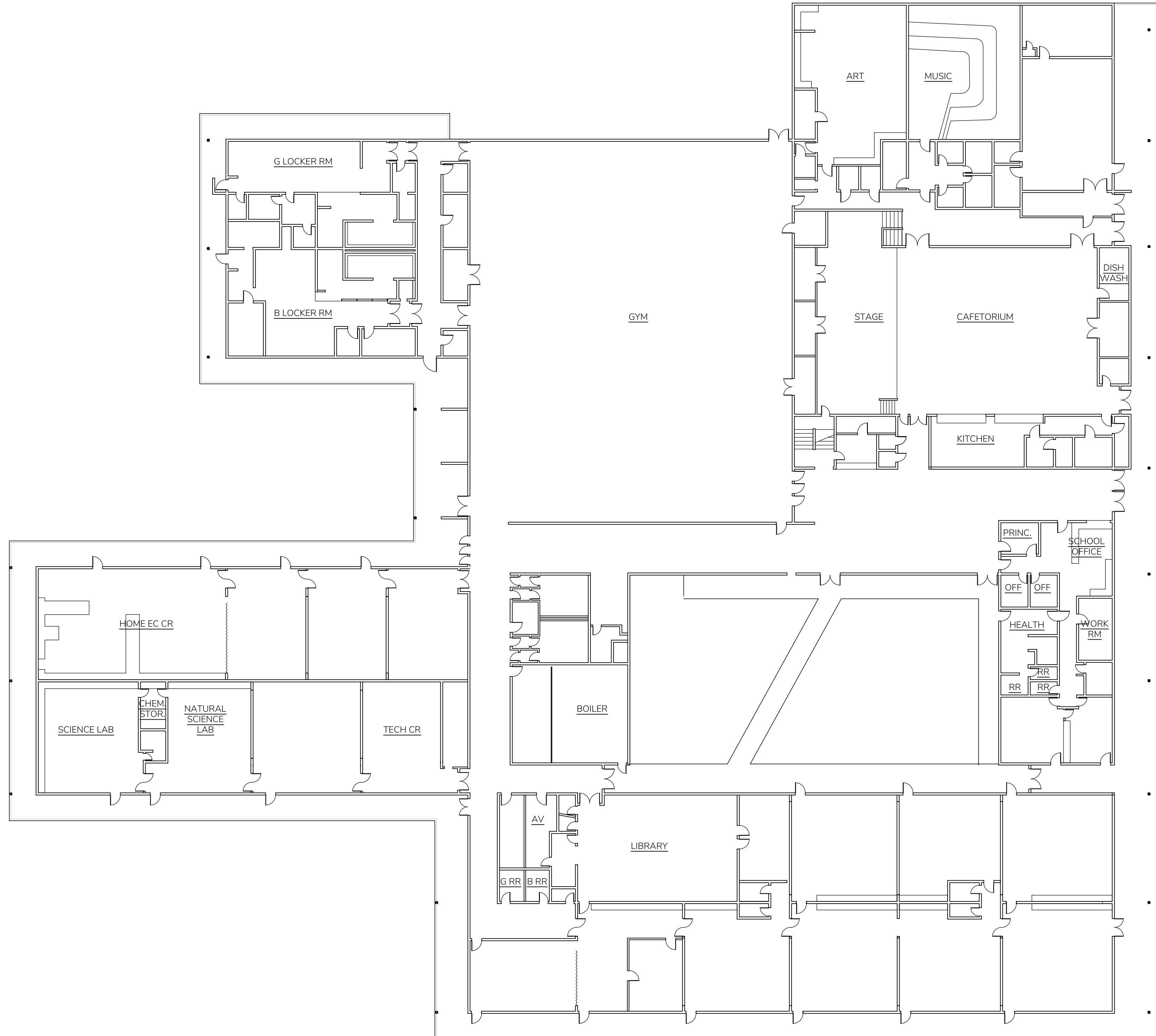
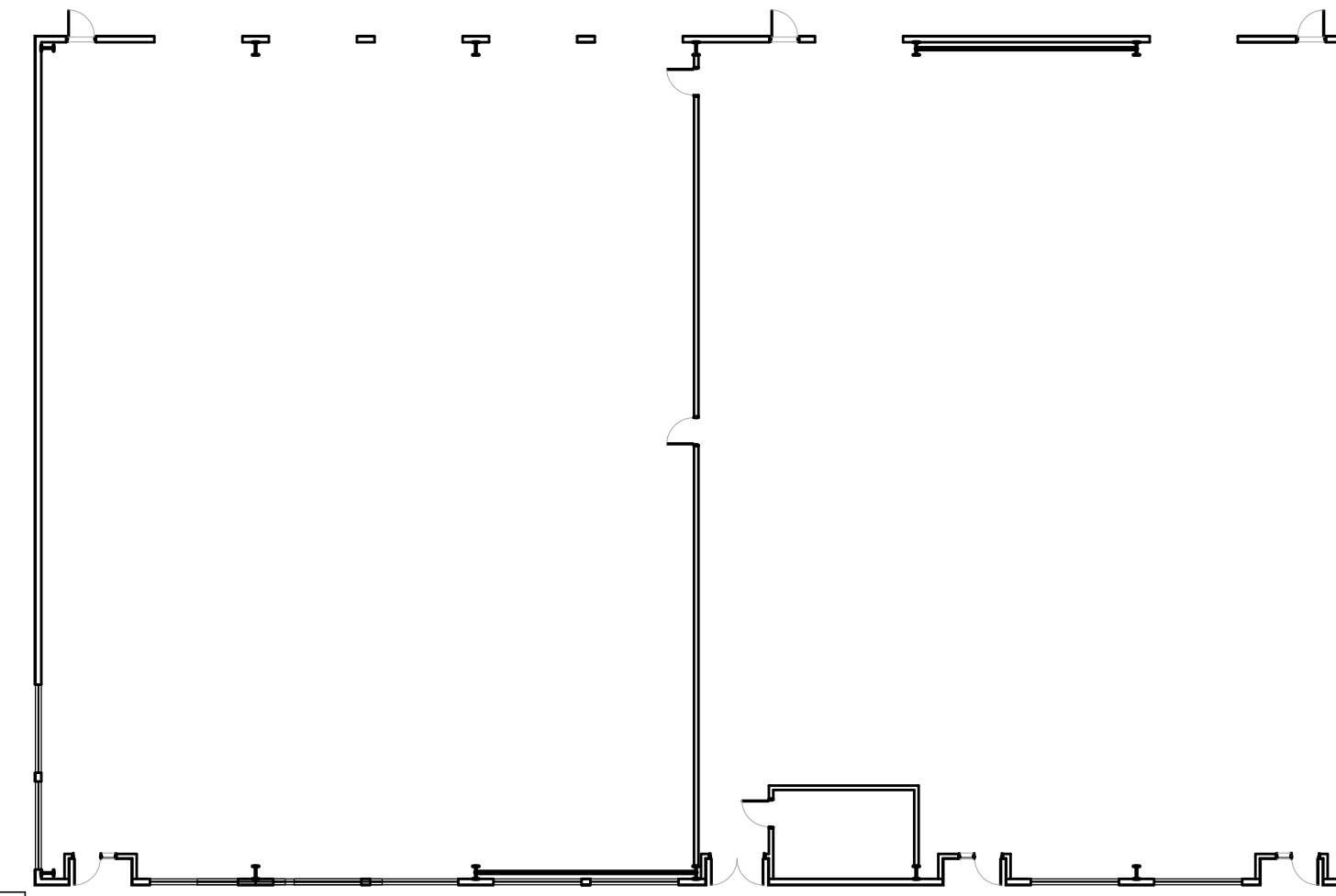
High School



