

Planning Advisory Committee Meeting #9 Summary

MEETING DATE: Tuesday, May 21st, 2019

LOCATION: Sheridan School District Office, 435 S. Bridge St., Sheridan

TIME: 5:00 pm – 6:30 pm

In Attendance

Committee Members Present

Michelle Evans
Michael Griffith
Ken Piontek
Bill Rasar
Matt Ross

Staff and Consultants

Steven Sugg, Superintendent, Sheridan School District
Robert Collins, DAY CPM
Allison Brown, Facilitator, JLA Public Involvement

Audience / Members of the Public

None present

Overview

- This meeting was a discussion of the prioritized list of projects, and proposed tiering of projects for the Long-Range Facility Plan recommendation to the Board of Directors.
- The next meeting is scheduled for June 4th, 2019 at 5:00pm.

Welcome, Agenda Review and Updates

Allison Brown, JLA Public Involvement, welcomed the committee and reviewed the agenda. Robert (Bob) Collins, DAY CPM, reviewed the materials available for committee members, including the prioritized list of projects and an email from committee member Ken Piontek. Bob also provided an update on the OSCIM (Oregon School Capital Improvement Matching) program, and the work that he has been doing to prepare for the application for this funding opportunity.

Committee members had a few general questions on the LRFP process, and the possibility of a School bond in the next few years:

Q: How would construction bids work for projects identified for a school bond?

A: *Generally, a price per square foot is calculated for construction, and that amount is included in the proposed project cost in a bond. This can fluctuate depending on regional construction costs.*

Q: Are the cost numbers identified in the project list the exact amount?

A: *No. These costs are estimates, that might include the “soft costs” (permitting fees, project management costs, design fees, etc.) but are more of a general idea rather than an exact amount.*

Q: Would specific projects be identified in a bond measure?

A: *Not necessary. The ballot language is very limited (about 170 words) and therefore very general. However, the communication to the public on the bond would include more specific information on proposed projects possible through an approved bond.*

Q: Will the recommendation on project to the Board include explanations (for example, clarifying what a ‘secure vestibule’ is)?

A: *Yes. Bob will work to put together some examples so that the recommendation makes sense.*

Discussion: Prioritized Projects

Robert Collins, invited the group to review the prioritized list of projects and begin discussion on the projects they feel are most important. Bob reminded the group of their guiding principles as a way to make decisions, and emphasized that the committee is responsible for making a recommendation to the School Board of Directors on a Long-Range Facility Plan. Some of the key points from this discussion include:

- Remove Item 9 on the list (replacing ramp to Stadium), the Board recently authorized funds to do this work so it does not need to be put into an LRFP.
- The committee reached consensus that many of the high priority items on the list, including providing secure vestibules at FCS and SHS (Items 1 and 6), new fire protection and fire alarm systems SHS (Items 2 and 12), new clock and paging systems at FCS and SHS (Items 8 and 16), and the construction of a new wing (Item 7) and new shop/metalworking space at SHS (Item 14) were all key priorities for this committee and should remain in a top tier.
- Some of the items on the list are tied together, even though they did not score with the same priority ranking (for example, demolition of the modular buildings, Item 39, must happen in order for the construction of a new wing, Item 7, at Sheridan High School). It would be useful to look at these items

as clusters or packages, to get a better sense of the cost to complete some items. Some of these include:

- Abatement of the VAT flooring should be done in the entire school at SHS (Items 5, 20 and 21 on the priority list)
 - A full remodel of the office space at SHS could include installation of a secure vestibule, remodeling the space, a new paging and clock system and floor abatement (Items 6, 13, 8)
- Work on the old gyms at both FCS and SHS scored very high on the initial prioritization list. There was discussion on whether these would provide much benefit considering the price. The committee felt that these projects should be placed in a lower tier (Items 3, 4, 25, 28, 31). The committee did feel that repairing the floor in the old gym at FCS (Item 36) should be placed at a higher priority.
 - There was also discussion on whether some cosmetic fixes could be done to the old gyms to make them more appealing and usable, while keeping costs down.
- The committee noted that the installation of a VRV system at FCS (Item 11) is very expensive. They discussed whether a cheaper option could help to address the issues in the current system (which currently works, but has caused issues with the roofing system).
- There are several project items that address safety, a key value identified in the guiding principles of the committee. Many felt that these projects should be placed in a higher tier, to ensure that safety is addressed and that schools are compliant with ADA code and regulation (including elevating Items 27, 40 and 71).
- A few items that ranked lower on the list were noted to be put into a top tier, including installing an HVAC system in the server room at FCS (Item 59), fixing the floor in room 122 at FCS (Item 51),

