

# **BANKS SCHOOL DISTRICT 13**

**450 S. Main Banks, OR**

November 29, 2012

## **Special Session**

### **Minutes**

*Minutes are official after Board approval*

#### **3:30 PM Board Work Session – District Conference Room**

In Attendance: Kathy Edison, Richard Bowden, Laurie Schlegel, Bob Huston, Joni Spencer, Jacob Pence, Pete Edison, Robert Esau, Vicky Van Domelen, Ron Frame, Rick Rainone, Shelley Mitchell

Vice Chair Kathy Edison called the meeting to order at 3:35 and led the flag salute.

#### **Junior High Schematics**

Robert Esau from DLR presented on the junior high design.

He said there are no major changes in the design since the last meeting. DLR has been working on engineering details. DLR is in the process of finalizing calculations and will have the final numbers in two to three weeks. The building will be brick with metal siding. The back part of the building by the media center will have horizontal siding - closer to the 1998 edition so it will blend in. The finishing is a warm palate with brown, green, gray, and yellow ochre.

Will Moore asked if there are bathrooms in the science rooms. Mr. Esau said bathrooms are not in the science rooms, but are adjacent. Mr. Esau said that the bathrooms meet code.

Laurie Schlegel asked about the finish on the outside of the building on the street side. Mr. Esau said there is brick and gray-toned metal.

Ron Frame asked Mr. Esau to comment on the alternate space in the junior high. Mr. Esau said the alternate space #1 could be a storage area with plumbing lines included. If the room was to be converted to a classroom the plumbing would be in place to add a sink.

Mr. Esau said the south side of the media room is tilt-up concrete. He said the wall panels are concrete, with masonry veneer on the outside. Behind the steel it is mostly concrete. Exceptions to this would be steel studs on the alternate.

Mr. Esau discussed the public space in the middle school. The lobby area will have benches constructed of reclaimed wood. There will also be display cases in this area. The reception area will be open for the most part, with a large sliding door in a wood frame with glass. This sliding door runs on rollers from the top. Above the lobby/reception area will be a study space. The front entrance on the north side will have diffused light from the windows. The stair area will have four solar tubes in the light wells. The classrooms will have three windows to let in as much natural light as possible. The west side of the building will have sunscreens to cut back on harsh light and heat. Mr. Moore asked what materials are used in the sunscreens. Mr. Esau said they are aluminum with fixed louvers, similar to Joseph Gale. The siding will be metal along with brick. The library will have metal siding with horizontal orientation. There will be a high-grade, power coated finish.

It was asked if the siding on portions in the existing building will be replaced. Mr. Rainone said he was not sure and this needs to be confirmed with Scott Rose.

Mr. Esau said the floors will be rubber tiles or sheet rubber, no carpet. Corian product will be on all window sills. Mr. Rainone said the lifespan on the metal siding of 20 to 30 years is comparable to the lifespan on metal roofs and is better than composite siding. The siding will have concealed fasteners which makes it easy to remove the siding from the outside. This will be high quality metal siding. Insulation is attached to the outside concrete wall panel, there is 2 to 3 inches of insulation in the wall panels, 5 to 6 inches in the roof. All inside walls will have sheetrock. Foam insulation will be sprayed in the walls, with rigid insulation for the roof. The interior stairs have steel rubber risers and treads. The exterior stairs are steel. The alternate bid would be an effective storage area consisting of exterior skin and metal frame. The cost to make the space a storage area would be approximately \$35,000 to \$45,000. To build out as an additional classroom would be approximately \$150,000 to \$180,000. The interior ceilings are

sloped in the classrooms and media center. The high point is at the top of the exterior window to all direct light into the classroom and corridor. Ceiling height is 10 feet to 12 feet at the highest point. Windows into the corridor are above the cabinetry. Low windows into corridors are hard to keep clean. Entrance to each classroom does have a side light. Mr. Rainone said there will be two times the decision to build the alternate classroom could be considered. The first would be in the initial project bid. The second could be after the award of the bid on the bleachers. Leftover money could be made available for the alternate classroom. Mr. Rainone recommended the board approve the floor plan. Budget challenges would come back to the board for consideration. The approval will authorize DLR to continue to the next phase of the construction documents. Mr. Rainone said the finishes proposed are high grade. Approval of the finishes will commit the plan to color but based on cost there may be a change of high grade finishes. Mr. Moore said he felt it was better to retain the high-grade finishes in the interior. Mr. Rainone said there has been tremendous staff investment and the core design group has attended every design meeting.

Kathy Edison made the following motion: "Be it resolved, the Banks School District Board of Directors approve the Middle School floor plan, mechanical system and finishes as presented as of November 29, 2012." Will Moore seconded. The motion passed unanimously.

Mr. Huston said there is concern with the high school heating system in the shop and vocational building. Currently there is an auxiliary hot water heater that serves these areas, and it is failing. The bid price does not include ventilation systems on the vocational building. The old storage sheds will be removed, and relocated, possibly by the football field corner. Mr. Huston handed out a copy from DLR on the proposed classroom HVAC system, with the schematic included. Mr. Huston said during the December 10<sup>th</sup> work session the board will review the information so that in regular session the board may be in a position to approve the high school mechanical systems. Mr. Moore asked to have information he has requested concerning the mechanical systems provided by the Dec. 10<sup>th</sup> meeting. He said fresh air intake and the air flow in the duct systems is critical.

Mr. Huston reported the district must have a permit for the emergency road at the elementary. He said the commercial zone of the elementary needs to be changed to community facilities.

Mr. Huston reported eight bids came in today. December 5<sup>th</sup> will be the full interviews starting at 9:15 am. On December 5<sup>th</sup> there will be a board work session with the high school design committee, the bond management committee and the board. Mr. Huston reported that he, Joni Spencer and Rick Rainone are meeting weekly. Mr. Moore said that the area needs to be physically measured where the proposed bathrooms and batting cages will be placed. Mr. Huston said this could be done on December 5<sup>th</sup> prior to the CM/GC interviews. The design size for the batting cages is 80 feet, not 100 feet. Rick Rainone said that prior to the finalization of the location they will measure and mark out the proposed buildings on the ground. It was the consensus of the group for the next board work session to occur on December 5<sup>th</sup> at 3:15 PM if DLR could be ready for the meeting. Items for discussion include the heating concerns in the vocational bldg and high school shop classroom, science classroom remodel, and the placement of the maintenance building. Kathy Edison commented that the high school design committee hasn't seen the proposed remodel of the science classroom. There was a discussion on delaying the December board meeting. The board decided not to reschedule. Mr. Rainone's recommendation was that if DLR would be ready for the 5<sup>th</sup> to hold to special work session. If the board is not comfortable with the information presented they could delay the decisions on the high school. Mr. Rainone said the high school bid package was not as critical to approve at this time. He said he felt there was a need for at least one more and maybe two design committee meetings. Richard Bowden asked about the outside restroom facility design and if there was storage incorporated. He asked what was the determining factor on the size. Mr. Huston said the design was proposed by DLR after in-depth conversations. He said the batting cages had a storage area in the preliminary design.

The meeting adjourned at 5 PM.