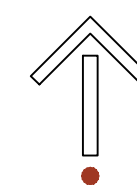


WENAHA GROUP

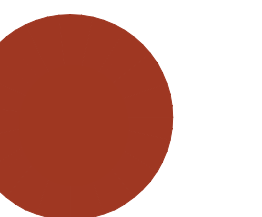
WILSON ARCHITECTURE



Electrical switchgear and panels installed prior to 1986 exceed useful life.



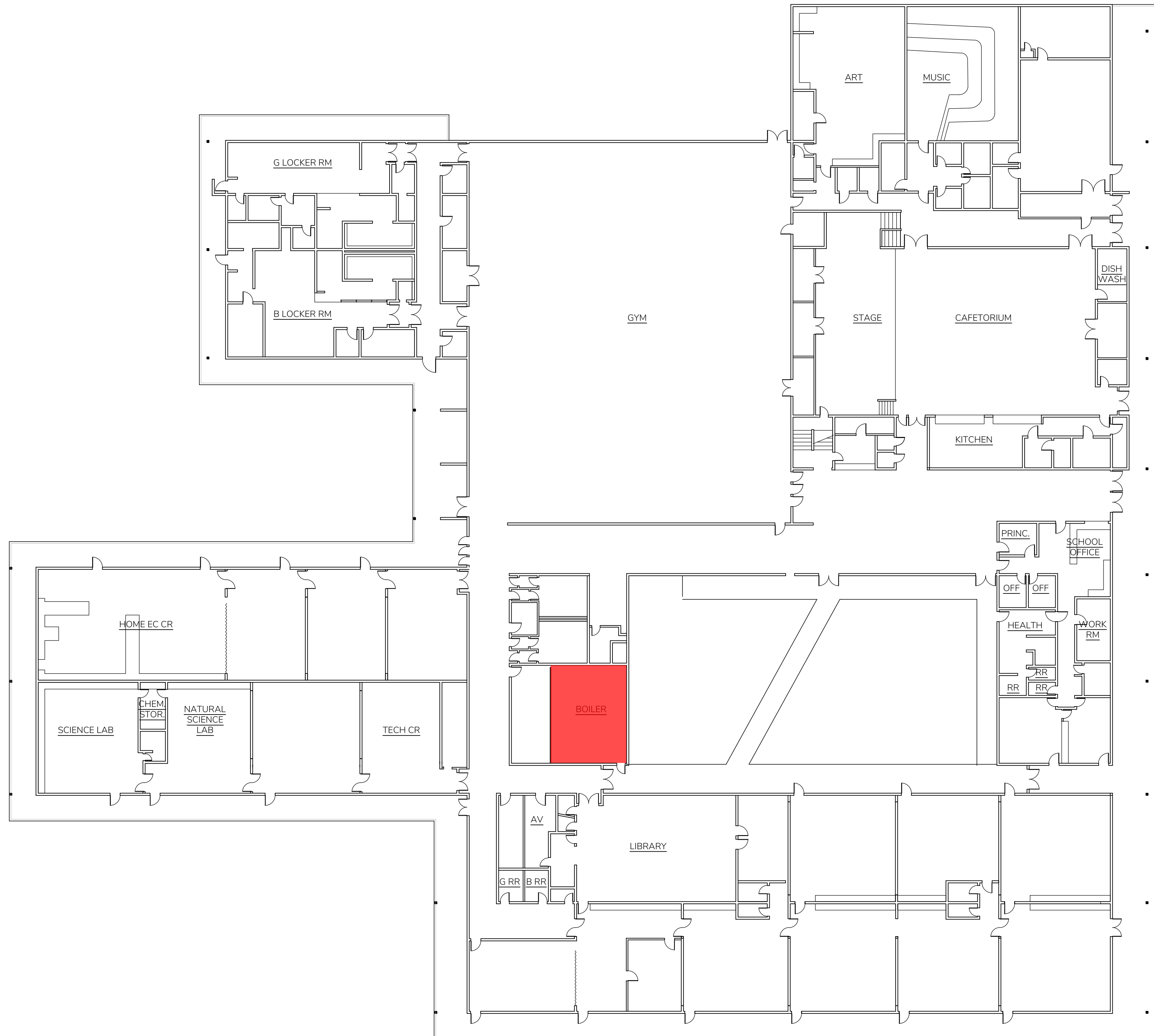