Through discussion, the committee felt that much of the proposed project list would be driven by the amount in a potential bond. Committee members felt that \$12 million would be a good goal for a bond measure, and considered the potential of matching funds from the OSCIM program. The committee felt that a tiering of projects would be helpful in reviewing the projects, to identify the top-tier of projects that would fit within a \$10 million range, an additional tier of \$4 million projects that could fall into matching funds, and a final tier of additional projects.

Next Steps

Towards the end of the meeting, Bob noted that the committee needs to forward a recommendation to the Board of Directors, but there wasn't a sense of agreement on a proposed list of projects yet. The group agreed that they needed more time to deliberate and decide on a recommendation. They agreed to meet again before forwarding a recommendation to the Board, with the specific purpose of voting on a recommended LRFP plan. Bob and Allison will work on a tiering system for committee review, and send that ahead of the next meeting.

- The next meeting is scheduled for June 4th, 2019. The committee intends to vote on a final recommendation to the Board.

Appendix

Included in this appendix:

- Prioritized project list
- Email from committee member Ken Piontek (sent 5/20/19)

Sheridan School District LRFP Project List				EST. COST	Priority Score
	School	Location	Scope Specifics		
1	Faulconer-Chapman School	Entrance	Provide secure vestibule	\$77,500	20
2	Sheridan High School	Entire School	Provide new fire protection system	\$593,650	18
3	Sheridan High School	Old gym	Demolish existing roof structure and provide new roof structure	\$1,034,625	18
4	Faulconer-Chapman School	Old Gym	Upgrade Gym space	\$190,650	18
5	Sheridan High School	Classrooms - General	Abate existing VAT flooring, provide new stained and polished concrete	\$173,600	17
6	Sheridan High School	Main Entry	Provide secure vestibule	\$77,500	17
7	Sheridan High School	New wing	Provide new addition on north side, connected to main building. Include bathrooms in new wing to help with behaviorial issues. Accommodate dedicated storage space	\$3,720,000	17
8	Sheridan High School	Entire School	Provide new clock and paging systems	\$174,375	16
9	Sheridan High School	Stadium	Replace ramp to grandstands	\$81,840	16
10	Faulconer-Chapman School	Title 1 Room	Replace carpet with new VCT flooring	\$19,375	16
11	Faulconer-Chapman School	Building Wide	Install VRV system	\$2,278,500	15
12	Sheridan High School	Entire School	Replace existing fire alarm system	\$348,750	14
13	Sheridan High School	Office	Needs to be remodeled to accommodate technology and useable space	\$348,750	13
14	Sheridan High School	Shop/Metalworking Room	Expand or rebuild two shop areas - separate to provide more space and reduce safety risks	\$1,034,000	13
15	Sheridan High School	Parking Lot	Remove and replace the north parking lot	\$166,470	13
16	Faulconer-Chapman School	Entire School	Provide new clock and paging systems	\$227,850	13
17	Sheridan High School	Entire School	Provide two (2) each bottle-fill drinking fountains	\$23,250	12
18	Sheridan High School	Exterior	Provide additional site lighting, particularly at the south elevation of the building	\$46,500	12
19	Sheridan High School	Cafeteria	Replace the west window wall with a new aluminum curtain wall	\$99,820	12
20	Sheridan High School	Cafeteria	Replace kitchen flooring including abatement of existing VAT flooring	\$30,690	12
21	Sheridan High School	Cafeteria	Abate existing VAT flooring, provide new stained and polished concrete	\$51,925	12
22	Sheridan High School	New Gym	Add second floor above the existing weight room to accommodate wrestling practice, film room, and additional classroom and/or office space	\$1,187,300	12
23	Sheridan High School	Stadium	Renovate and expand restrooms	\$310,000	12

