MEMBERS

Pete Edison Co-Chair Business Owner / City Councilor / Former HOA President
Ryan Birr Co-Chair Business Owner / Former City Councilor and HOA President
Sena Wilmoth Co-Secretary Elementary School Teacher
Lynda Goovearts Co-Secretary Parent / School District Resident
Jim Smith High School Vice Principal
Vicky Vandomelen Elementary School Teacher
LaRoy LaBonte Washington County Juvenile Counselor

MISSION

Superintendent Marv Ott created the Committee and appointed its members; directing that the Committee is to conduct research and provide a proposal to the Superintendent and to the School Board that will aid in steering the Administration down the path to develop a long term plan for updating and or replacing the District’s real property facilities and assets.

EXECUTIVE SUMMARY

The Committee organized, appointed executive positions (including Chair and Secretary), and began with visits to current facilities, reviewed current maintenance expenditures, discussed funding, and attempted to identify school district needs for now and for in the future.
The Committee was given a limited budget of $10,000 but with complete discretion for consulting costs and other miscellaneous administrative expenses. After the first couple of meetings, the Committee discussed developing long term plans for all three grade level segments of the District (elementary, junior high, high school), but also focused on other District needs including sports, arts, music, and community. The Committee agreed that there are several immediate facility needs that cannot be ignored during the process of rebuilding the district. Although not as much a part of the mission, these are also addressed within this document.

The Committee elected to use the entire $10,000 budget by retaining the professional services of Fletcher, Farr, Ayotte, Inc., Architects; appointing representatives Mr. Eric Wilcox and Colleen Kraushaar-Itoga to support the Committee with facility inventory, drawings, led brain-storming sessions, and concluded their research with a proposal based on the Committee’s final desires for the District’s facilities reorganization or reconstruction.

The Committee is providing a recommendation that not only looks at school district facilities, but also how these facilities might be incorporated in a partnership with the community and its needs as a whole as well. This overview is a much abbreviated summary of all the discussions and conclusions of the Committee.

**PHILOSOPHIES, CONCEPTS, THEORIES**

An excerpt taken from the 1985 Facilities Review Committee reads as follows:

“We believe that our school system must be protected from the ravages of operation from financial crisis to financial crisis.

A. Inspirational and innovative leadership at administrative and faculty levels is available and must be used to assist the School Board in providing a viable program.

B. Integration of the school system into the framework of the whole community shall be carried forward at all levels. “

...An interesting note, this Committee essentially came to the same philosophical conclusions as were previously adopted by the Facilities Review Committee of 1985; that our District should be financially strong, that our District should embrace innovation, and that our District should be a close partner with the community.

The Oregon Legislature has also enacted a task force to study the needs of districts, like Banks, where the growth is outpacing the ability to finance facilities growth. The group is made up of representatives from the Governor’s Office, school administrator’s groups, the statewide teachers union, the Home Builders Association of Metropolitan Portland, and the Stand for Children (an advocacy group). The group’s final presentation to the Governor is set for the first part of 2007 and will focus on four areas for Oregon school districts: 1) State funding for districts that can’t keep pace with population growth, 2) Developer fees that are dedicated to school facilities, 3) Double Majority changes in the election cycle allowing for school bond measures to be exempt twice per year, 4) Land use changes that allow districts to acquire less expensive land and build facilities outside urban growth boundaries. This group doesn’t have an immediate impact on the Banks School District, but its influence might have far reaching benefits for later developments.
Several philosophical issues were discussed by the Committee in attempt to arrive at some conclusions about the scope of long term facilities planning. Two issues finally surfaced as primary topics for further discussion where physical placement of sixth graders in the District and the potential incorporation of other community services within the campus design.

It’s not the position of this Committee to determine educational curriculums. However, a general consensus of the members for both class space and trends was to move to a middle school system of sorts, where the sixth grade class would be moved to the junior high facility but contained in their own area. This allows for their incorporation into the higher grades and also provides for additional needed elementary school class space.

Secondly, the Committee is of the opinion that that the school facilities, in general, should become a community center for Banks; combining not only the education facilities necessary for our kids, but other essential services that the City could be providing to the entire community. Growth within the City is limited, but generally the proximity and importance of the schools within the community lend themselves to providing shared resources with other organizations or services including City services (parks and library), health care services, senior involvement, recreation, college education, and many other community educational opportunities.