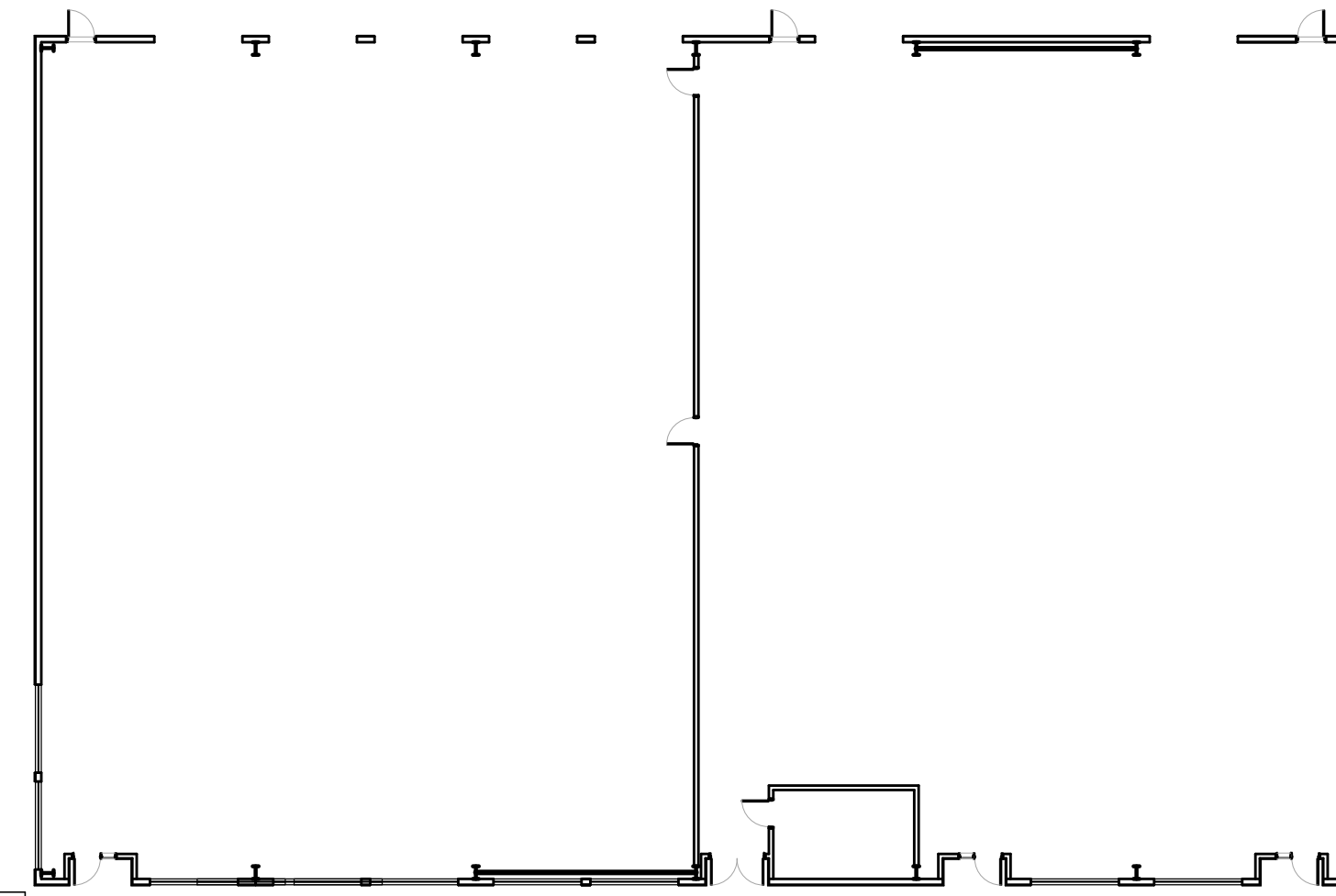
High School



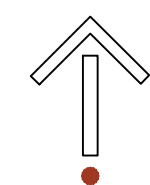


WENAH
GROUP

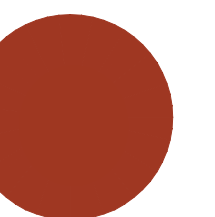
WILSON
ARCHITECTURE



Electrical transformers are located in building, which is not typical.



