

Central Linn School District
Facilities Committee – District Office
January 6, 2014 – 6:30 p.m.

Committee Members Present: John Cavill, Eric Gerber, George Frasier, Patti Robb, George Pugh, Kirk and Joni Wixom, Kirt Glenn. Absent: Kevin McDonald

Others: Brian Gardner, Superintendent; Susan Beaudin, Executive Assistant; Don Ware, Andara Frasier, Bob Collins.

Bob Collins from Hill International presented his property condition assessment report for both the elementary and high school. He also reported he had provided the district a disk with all blue prints relative to the buildings with the exception of any prints for the original elementary building. There are no prints available for that portion of the building. Mr. Collins explained he used a numerical value evaluation tool (form) to ensure all areas of the building(s) were addressed. As neither building has a cooling system the highest score possible was 94 out of 100.

Elementary School

The elementary school scored 49.6 out of 94 possible points. The building has some issues: ceilings, floors, pipe needs to be replaced, heating is pretty good due to recent upgrades, lighting pretty good. There are no fire separation walls between major occupancy areas or in the attic. There are also ADA issues with three of the bathrooms. The windows in the older portion of the building are a security concern and offer major heat loss. The roof is leaking and needs to be addressed as soon as possible. Paving in the back parking lot needs considerable work and the front parking area could use better access to the highway and improve traffic flow. Complete rationale included in report. The report includes a preliminary indoor air quality report from SAIF on rooms #1 and #8. No mold spores were detected and overall conditions better than previous test in 2009. The ceiling in hallway north/south and classroom #6 has evidence of mildew not mold. SAIF will return next week to test again.

Reported estimated cost to renovate the building totaled - \$3,478,800; conceptual marked up new construction cost totaled - \$5,959,664.

Mr. Collins stated the original building has solid concrete (poured concrete not block) walls; a lot of value to the original part of the building. He didn't notice any cracking of interior walls (rm #18) but would check again on his next trip. He did crawl under building and did not see any signs of mold. He did not do any destructive testing. There is dry rot in windowsills but didn't see any structural damage but did see mildew in attic. A visual check of the pumps under the library showed them in working order, some ground water; no input on the vault. When asked if it would be worth it to remove the entire roof and replace it, Mr. Collins stated it would need further research by a roofing expert.

High School

The high school scored 29 out of 94 possible points. Mr. Collins reported in general, foundation and structure in fair shape but major seismic upgrades would mean gutting the whole school to make those seismic upgrades and would require a major remodel to do so. Many walls tongue and groove siding and pegboard is a sanitation problem; roof in poor condition; windows are large, losing a lot of heat; fixed equipment (kitchen) not too bad; electrical pretty good. He reported concerns with the mechanical tunnels rusting; heating a major problem, controls are nonfunctioning; the boiler itself is okay but controls are running nonstop. He noticed window vents on sills are actually return air vents

but they do not work adequately. The pneumatic controls are obsolete; wasted energy. The sewer system has an issue if power goes off pumps go off and sewer backs up into the boiler room and goes into the air. The sewer lagoon by the greenhouses definitely not a good situation and the gate is not kept locked, a security risk for students. As shown in figure #14 the amount of metal rust below the structure that holds up concrete floor is a concern and the life of the floor is diminishing. The steam piping is original and it has continual leaks; another issue is probably ground water leaking into the tunnels. Same problem with sewage pipes by greenhouse and they were installed alongside the water pipes which is a concern for cross contamination. Fire separation walls need to be brought to current code; limited sprinklers; missing exit signs and ADA flashing lights needed. If power goes off, fire alarm will not function. Have ADA issues in handicap bathrooms, clearance issues and missing grab bars. SAIF will conduct indoor quality test at the high school next week.

Reported estimated cost to renovate the building - \$14,498,167; conceptual marked up new construction cost totaled - \$21,048,747 (this number was based on a rebuild of 120,000 sq ft not the current 85,000 sq ft that is the current size of the high school.).

Mr. Collins did contact the Linn County Planning Department and there are no outstanding codes but the State Fire Marshall still needs a written response from the district for the State's January 2012 report for the high school. He also included information from the City of Halsey regarding upcoming waterline improvements that would impact any construction the district chose to do. The overall estimated costs for Phase 1 \$530,900 and Phase 3 \$353,600; the district's portion of those projects was unknown. Mr. Gardner stated there was also an upcoming sewer project for Halsey with an expected cost to City, \$1 million.

Committee questioned the life expectancy if a renovation was done at the elementary school. Mr. Collins thought 50-75 years not counting seismic activity. Perhaps begin by determining what you would like to see as far servicing students and what you have to do to get that point to meet those educational goals and what it would take to get there and put costs to that. It was stated functionality plays a big part in making final decisions but it is a school board decision not the Committee's decision.

Additional comments by Mr. Collins: The heating system at the high school is a health issue. Energy savings with a remodel would take a lot of money and long time to see any savings. Energy and seismic grants are available but not significant to the overall project(s). Floor replacement estimates at the elementary included going down to the sub flooring. He did not provide replacement costs for elementary too many factors but would provide rough estimate.

After discussing timeline for making recommendation to the Board, the Committee determined it would reconvene on Monday, January 20, 6:30 p.m. at the district office and again on Monday, February 3, same time and place.

Meeting adjourned at approximately 8:15 p.m.

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