Both of these concepts fit with past District philosophies and have been incorporated here into the present proposal.

**FACILITIES OVERVIEW AND GENERAL NEEDS ANALYSIS**

The Committee was first presented with a complete list of facilities and followed by an extensive walk-through of all district buildings and other support facilities. We found that the “planned capacity” of the buildings was not at all representative of the useful capacity of each building. There are many services and conditions that lead to much smaller class sizes than planned. These include, but are not limited to, special needs students and head start programs class rooms, computer labs, PTO space, and aggression on space in individual classrooms for supplies storage, students’ personal storage, audio visual equipment, etc. Simply, the planned student capacity is not possible to achieve with so many other requirements and needs on the facilities, in addition to ordinary classroom and desk space.

The next item of significant discussion for the Committee was access to the facilities. The elementary school is already experiencing traffic overload with its busing and parental drop off and pick up of students. The junior high and high school access the same parking lot from Main Street, but in opposition to the buses arriving from the elementary school through the ball fields; parking is becoming a large problem at all three facilities.

Also a point of discussion was the state of the athletic fields incorporated in the educational campus. There is general agreement in the Committee that football, softball, baseball, and soccer, are necessary incorporates in the final master plan. The Committee also considered the addition of aquatics in the long term planning. However, any growth in school district building facilities within the current landscape, would obviously affect athletic field size and numbers.

Finally, the Committee believes that any plan of action must take into account growth within the district for 20 or more years and that the facilities and properties must be commensurately planned to accommodate additional
facilities, administration, parking, and other community services. Any new buildings will probably need to exceed their useful life much like the current buildings already have.

**Banks Elementary** was built in 1997 and is currently supporting K-6 grades averaging 29 students in 26 classrooms or about 625 students with a planned capacity of 650. Although the building is beginning to show wear, it does have adequate facilities for another few years providing there is not an influx of large numbers of students. It does provide all the essentials including class rooms, music rooms, auditorium (in combination with gym and lunch area), outdoor covered play area, play structures, administrative facilities, and limited parking. There is area to expand the building on the property to the east, provided that outdoor sports areas are compensated for on other school district property. The elementary facility is reaching its maximum capacity and growth will need to be addressed with additional class rooms and equipment, or transferring classes to other facilities.
Bank Junior High is currently a combination of an old school built in 1920 and new cafeteria, gymnasium and library built in 1999. It is also home to a group of 7 “portable” units aside the main structure. The Junior High is currently supporting about 195 students and a planned capacity of 330 (considering all space is available including portables). The older part of the building is laden with asbestos (including the floor tile) and the HVAC system is essentially ineffective, leaving students to unacceptable levels of cold or heat during class hours throughout the seasons. The courtyard space is a considerable waste of square footage (and subject to ongoing vandalism), and all but 3 of the portable units are inhabitable as classrooms. Most of the portable space is being used for storage space for tables, drama props, etc. In an effort to gain more usable space, the Administration has even converted old restrooms in the main building into small classroom space.

The newer addition to the school includes the gymnasium, cafeteria, and various hallways. The library section has been remodeled and is in relatively good shape. There is considerable space for expansion to the south of the primary structures (considering removal of the portables).
Banks High School is an accumulation of 6 different constructions starting in 1919 with additions in 1936, 1950, 1967 and 1975. Current enrollment is about 420 students with a planned capacity of 500. The buildings are simply worn out. Most of the structure doesn't meet current fire codes, exiting codes, accessibility codes (ADA), energy codes, ventilation codes, and probably has asbestos flooring and other insulations. Facility lacks infrastructure for technology and current education concepts as defined. Simple problems like PCB ballasts in fluorescent light fixtures are ongoing concerns and lead based paint are also considerations. Shop and vocational areas lack ventilation and technology. The administration has an ongoing project of painting, re-arranging, wiring, roof repair, etc., in effort to continue to provide essential education, safety, storage, and as much space as possible for the growing student population.

The facility has been continually altered to add bits of space which has led to dead ends in hall ways and reconstruction of class rooms to accommodate immediate needs, for example, the auto shop has been turned in to

Students, Community and Staff will share the responsibility of educating
Students to live and work in a rapidly changing world
classroom space for Spanish classes. This is an ongoing theme in the facility to squeeze as much usable space as possible from a rapidly deteriorating building, which has been necessary, but crude.