24	Sheridan High School	Exterior	Clean, tuckpoint, and seal existing brick veneer, repaint existing wood siding	\$145,313	11
25	Sheridan High School	Old Gym	Renovate locker rooms including replacing existing lockers	\$1,410,500	11
TOTAL				\$13,852,733	
26	Sheridan High School	Corridors	Replace all Hall lockers	\$196,308	11
27	Sheridan High School	Campus Perimeter	Provide additional fencing to enclose entire school site	\$54,250	11
28	Faulconer-Chapman School	Old Gym	Renovate locker rooms and restrooms	\$868,000	11
29	Faulconer-Chapman School	Cafeteria/Kitchen	Steamer is placed at an awkward and difficult to access height	\$15,500	11
30	Faulconer-Chapman School	Site	Upgrade area around W,S,E of school (Donut Ring)	\$46,500	11
31	Sheridan High School	Old Gym	Repair damaged ceiling tiles, repaint walls and ceilings	\$34,488	10
32	Faulconer-Chapman School	Dumpster Area	Provide larger pad for dumpsters (at least 3 dumpsters wide) and better lighting for dumpster area	\$22,475	10
33	Sheridan High School	Choir Room	Provide acoustical wall/ceiling panels	\$32,550	9
34	Faulconer-Chapman School	Restrooms	Upgrade public restrooms	\$124,000	8
35	Faulconer-Chapman School	Shop	Build a new room or convert existing classrooms	\$1,065,625	8
36	Faulconer-Chapman School	Old Gym	Repair existing gym flooring	\$7,750	8
37	Faulconer-Chapman School	Entrance	Provide additional site lighting, particularly at the building entrance and parking lot	\$34,875	8
38	Faulconer-Chapman School	Site	Install Interior Walk off Mats Interior and Exterior (4 locations)	\$15,500	8
39	Sheridan High School	Modular buildings (4)	Demolish existing modular buildings	\$93,000	7
40	Sheridan High School	Parking Lot	Provide ADA parking per current code	\$7,750	7
41	Faulconer-Chapman School	Music Rooms (Band and Choir)	Provide acoustical wall/ceiling panels, acoustical insulation in walls	\$53,940	7
42	Sheridan High School	Restrooms	Remodel restrooms not previously remodeled	\$81,375	6
43	Sheridan High School	Room 4: Computer lab	Upgrade and repurpose room. A suggestion was made to place LRC in Room 4. (Used for testing and occasionally by a class for a project. Not used as much since the purchase of chrome books.)	\$73,625	6
44	Sheridan High School	House of Hope	Provide new fencing to enclose back yard	\$19,375	6
45	Faulconer-Chapman School	Science Lab	Repair/replace fume hood	\$11,625	6
46	Sheridan High School	Classrooms - General	Provide new ductless split system heating and cooling	\$409,200	5
47	Sheridan High School	Classrooms - General	Provide additional electrical receptacles	\$23,870	5
TOTAL				\$17,144,314	
48	Sheridan High School	Stadium	Provide rain drain system to tie downspouts to storm drain system	\$44,175	5
49	Faulconer-Chapman School	General	Repairs and upgrades to mop rooms including new FRP wainscot	\$7,750	5