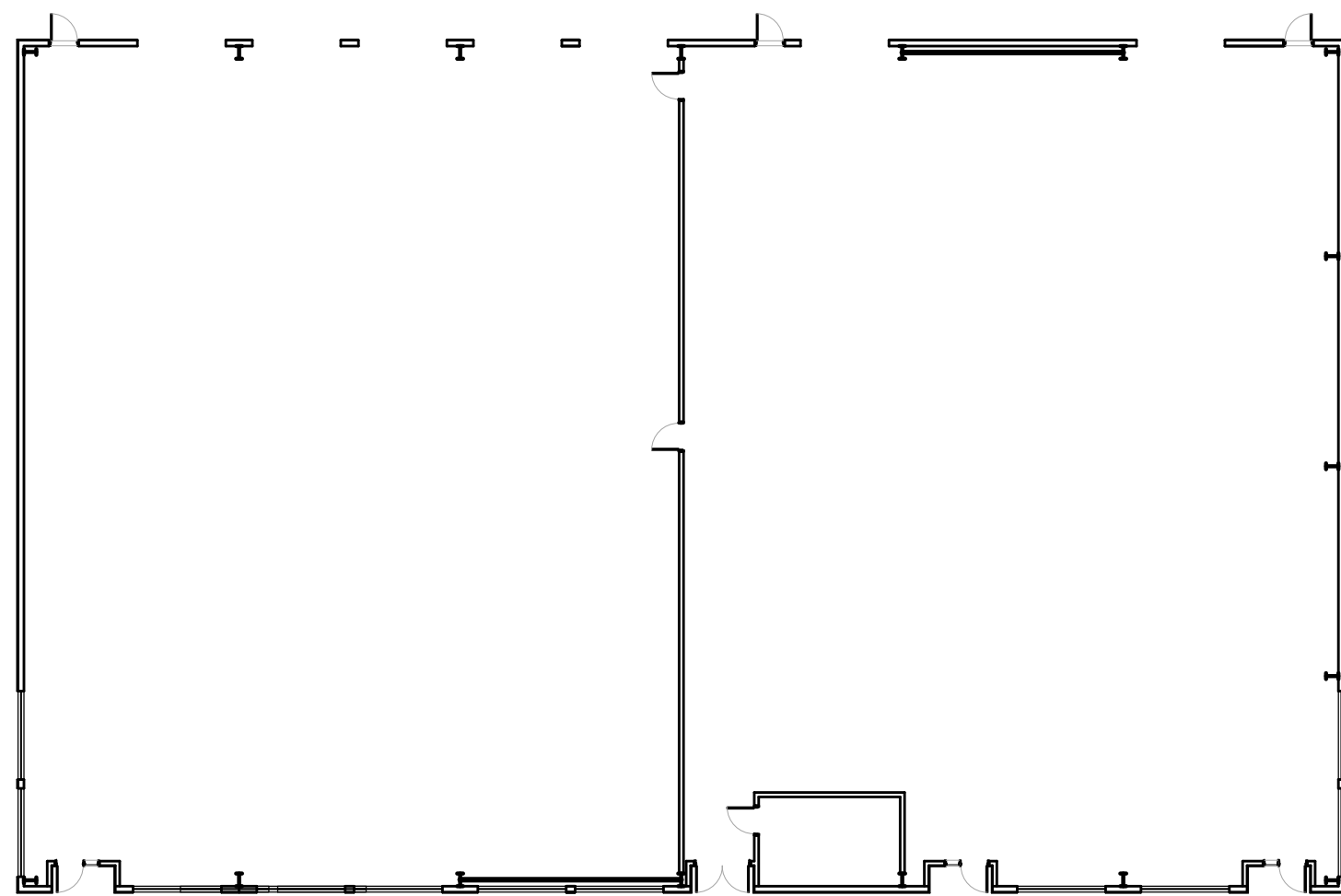
High School



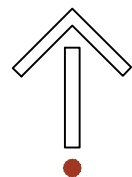
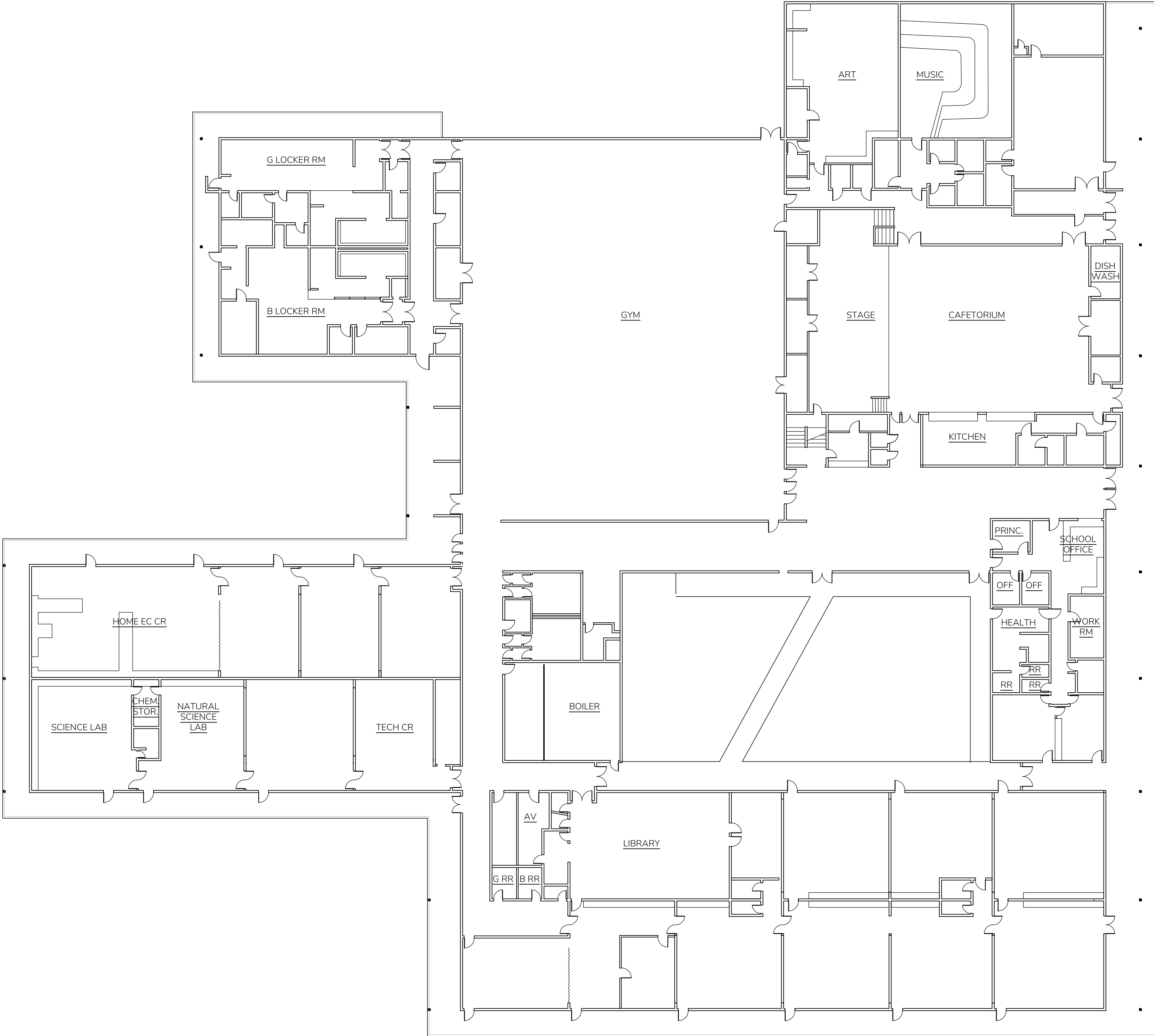