Much of the concern for facilities planning, which is highlighted in the high school environment, is the problem of “singleton” classes, where there aren’t enough students to provide an adequate class size to provide an additional class of say Wood Shop or Spanish, but there are currently too many students to accommodate the desired classes of all students. With a bit of growth in the district and appropriate facilities, the “singleton” class issue can be eliminated or at least mitigated; the “critical mass” to arrive at that point is still a few years in the future. In the mean time, the need to plan for additional classes (elective and otherwise) must be realized for the high school facility as the number of classes will have to grow along with the student population growth. The combination of decreasing space and increasing class room space needs for a growing student population has led to substantial crowding within the common areas, hallways, and available classrooms in the high school facility.
Junior High and High School Campus Sports Facilities

The campus sports facilities comprised of football field with grandstand, rubber track, snack shack, lighting; an adjacent baseball field, 4 softball fields, and one soccer field, a high school gymnasium, junior high gymnasium, wrestling building complex, and the “barn gymnasium”. All fields are grass. The two tennis courts were eliminated to accommodate the wrestling building.

The football field grandstands are in need of paint and limited updating, and the associated restroom facilities are minimal at best (located outside of the high school gymnasium). The grass fields continue to limit seasonal and late afternoon sports due to their ability to hold up when raining restricting the number of sports activities that can participate on the campus during the length of the days.
The basketball barn is an old structure located on a prime frontal area of the campus and has been re-roofed this year. The floor is good and there is extra space in the basement. The construction is 100% wood and has no fire sprinklers. To “dress or update” the interior and exterior facility any further would require substantial additional investment.

**Administration and Maintenance Facilities**
The school district administration building has morphed from being the original Banks high school, to the junior high; and after a complete remodel in 1999, is now a superb facility for school district administration.

The maintenance shed is a steel building with a partial roof replacement and in need of some additional maintenance. Building houses all field maintenance equipment and maintenance inventory.

**DEMOGRAPHICS AND POPULATION FORECASTS**
The Committee employed the expertise of Banks City Planner, Mr. K.J. Won to elaborate on the 20 year City’s Master Plan and associated population forecast, currently about 1,500 of which is expect to grow the 3,700 people by year 2024. The 2000 US Census data illustrates that a full 38% of the total City’s population is under the age of 19 which extrapolates to 1,400 school age people by 2024, just within the city limits and not considering district population. The school district encompasses other communities including Timber, Buxton, Manning, etc.

The school district is currently supporting approximately 1,240 students which calculate to 445 students within the city limits using the Census percentage (and an additional 250 in private schools which are not attending Banks). Assuming estimated growth of 150% which is based on the City’s planning and a County growth rate during the same period of time at 144% (by Metro) for student population outside the City limits; this would extrapolate the district needs out to 3,100 students by 2024. At current percentages, by 2024, that is an elementary school needing capacity for 1,550 students, a junior high school needing capacity for 465 students, and a high school
need capacity for 1,054 students. This need must be contemplated and capacity (during its growth) met inside of the next 17 school years.

Fletcher, Farr, Ayotte, Inc. offered the following recommendations to the Committee based on a review of the facilities and attendance at meetings. They did not have access to demographics or the detailed needs of the district, but rather were employed to participate in discussions about the conditions of the facilities and probable layouts of new construction given several alternatives. Eric Wilcox, noted, was also on the design team for the elementary school.

CONSULTANT RECOMMENDATIONS

Banks School District Master Plan Recommendations

Prepared by: Eric Wilcox (Fletcher, Farr, Ayotte, Inc.)
Project Name: Banks School District School Facilities review
Project Number: 130306

Based on Campus review and committee meetings we have the following recommendations. These recommendations are in three parts.

Part One: General Campus Goals

Part Two: Long term Banks School District growth and overcrowding at Banks Elementary School

Part Three: Design Considerations

General Campus Goals

The committee recommends that Banks School District remain a integral part of the community and as such should remain at it’s current location. In order to provide the most integrated education experience to all students, the district should actively pursue local businesses, corporations, and public agencies for partnerships. It should look at the design of a campus that allows for multi-purpose facilities and multi level educational opportunities for students and the Banks community.

