

Sherman County School District Facilities Planning Meeting VI - Notes

Monday, April 8, 2013 | 5:00pm | Sherman County Library Conference Room

Meeting called by	Sherman County School Board	Attendees: Ken Melzer, Ree Ella von Borstel, Erin Stone, Kristi Coelsch, Jesse Stutzman Jim Macnab, Amy Huffman, Kalie Rolfe, Brandon Hammond, Wes Owens, Bill Martin, Cliff Jett
Type of meeting	Planning Committee	
Facilitator	Bill Martin	
Note taker	Erin Stone	
Timekeeper	Bill Martin	

AGENDA TOPICS

Agenda topic Review & Approval of Meeting IV& V Notes | **Presenter** Wes Owens, Superintendent

Discussion: Committee reviewed draft notes from March 19 and March 27, 2013 meetings and Mr. Owens made minor corrections. Committee approved both sets of notes with changes .

Action Items	Person responsible	Deadline
Type April 8, 2013 Notes	Erin Stone	April 29, 2013

Agenda topic: Recap of 3/19/13 draft column chart | **Presenter** Wes Owens, Superintendent

Discussion: Mr. Owens passed out and reviewed the 3 column new facility options draft chart brainstormed by the committee on 3/19/13. Mr. Jett asked for several points of clarification on the bullet points listed in each column.

- It was clarified that all bullets are separate spaces but may be brand new construction or remodeled existing areas.
- The new administrative space in the front of the school stemmed from recent security recommendations based on lessons from Sandy Hook Elementary.
- New concessions might be inside adjacent or between the gym(s) and include a larger area for easier eating and socializing by crowds. It might be approximately twice as large based on architect's past plans.
- Ms. von Borstel stepped off the Sherman Elementary and the SJSHS distance from Hwy 97 and the west side proposed new facility site is actually further from the highway than Sherman Elementary. Ms. Stone clarified that the highway visibility into the high school site is much higher and clearer than the elementary. Regardless, fences and security are still an issue to be managed.
- Mr. Jett did some rough calculations at \$230 per sq. ft. on option A and estimated that it would be over the board's budget limit.

Action items	Person responsible	Deadline
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Agenda topic *Committee Reports* | **Presenter** *Mr. Jett, Ms. von Borstel, Ms. Stone*

Discussion: 3 committee members were asked to give reports on financing and property sale options.

- Mr. Jett reported that the Wedbush Capitalist Program may be a decent option. It is associated with the Association of Oregon Counties.
- Ms. von Borstel reported on her visit to Dufur and the lunch schedule the use successfully feeding K-12 in one cafeteria. She did not have any information on Bend relators at this time.
- Ms. Stone reported that the Port of The Dalles has no jurisdiction in Sherman County and cannot help find a buyer for Grass Valley.
- Mr. Jett volunteered to check on commercial realtors.
- Mr. Martin will check with the OSBA on their recommended realtors for school transactions.
- Mr. Owens will invite the Grass Valley Fire District to send a letter on their proposal for Sherman Elementary.

Action items	Person responsible	Deadline
Commercial Realtors Options	Mr. Jett	April 29, 2013
OSBA Information	Mr. Martin	April 29, 2013
Grass Valley Fire District Letter	Mr. Owens	April 29, 2013

Agenda topic *Financing Options* | **Presenter** *Mr. Martin, Committee Chair*

Discussion: Mr. Martin made no progress with the OSBA but Justin Miller or Bank of Eastern Oregon is looking into the interest rate on a \$10 million loan for a school. Mr. Melzer added that Seattle Securities is the loan provider of record for Vernonia. Ms. Stone commented that having some market assessment on Grass Valley would be helpful in determining the financial need for the project. The committee agreed and asked Ms. Stone to ask Andrea Klaas, the port Director.

Action items	Person responsible	Deadline
Commercial Realtor for Port of the Dalles	Ms. Stone	April 29, 2013

Agenda topic *Dufur March 20, 2013 Visit report* | **Presenter** *Mr. Owens, Superintendent*

Discussion: Mr. Owens reported his observations on his 2nd visit to Dufur during the school day.

- Central office for all grades
- 1 straight hallway
- K-8 in one wing
- Shared music room

- One library location, public and school use
- 2 gyms
- Relocated concessions and cafeteria with the concessions between the 2 and concessions connected to the gym
- The computer lab, pre-school, and Ag were all in one new building
- 3 lunch periods
- Teacher walked all groups of elementary students through the building
- No separate sick room for various grades, all in one spot
- Some elementary/middle school/high school intermingling
- Grade school and high school schedules are staggered to minimize intermingling

Action items

Person responsible

Deadline

Agenda topic *Site Built vs. System Built Options* | **Presenter** *Mr. Martin, Committee Chair*

Discussion: Mr. Martin asked the committee for their priority in agenda items and the group agreed to move the site built vs. system built discussion to the next meeting and keep it in mind while discussing the new facility necessities. A hybrid of site built and system built is also an option.

Action items

Person responsible

Deadline

Agenda topic *Site Location Discussion* | **Presenter** *Mr. Martin, Committee Chair*

Discussion: Ms. Coelsch passed out a land level survey of the various new facility site options. It showed significant fill needs for both the East and North sites, making the West site more attractive to many committee members. The group asked Mr. Owens to review existing space at the Jr./Sr. High campus and determine if there were locations that could be used to accommodate elementary students or if all new construction was required. In order to do so, Mr. Owens asked for committee consensus on the first choice site.

- Ms. von Borstel - admin east, balance West site due to fill expense
- Mr. Stutzman - admin east, balance West
- Ms. Coelsch - admin east, balance West
- Ms. Stone - admin east, middle or high school West
- Mr. Melzer- East site with addition to wings
- Mr. Martin - East or North sites
- Mr. Jett - West site due to fill expense, 2 story East site might be an option
- Mr. Macnab - West site due to fill expense, 2 story East site might be an option
- Ms. Rolfe - admin east, balance West
- Ms. Richelderfer-Huffman – admin East, balance West

- Mr. Hammond - West site with trees or dense hedge to block highway
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Agenda topic Wapato/ESD105 Visit April 18, 2013 | Presenter Mr. Martin, Committee Chair

Action items	Person responsible	Deadline
Coordinate with Mr. Ketchum & Organize Transport	Wes Owens	April 18, 2013
Next Meeting	Full Committee	April 29, 2013, 6:00 pm