WENAH
GROUP

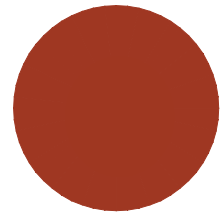
WILSON
ARCHITECTURE



Original materials and surfaces are worn and tired looking.



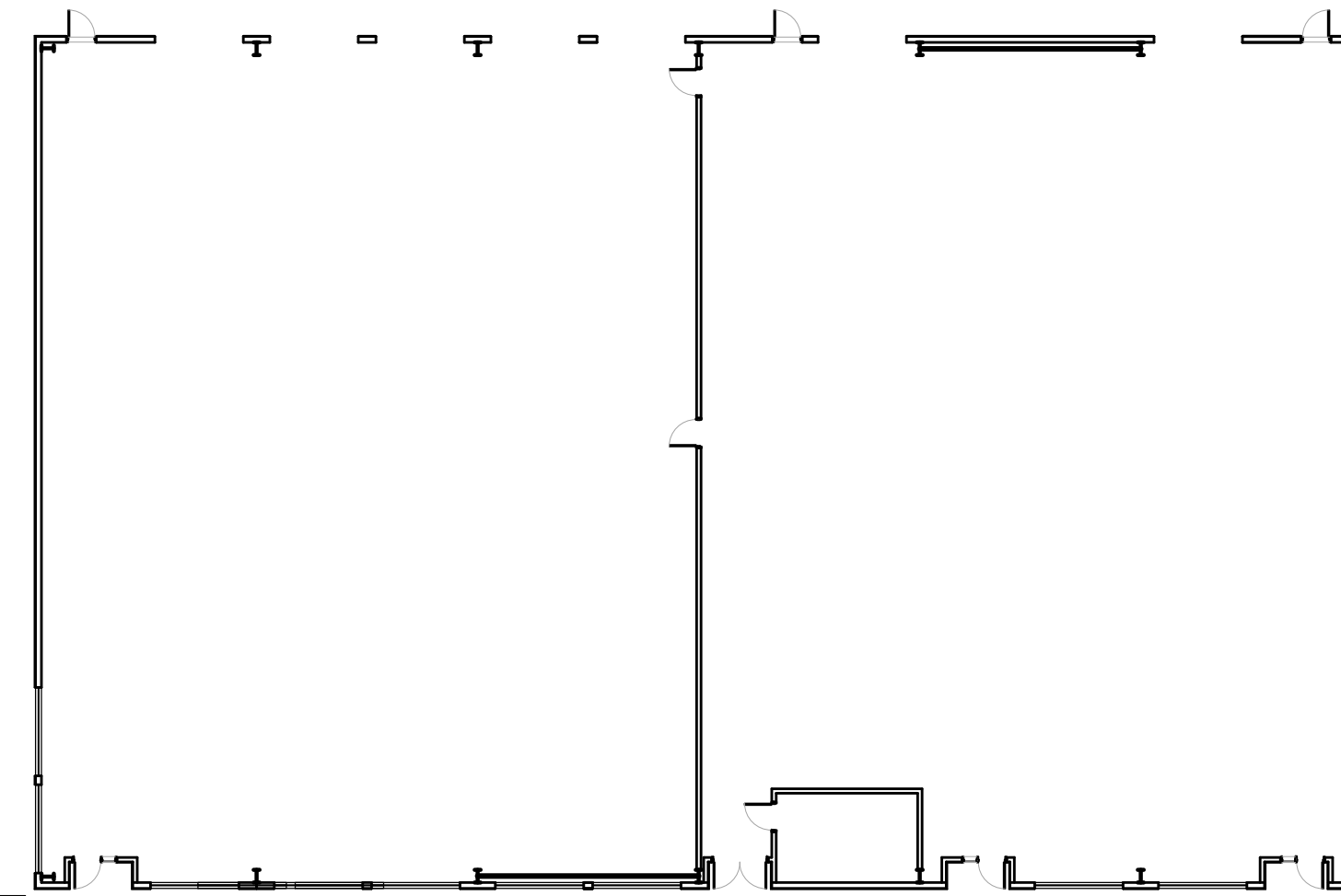
High School



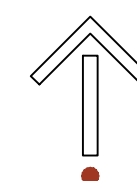


WENAH
GROUP

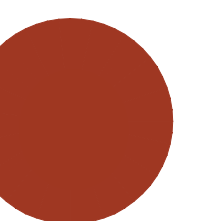
WILSON
ARCHITECTURE



Equipment and storage in science classrooms does not meet current standards.