In order to do this several issues need to be resolved as the district continues it’s anticipated growth. Hence the need for a Master Plan.

Existing Facilities

As noted previously several buildings have either historic or emotional value to the district and community. These include the District Administration Building and “The Barn”. There are also several new buildings or buildings in reasonably good condition that should remain in use. These
include Banks Elementary School, the middle school addition and possibly the high school gymnasium.

It is recommended that they remain and be incorporated into the campus Master Plan.

**Existing Athletic Facilities**
In addition to buildings, the campus includes all district athletic and recreational facilities. These include the wrestling / training building, football stadium, field and track, one baseball field, two softball fields, two practice infields, two large multipurpose fields and one small field east of the baseball field. Most of these fields have miscellaneous out buildings associated with them.

It is recommended that the football stadium, field and track and the baseball field remain and be incorporated into the campus Master Plan. The Wrestling / training building should also be included, but relocated based on future conditions.

New and relocated fields should be placed on the campus when possible and on adjacent properties as they become available. City / County partnerships for the purchase, construction and management of these fields should be considered and is common in other communities.

As the student population and demand for additional fields continue to grow more property should be acquired.

**Existing Non-Campus Properties**
Currently there are four private properties located on the west side of the main campus. These properties are located in an area where future fields are located. However the master plans proposed do not require the purchase of them to complete the expansion.

Across Main Street to the west there exists a large partial of agricultural property that is mostly in the flood plan or transition zone. Currently this property is out side the Urban Growth Boundary (UGB), however a potential for inclusion within the UGB may be considered in the near future. This property may be available for future development as athletic fields.

At the south end of the campus adjacent to the elementary school property may be available for a third campus access point.

**Campus Access / Circulation / Parking**
Currently there exist two main access points for the campus. Trellis Way on the south provides bus access and public access to the elementary school. It also provides bus access to the middle and high school on a restricted basis by a loop road. This road bi-sects the main campus in a north / south axis. The second access is directly off Main Street and into parking / pick-up and drop-off areas for the middle school and high school. There is no physical or visual separation of circulation functions at this entry.
It is the Committee’s recommendation that this area is more defined and site access and circulation be further developed. This may include additional traffic signals, pedestrian control, separate bus loop and fire loop.

If athletic facilities and fields are located on the west side of Main Street, pedestrian circulation will be a significant concern.

Provision of a third access point from the south thru adjacent south property would allow for separation of school buses from pick-up and drop-off area at the elementary school.

Parking for the current facilities is inadequate and the confusion between automobiles and school buses is a noted problem. Separation of the two functions is recommended. Student parking and access should be away from the elementary school if possible. As the school population continues to grow additional parking will be required.

**Wetlands**

Adjacent to the east side of the campus separating the residential development, there exists a wetlands area. This area should be protected and maintained. Review of run off capacity may allow it to be used by the campus for storm water management.

**Long Term Banks School District Growth**

With continued population growth in Washington County the City of Banks is anticipated to grow by more the 150% in the next eighteen to twenty years. Additional commercial and residential development in the region will most assuredly put an enormous strain on existing Banks School District facilities. As previously noted the elementary school is already over capacity and the middle school is near capacity. Long term planning is necessary to allow Banks School District to continue to provide quality education in an efficient and safe manner.

To that end the committee has the agreed on the following goals:

1. Begin planning and design of new campus and high school facility.
2. Begin planning and design of middle school addition / renovation and shift the sixth grade to the middle school.
3. Arrange to purchase adjacent properties on campus and west or Main Street.
4. Revise bus loop to separate it from elementary school pick-up and drop-off.

Two recommended options are provided for the district’s consideration. Both meet the goals listed above. Both propose to maintain the existing Administration and Barn buildings as well as the existing gymnasium.

**Option #1 Campus Focus**

Option #1 tends to place new high school facilities to the east side of the campus and along north / south bus loop / pedestrian spine.
Key components for this proposal are to separate the library media center and place it central to the campus. This would allow access for both high school and middle school students as well as the community. This building could also house other community functions and be assessable for extended schedules.

Remote parking for high school students is well away from elementary and middle school students. Separate parking lots are shown and could provide for dedicated staff and student lots.