50	Faulconer-Chapman School	Music Rooms (Band and Choir)	Provide additional lighting	\$10,850	5
51	Faulconer-Chapman School	Rm. 122 (Autism Classroom)	Remove and replace slab-on-grade and flooring where rebar is protruding through	\$15,500	5
52	Sheridan High School	Classrooms - General	Install raceways to hide exposed wires in classrooms	\$50,375	4
53	Sheridan High School	Cafeteria	Provide new sink and countertop	\$15,500	4
54	Sheridan High School	Room 12	Provide additional space (AVID conferences and ESD specialty teachers use this room also. Counselor uses it also.)	\$178,250	4
55	Sheridan High School	Room 14: Technology.	Provide additional space (suggestion was made to make a bigger classroom with a lab area)	\$178,250	4
56	Sheridan High School	Fields	Get south field into playing condition	\$181,350	4
57	Sheridan High School	Site	Install Interior Walk off Mats Interior and Exterior (2 locations)	\$7,500	4
58	Sheridan High School	General	Build storage area (pole barn, metal building, etc.)	\$223,200	4
59	Faulconer-Chapman School	Server Room	Provide ductless split HVAC system	\$18,600	4
60	Faulconer-Chapman School	Music Rooms (Band and Choir)	Provide additional instrument storage cabinets	\$15,500	4
61	Faulconer-Chapman School	Site	Install retaining wall on east side of Main Building	\$57,350	4
62	Faulconer-Chapman School	South Playground	Provide play surface and playground equipment	\$116,250	4
63	Faulconer-Chapman School	Site	Add jogging path along fence	\$77,500	4
64	Sheridan High School	Art Room	Additional space needed	\$23,250	3
1	Sheridan High School	Cafeteria/Stage	Provide new audio-visual system	\$116,250	3
65	Sheridan High School	Classrooms - General	Upgrade furniture; some teachers prefer tables over desks.	\$58,125	3
66	Sheridan High School	Fields	Provide new irrigation system at the ballfields	\$579,700	3
67	Faulconer-Chapman School	Site	New Gator and Tractor	\$54,250	3
68	Sheridan High School	Science Lab (Room 2)	Replace existing lab casework including sinks and faucets	\$65,875	2
69	Faulconer-Chapman School	Rm. 212 and 208: Computer Labs	Phase out all computer rooms. Re-purpose rooms	\$31,000	2
70	Sheridan High School	House of Hope	Repair irrigation system	\$7,750	1
71	Faulconer-Chapman School	Interior - General	Elevator access; change to card access.	\$9,300	1
72	Faulconer-Chapman School	Site	Enhance landscaping	\$38,750	1
73	Sheridan High School	Science Labs	Provide new fume hood	\$11,625	0
74	Sheridan High School	Science Labs	Replace gas lines to lab equipment	\$7,750	0
75	Faulconer-Chapman School	Science Lab	Not fit for purpose	\$23,250	0
76	Faulconer-Chapman School	Covered Play Structure	Provide metal wall panels at top of covered play structure to reduce the amount of wind blown rain entering the play area	\$27,900	0
OVERALL TOTAL				\$19,396,989	

Allison Brown

From: Ken <kpionte@onlinenw.com>
Sent: Monday, May 20, 2019 1:17 AM
To: Sugg, Steven; Allison Brown
Subject: Please forward to rest of committee

Follow Up Flag: Follow up
Flag Status: Flagged

to get the discussion going prior o meeting Tuesday.

This is how I see the projects for the district being prioritized based on grouping (you get all the repairs done in a given area of building at same time to save \$ and efficiency) and the voted priority list.

HIGH SCHOOL

ASBESTOS abatement

classroom	173,600
cafeteria	51,925
kitchen	30,690

OFFICE abatement and remodel 348,750

NEW clock and paging systems 174,375

subtotal 779,330

EXPAND SHOP 1,364,000

SECURITY vestibule 77,500

CAFETERIA curtain wall 99,820

new subtotal 2,320,650 with all of the above projects, the following issues are still not resolved;

SCIENCE ROOM
BATHROOM additional
ART ROOM
OLD MODULAR REPLACEMENT

NEW WING 3,720,000 four above concerns resolved

GRAND TOTAL for HS 6,040,650 this total now covers the top ten priorities for HS plus adds kitchen/cafeteria
abatement
and curtain wall

FAULKNER CHAPMAN

SECURITY vestibule 77,500

UPGRADE OLD GYM FLOOR 190,650
(new floor installed)

RENOVATE old gym locker rooms 868,000
and restrooms

HEATING/AIR replacement 2,278,500
(repair roof too)

UPGRADE DONUT RING	46,500
DUMPSTER area upgrade	22,475
CARPET replacement	19,375

subtotal 3,730,850 This covers the top 9 out of top 12 on that list

GRAND TOTAL for HS & FC 9,771,500

This leaves the possibility of adding the following projects for HIGH SCHOOL on bond:

Choir Room acoustical panels	32,550
Additional lighting South Elevation	46,500
New fountain	11,000 each
New Fire system	593,650
Old Gym Roof Fix	1,034,625
New Storage building	223,200
Fence enclosing entire school	54,250

subtotal for HS add on list 1,995,775

This leaves the possibility of adding the following projects for FAULKNER CHAPMAN on bond

MUSIC Room acoustical panels	53,940
Additional lighting	34,875
Walk Off mats	15,500
SOUTH playground surface and equip	116,250

subtotal for FC add on list 220,565

Grand Total for Priority projects and add on projects for HS and FC 11,987,840

or around 12 Million

8 million for High School

4 million for Faulkner Chapman

Thus we can see that we still have room to add some other projects if we are considering a bond thats between 15 and 19 million.

Hope this starts a serious discussion by this Tuesday

Ken Piontek