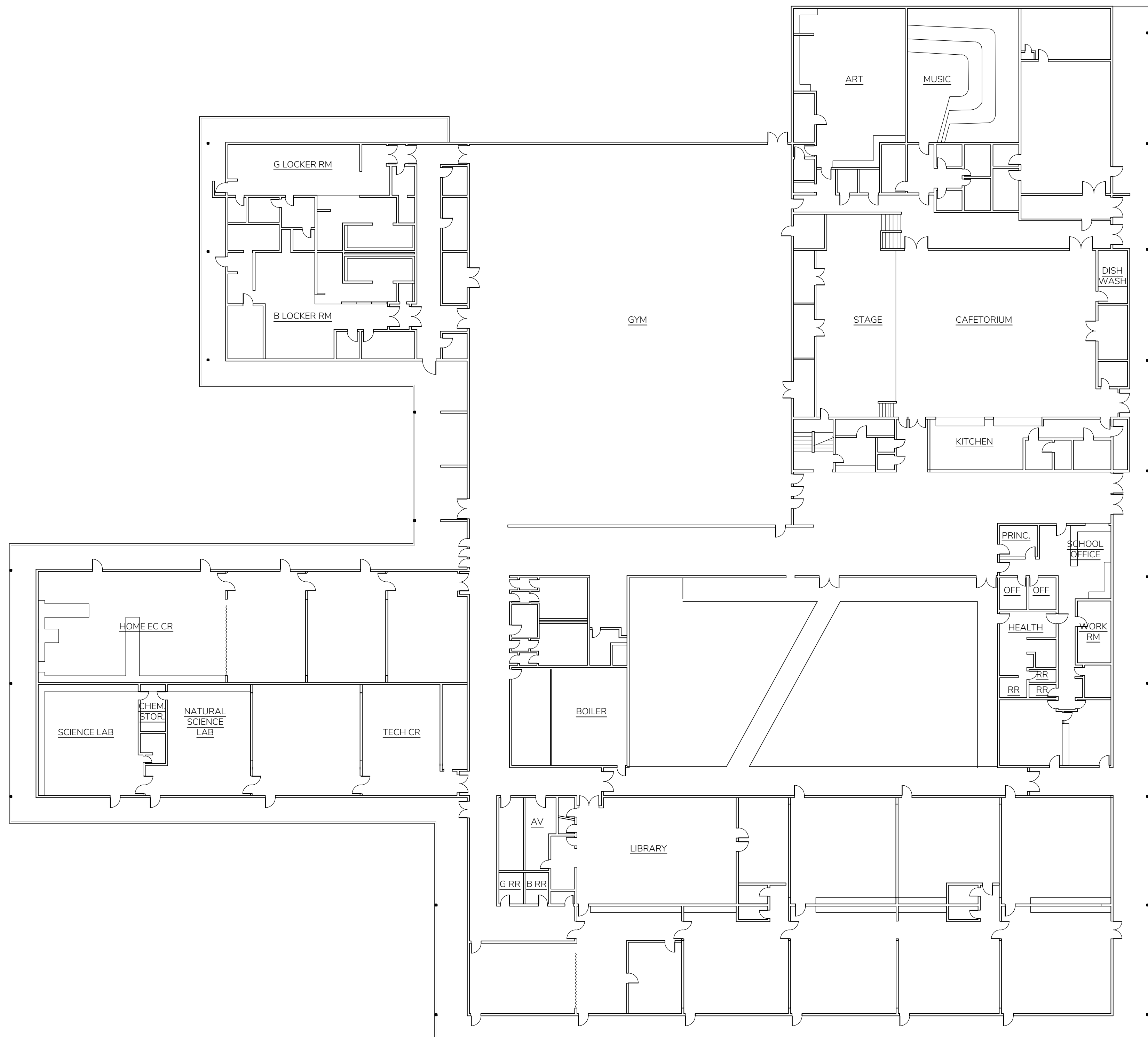
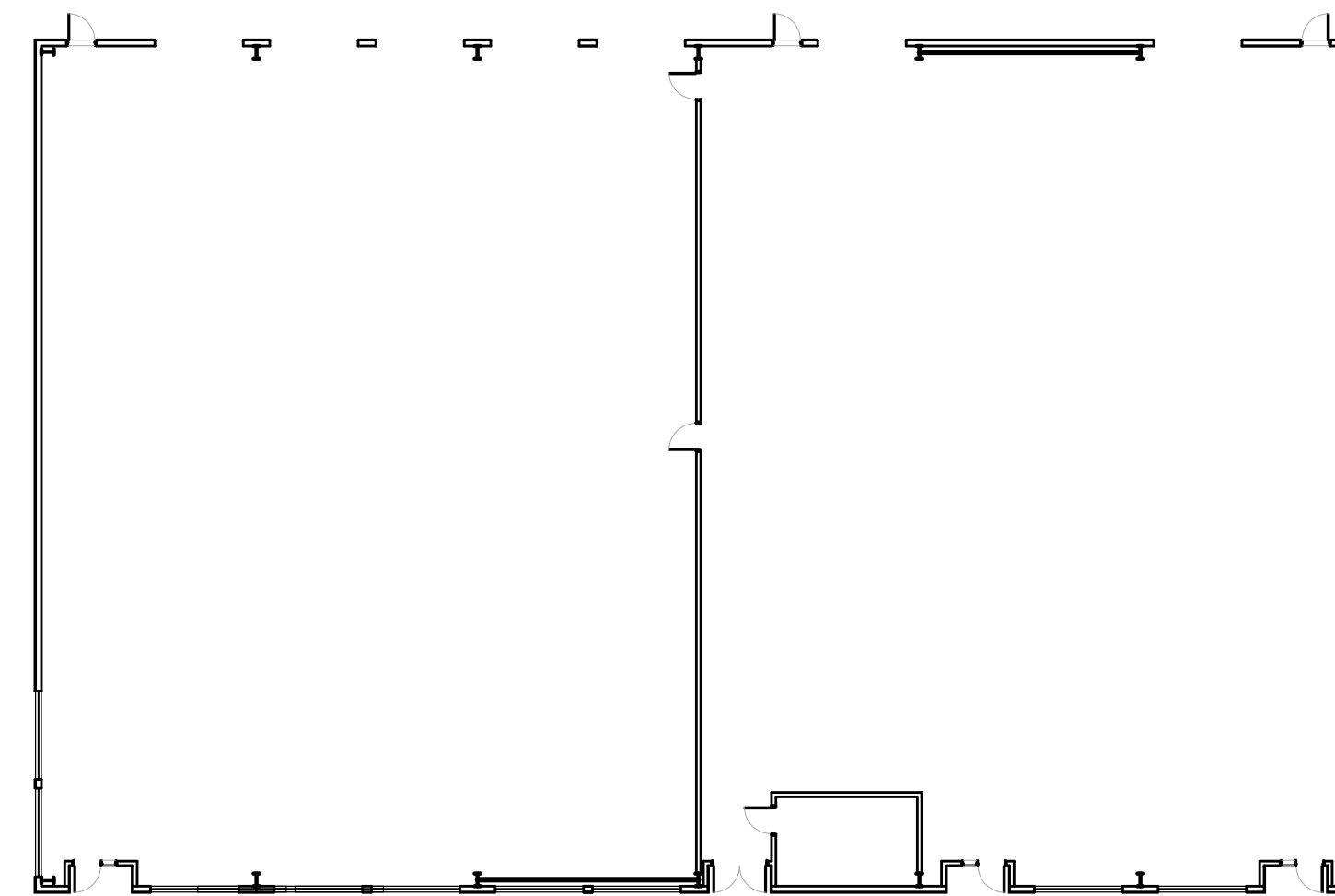
High School