The high school itself is shown to be roughly 140,000 square feet with proposed expansion of classroom wings as needed.

This high school concept could be built in phases or at one time, with little interruption of current high school operations. Redevelopment within the current boundaries would not require the purchase of any additional land. However the loss of athletic fields would be significant. Access to additional fields will be necessary to provide for athletic and recreation events associated with a high school between 600 and 800 students.

Option #2 High School Focus

This option tends to focus the new high school facilities around the original access point. The bus loop shifted to the west and located between the middle school and high school.

The key components of this option are: connection to existing gymnasium facilities and high school buildings are kept to the northern portion of the campus, well away from the elementary school.

This high school concept could be built in phases or at one time, with some interruption of current high school operations. It would not require the purchase of any additional land. However the loss of athletic fields would be significant. Access to additional fields will be necessary to provide for athletic and recreation events associated with a high school between 600 and 800 students.

Over-crowding at Banks Elementary School

As previously discussed the Banks Elementary School building is in very good condition and with regular maintenance it should serve the district well for many years. The problem is over crowding. We recommend the following:

Relocate the sixth graders to the middle school building. This would require several steps

1. Remove existing condemned portable classrooms located adjacent to the middle school.
2. Replace these with new classroom addition sized to accommodate the relocated sixth graders and space for existing programs currently located in 1950(?) additions.
3. Remove existing original middle 1950(?) school building (2000 addition to remain)
The new addition should be sized to accommodate the current middle school student population and added sixth graders. This addition should be designed for future planned growth up to 600 students.

This would locate the sixth graders at the more age and academic appropriate middle school facility and allow for potentially more interaction with higher level programs at the middle school and high school.

Design Considerations
In addition to items noted in the campus goals above the committee have the alternatives:

Sustainable Design
Current trends in campus and building design are centered on Sustainable Design. This provides for the implementation of systems and design concepts to reduce the physical impact of new and existing facilities on their environment. These can include; natural ventilation and day lighting, highly efficient mechanical and electrical systems, recyclable materials and natural resource protections. This also provides various educational opportunities to facility and students.

Phased Construction
Due to cost considerations and property tax based funding, phased construction is often used. Any new building should be designed with continued district growth and planned additions in the master plan.

Campus Design
Banks School District, like most relatively small school districts, has evolved over years with each new addition or building being an immediate response to a specific problem. Usually this is due to student population growth or new programs.

Single Building Concept
Most high schools in the metropolitan area are essentially large single buildings. This was originally a response to local weather conditions but of late it also allows for better security and monitoring student and facility activities. In a district anticipating significant growth, the single building concept can be difficult to make multiple additions to. Planning and design will need to take this into account.

Multi Building Concept
This approach allows for more flexible design based on changing programs and use. One building may remain open for evening, weekend or summer activities while others are secured. This can be more expensive and campus security more difficult to maintain.

Site Circulation
Management of site circulation among multiple school facilities on a single campus can be a challenge. This has been a problem at the elementary school and will become an even bigger problem at the middle school and high school as student populations grow. The separation of the...
bus loop from pick-up and drop-off areas is important. Typically service access and fire loops are required. Separate staff, visitor and student parking areas are desirable.

~end consultant recommendations~

**FACILITIES COMMITTEE PROPOSAL**

The Committee spent 6 months wrangling with data, available research, interviews from experts, and discussion within. Although there are many ways this proposal could have ended, the final is the result of several point factors including; facilities needs, student needs, community needs, salability, and wants. The Facilities Committee presentation of 1985 led to substantial development in the school district; this Committee has approached the District needs with the same vestments.

**In summary, the Committee proposes the following:**

- Construct a new high school, including cafeteria, gymnasium, administration areas, and classrooms to support an 800 student population. The buildings to be constructed where the current southeast corner of the sports facility now exists.
- Removal of the junior high portables and construction of a new 12-classroom building in its place to support growth and movement of 6th graders from elementary school.
- Construction of central library and senior center in the field immediately east of the junior high gym.
  - Partner with City Library for services.
  - Partner with County for services for senior services.
- Acquisition of all available land to support facilities growth:
  - Purchase land to the west of high school campus for sports fields.
  - Purchase land to the east of the Post Office for additional campus entrance.
  - Purchase residential lots on the southwest corner of junior high campus along Main Street as the properties avail themselves.
- Construct replacement sports fields and parking on acquired land to the west of Sunset Park.
- Partner with County to locate police offices on campus.
- Partner with health care vendor to locate emergency medical services on campus (school nurse).
- Partner with PCC to locate evening college classes on campus.

