

CENTRAL LINN SCHOOL DISTRICT
FACILITIES COMMITTEE MEETING – DISTRICT OFFICE
JANUARY 20, 2014

Committee Present: George Frasier, Eric Gerber, Patti Robb, Kevin McDonald, George Pugh, Kirt Glenn,
Members Absent: Jon Cavill, Joni and Kirk Wixom
Others: Brian Gardner, Superintendent; Susan Beaudin, Board Secretary

Reviewed Purpose of Committee – Are we satisfied with the current conditions? Can we maintain our way to acceptability at current funding levels? Do we go out for a bond for repairs and future maintenance of current facilities or; replace facilities and future maintenance?

Questions or Comments From Last Meeting – Comments regarding the assessment report presented by Hill International included: the report met expectations; material added to the conversation; very informative and thorough; confirmed a lot of things we knew; rated some of the things at the high school higher than anticipated.

Reviewed and Discussed:

Brownsville Bus Barn – It was the general consensus of the Committee the structure needed replacing.

Halsey Groundskeeper Barn – The structure has a dirt floor, no foundation, limited lighting. If the district is going to continue to provide maintenance and grounds services the structure should be replaced or contract out services. With the current poor facilities there is a lot of liability; should not remain status quo. There was discussion on replacing the Brownsville bus barn and the groundskeeper barn with one building and combine work space.

High School Track – It has been estimated it will cost \$200,000 to \$500,000 to repair the track for students to use. Core samples have been done and a track specialist determined there was not enough rock for it to remain stable and therefore need to be taken down to the dirt. To budget a portion for such a project each year would take years to accumulate enough to complete project. It was suggested the track be put on moratorium until we have safe buildings for students. Others on the Committee opted to include a new track with a bond. Superintendent Gardner stated he had asked the District Track Committee to let the Facilities Committee make its recommendation to the school board first and the Board determine what and where the district was going with facilities before proceeding. Another option voiced was an all grass track like Europe is turning to and being considered by Nike and Tinker Hatfield. It was stated Mr. Hatfield was waiting to see what Central Linn did before making any other suggestions or donations towards the track. Superintendent Gardner commented there could be a partnership with local grass seed industry and the district in producing a grass track.

Brownsville School – The original recommendation of the Committee was to close off the older part of the Brownsville building due to severe issues with the boiler, which has been done; and, to address the unsafe trees. The district has cost estimates for tearing that portion of the building down; but, it doesn't make sense to tear it down now until we know what the district is going to do with other facilities. It could be we have to use portions of the Brownsville facility as short term classrooms with short term heat source. There was consensus to let recommendation stand and school board to decide. Information was brought to the Committee that there was interest in Brownsville for senior living

housing. This group was encouraged to consider the Brownsville school property with its offices, large meeting room, gym and kitchen.

High School – Committee consensus was to build a new high school. Comments were: no educational gain in repairing the building; major, costly, earthquake renovations required; we are down to one contractor and one person willing to make repairs in the steam tunnels; steel beams holding up flooring are rusting (unstable); collapsed sewer drains; need generator and storage tanks; looking to future needs of a cooling system.

The Committee discussed the need to go for one bond instead of short term fixes with multiple bonds. Currently there are \$9 million in Brownsville and Halsey City water and sewer upgrades needed by 2020. If we were lucky to pass one bond the chances of coming back in 5-10 years for another bond would be slim. We need to make one bond work.

Elementary School – The Hill report answered a lot of questions, specifically, the building has mildew not black mold. Committee members differed on whether to repair or build new. Some felt if you repair you would still have problems down the road and should build new under one bond and, do it before the local cities go out for water/sewer bonds. Some felt there was core value in the building and with some upgrades the building would last awhile longer.

Discussed the question, could the district pass a large bond to build two schools or, a one campus K-12 school. There are community groups that are not closely tied to schools that may make it difficult to pass a large bond. The district would need to provide assurances that the plan to build would be fiscally responsible. It would need to show how much a stand-alone elementary building would cost versus a K-12 school. Before any final decision by the Board is made the district has to have that number and costs. Also, the Committee discussed the estimated cost to taxpayers for passing a bond. Currently Central Linn has the lowest school support rate of \$4.62 per thousand in the tri-county area. Other districts quoted were: Jefferson at \$4.85; Santiam Canyon at \$4.89; Scio at \$5.4; Harrisburg at \$6.14; GAPS \$6.2; Sweet Home at \$7.01; Lebanon at \$7.02; Corvallis \$7.22. Some community members may think Central Linn should dissolve but what patrons may not understand is Central Linn patrons would take on the other school district's tax rate and we would lose our local schools.

Facilities Committee Recommendations to the School Board:

Bus Barn - Replace or contract out whatever makes economic sense

Groundskeeper Barn - Consider replacing and combining with bus barn or consider contracting services. Look at cost of facility and equipment needed for grounds.

High School Track – The school board and future committees should consider how to most efficiently repair or replace the track.

Brownsville School –Secure (make safe) trees on property; replace bus barn, and encourage the school board towards repurposing the property for the benefit of the community.

High School – Given the price to renovate per sq. ft. versus building new, it is the recommendation of the Committee to build a new high school.

Elementary School – The Committee recognizes the efficiency of one campus and recommends building a common campus (K-12) IF the district can justify it. Be fiscally conservative. Be transparent. If it is not financially efficient to build a common campus school then repairs should be made to the current elementary building.

Additional Comment: Would encourage the school board when considering new facilities, at the same time, to have the resources to maintain the facilities. We need to be able to keep it up; need to plan for replacement maintenance.

It was the consensus of the Committee that it had completed its task as delegated by the school board and would no longer have a need to meet. The meeting scheduled for Monday, February 3 was canceled. The Committee's recommendations would be presented to the school board at its February meeting scheduled for Monday, February 10, 6:30 p.m. at the high school.

sb