WENAH
GROUP

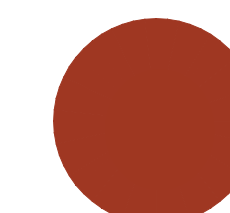
WILSON
ARCHITECTURE



Some classrooms under-utilized

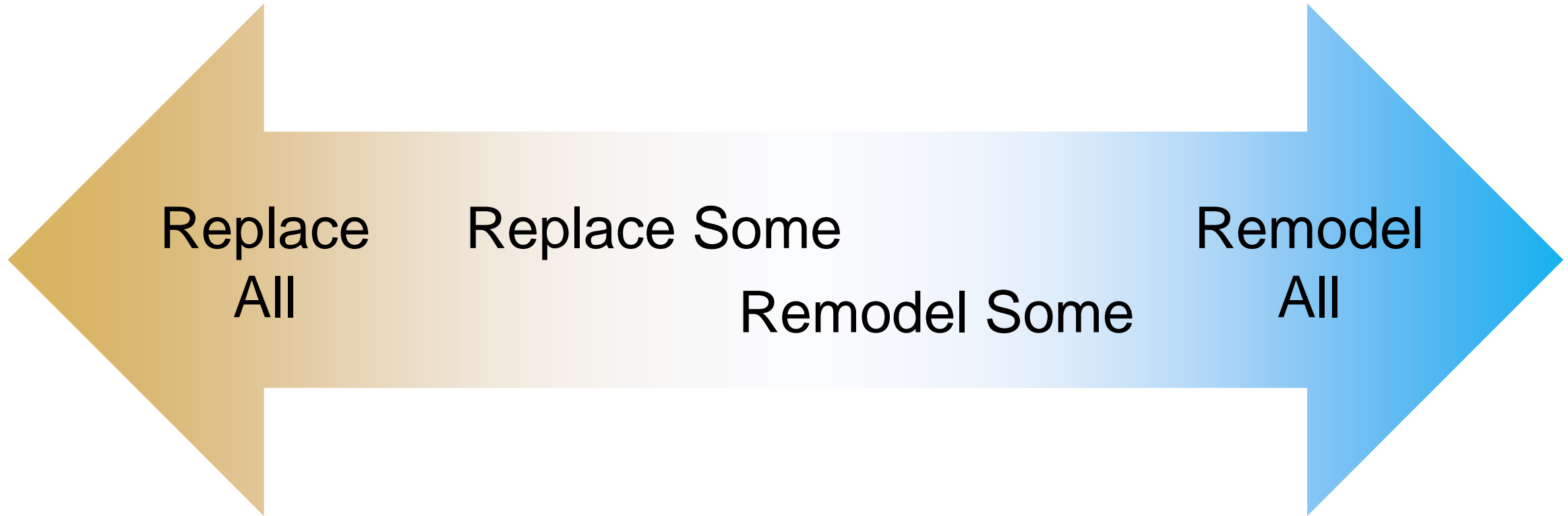


High School



ATHLETIC FACILITIES

CONSIDERING REPLACEMENT VS. REMODEL



Replace
All

Replace Some

Remodel Some

Remodel
All

CONSIDERING REPLACEMENT VS. REMODEL

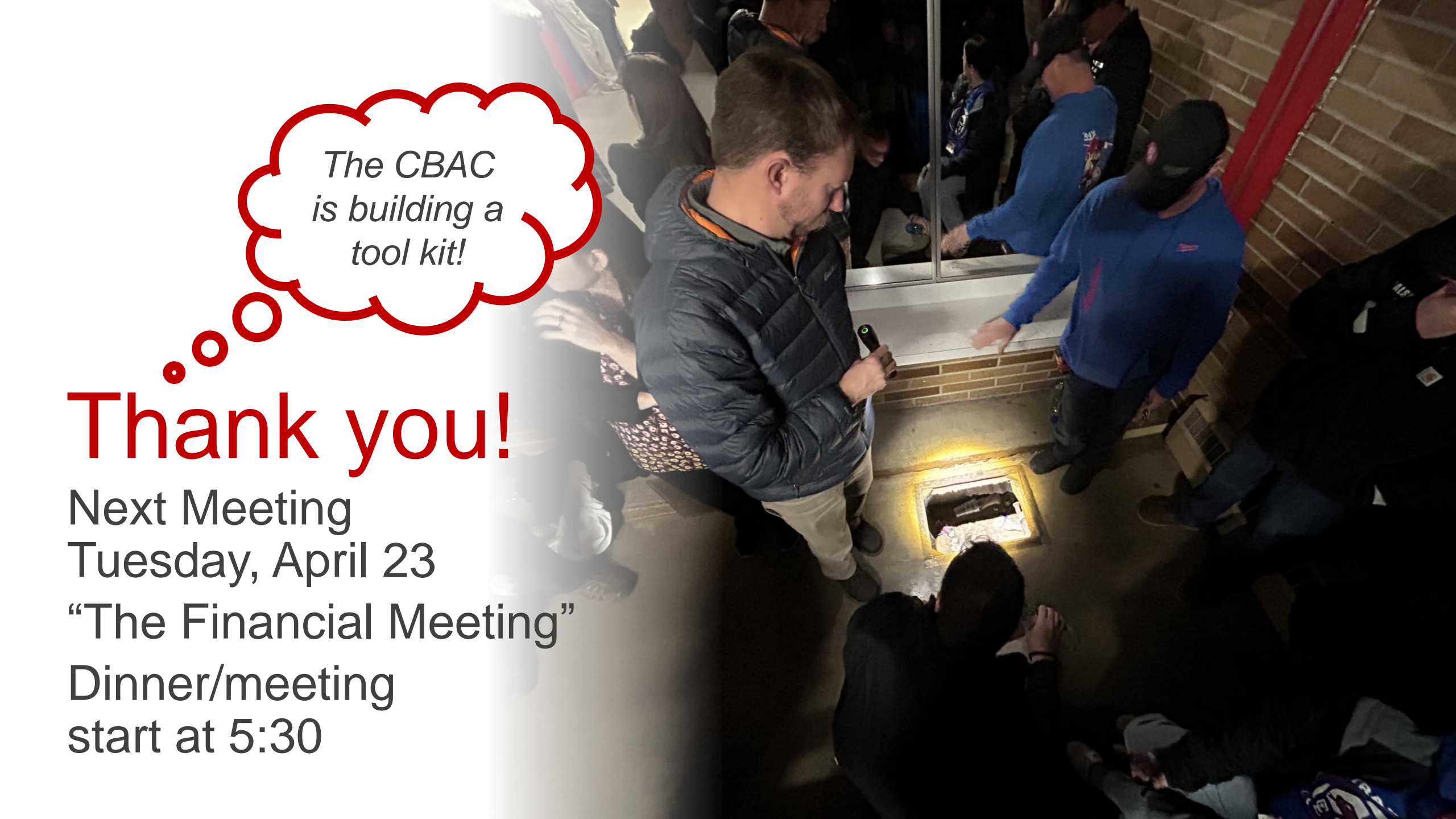
Replacement

- The most common method is a type of “flip-flop”
 - *Building new while existing area is occupied, move to new building, demo old area*
 - *“Flip-flop” can be on same site (if enough room) or on different sites*
- New building can be designed to modern educational standards
- Designed to modern energy, fire code, ADA
- No legacy problems from existing building
- Shorter/simpler construction schedule
- Students/staff can remain in existing building until new building is ready – less disruption
- Hazardous material in existing building easier to manage in demolition

CONSIDERING REPLACEMENT VS. REMODEL

Remodel

- Desired when building has significant historic or community value, or unique historic features
- Perceived value and stewardship
- Moderately less expensive
- Will provide modern learning environment once remodeled
- Design is constrained by existing footprint – preserves existing site inefficiencies. Building location on site should already function well.
- Staff/students must be relocated during construction
- Construction can be close to students / noisy
- Will require student/staff patience during disruption
- More phases = longer schedule = increased cost
- Building required to meet new energy/fire code, ADA
- High potential for unanticipated conditions, requiring additional contingency
- Design and project management costs are greater due to increased complexity



*The CBAC
is building a
tool kit!*

Thank you!

Next Meeting

Tuesday, April 23

“The Financial Meeting”

Dinner/meeting

start at 5:30