**Additional recommendations include:**

- Remove the current older section of the junior high and replace with a two story building in its place.
- Convert the baseball field to another football / soccer field.
- Remove grass at the football field and install synthetic turf.
- Demolish the old high school and replace with performing arts center, vocational center, and community center (maybe to include aquatic center).
FINANCING

Discussions surrounding the financing of any school enhancement project have stirred considerable emotion amongst Committee members. The recent experience within the community and its failure pass a public safety bond for 3 years straight is at the forefront in our minds at any attempt to pass community oriented bonds, including school bonds. However, the last school bond measure did pass making it possible to build a new elementary school and build additions to the (now) Junior High. Overall, there is very little experience to draw from within this district in which to make any conclusions about the likelihood of passing a school bond allowing the administration to move forward with the next, and much needed, development phase for this district.

The Committee has mulled over many ideas including, community resource sharing, corporate sponsorships, estate endowments, donations, state funds, etc. All of these ideas are potential sources of financing for individual projects, but none will meet the immediate needs for facilities, which must be addressed now. The only real alternative to fix the district growth woes are a full-fledged school bond.

The Committee sought the expertise of the Seattle-Northwest Securities Corporation to determine the bonding capacity of the school district; and obtained the following facts assuming new bond payments begin 2009 on hypothetical bond measure for $20,000,000:

| Current outstanding bonding debt (through 2017) | $ 7,445,000 | $2.27 / 1,000 assessed value |
| Current annual levy on $200,000 assessed property = $454 |
| Estimated new bond debt (through 2029) | $20,000,000 | $2.85 / 1,000 assessed value |
| Estimated annual levy on $200,000 assessed property = $570 |

The school district has a total bonding capacity of $50 MIL of which 7.4 MIL is in current issue, leaving $42 MIL in remaining statutory debt capacity. The bonding debt capacity is function of total district property real market value, which current stands at an estimated (projected for 2009) $629,014,584. ORS 328.245 establishes bonding capacity at 7.95% of real market value of the total district property.

Tax rates for schools are a complicated process because the total school tax includes basic school assessments for the Banks School District, colleges, and ESD. Also included are current bond assessments for local schools and colleges. Banks is currently assessed $8.04 / $1,000 assessed property value for all educational needs. This is a relatively high tax rate compared to other cities across Oregon. The City’s TOTAL tax rate is currently $14.93 / $1,000 assessed value, which is average for other cities in Oregon. The tax rate for the city and the tax rate for households in the school district are not the same; households in the city limits are charged city taxes, and will also be assessed for the Public Safety Bond beginning in 2007. If this proposed school bond levy can be passed, tax rates in the district will rise to those commensurate with Portland households. Residents within the city limits will see rates nearing $20 / $1,000 assessed value and other households in the district will be closer to $18 / $1,000 assessed value.
CONCLUSIONS

There are no easy answers to the dilemma of our school district growing faster than the community’s ability to finance the growth. There is a fair chance that the Banks School District would need to support a doubling of its current population inside of 20 years. Any hesitation now in planning and building for that planned growth will lead to substantial increased cost of construction in later years, as well as severe strains on the district to provide necessary services. There is simply no question that our facilities are at, or have exceeded, their capacity now.

Another factor is the on-going cost of maintaining and upgrading old buildings. The District is spending nearly $100,000/year to fix and maintain the buildings, which could be used to add to curriculums or add educational tools, or add teachers. We understand that maintenance costs never go away, but newer facilities would certainly serve to mitigate the expense and free up additional general-fund cash flow.

The Committee has approached the questions regarding growth from two perspectives; first from the immediate needs for facilities to support student populations, and second, from the partnerships available to enhance the District’s services to its students and to the community at large.

The residents of the Banks School District will have to pay handsomely to begin this project. The upside is that for every increase in property values and for every new taxable property lot; each will contribute extra to the retirement of the proposed bond. Should the community grow at the rates expected, the proposed bond would be retired relatively early due to additional property tax assessments.

COMMITTEE MEMBER NOTES

Pete Edison
It has been a privilege to serve with this group of dedicated and passionate people. The mix of educators and community members on the Facilities Planning Committee has looked at the facilities question from a variety of viewpoints. However divergent those viewpoints may have been in the beginning, through the group process, the Committee has melded those various ideas and opinions into one unanimous voice. The documentation, proposals, and conclusions are presented with the full support of all Committee Members. Please consider this work as a starting point on the road to providing Banks school students and the community of Banks first class facilities for now and into the future.

Sena Wilmoth
There is an often-used phrase of “it takes a village to raise a child”. This philosophy as well as the mission statement for the District, “students, community and staff will share the responsibility of educating students to live and work in a rapidly changing world” both have the same concept of working together for the better of the community. As a community we need to create an environment that is conducive to lifelong learning for adults as well as children.
As the Banks community grows so does the need for new facilities. The current conditions of the Junior High and High School are unacceptable. The need for the facilities is now. Building now will ease Banks in the transition into the future.

Lynda Goovaerts
It has been an honor to be a part of the Facilities Planning Committee. I have learned many things about the Banks School District. One of the most important things I have learned is that the people of Banks can no longer say that our, “school facilities are good enough”. This is particularly true of the Junior High School and the High School. As the committee has described in the report the building conditions of the High School are totally unacceptable and need great attention. The Junior High School is close behind.

I hope the Banks School District leadership will continue to focus on community partnership. I believe through this partnership we all can create a healthier working and learning environment for Banks School District students, administration and staff.

Vicky Vandomolen
Participating on this committee has been an exciting opportunity for me. I, too, have learned a great deal about our community and our district. Our current facilities at the Junior High and High School levels have served us well but, they no longer meet our needs. By expanding our facilities, we allow our students and community to grow in a variety of ways. Our recommendations would help facilitate growth in all community members, not just K-12 members. By doing this we would encourage life-long learning.

Ryan Birr
The Facilities Planning Committee has turned out to be a much more important project to me that I had anticipated. All three of my children have been students in the exceptional elementary school facility, and now my oldest entered Junior High this year. We all live within a few miles of some outstanding school facilities in Hillsboro and Beaverton and I believe that its now time to begin considering a plan whereby the Banks School District can provide it’s community a unique assemblage of schools, educational programs, and community services that might eventually become the envy of those large school districts to the east. Our facilities are the cornerstone of this plan.

LaRoy LaBonte
I feel privileged to have been given the opportunity to be a part of the Facilities Planning Committee. During the process that the committee went through to eventually come up with and make recommendations, the one thing that stood out to me the most was how committed the other committee members were to the Banks Schools, the children who attend those schools, and to the parents and community members who access the schools and benefit from school functions.

In my professional life as a Sr. Juvenile Counselor with the Washington County Juvenile Department, it has become very clear to me how important schools are in the lives of youth. Youth who are not or do not feel connected to schools are at a much higher risk of dropping out and/or delinquent behavior. To have youth feel connected to school I feel that it is imperative to have safe schools (both in structure and design) and a healthy learning environment. I think that the research and work done by this committee has made it clear that there is an existing overcrowding issue in the Banks School District, the facilities are not large enough to handle projected growth.
over the next 20 years and there are some significant issues with some of the current school district facilities. I would like to thank the School Board and other leaders in the Banks School District for taking the recommendations of this committee into consideration.

ATTACHMENTS

Presentation and supplements  Fletcher, Farr, Ayotte, Inc
Banks SD No. 13, Levy Rate Analysis  Seattle Northwest Securities Corporation
Article  Oregonian - November 18, 2006

REFERENCES AND RESOURCES

K.J. Won  Banks City Planner
Banks Facility Review Committee  1985 Proposal
Eric Wilcox  Architect
Colleen Kraushaar-Itoha  Architect
Larry Swatosh  Architect
2000 US Census Data  Data
Oregon Property Tax Statistics  Fiscal Report
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Plan builds for tax-poor schools  Articles
National Summit on School Design  Articles
Smaller, Safer, Saner Schools  Articles
Ten Educational Trends  Articles
Small Schools for Sharing Facilities  Articles
School Community Partnerships  www.sunschools.org

Students, Community and Staff will share the responsibility of educating
Students to live and work in a rapidly changing world