

Community Meeting #3 - Minutes
12/7/21

MEETING MINUTES // December 7, 2021

PROJECT: **Black Butte School District LRFP**

PROJECT NO.: **20104**

LOCATION: **Black Butte School**

MEETING NO.: **3**

ATTENDEES

	<i>Name</i>	<i>Affiliation</i>	<i>Email</i>
X	Jonah Jenson	BLRB Principal in Charge	jjensen@blrb.com
X	Heidi Slaybaugh	BLRB Project Manager	hslaybaugh@blrb.com
X	Jennie Sharp	Special Projects Manager & Performing Arts Teacher	jsharp@blackbutte.k12.or.us
X	Delaney Sharp	Head Teacher	dsharp@blackbutte.k12.or.us
X	Morgan Griffin	Facilities Operations Manager	mgriffin@blackbutte.k12.or.us
X	Simon Levear	Business Manager	slevar@blackbutte.k12.or.us
V	Kirstin Anglea	District Administrator	kanglea@blackbutte.k12.or.us
X	Bear Brown	School Board Chair	boardchair@blackbutte.k12.or.us
X	Sue Carlson	School Board Site Council	susancarlson@gmail.com
X	Ted Hogan	Site Council	rrfghogan@aol.com
X	Molly M Schultz	Site Council	Molly.m.schultz@gmail.com
X	Brian Schultz	Community Member, Parent	schultzbike@gmail.com
X	Gary Gray	Community Member	garylinngray@hotmail.com
X	Daniel Petke	Bus Driver, Community Member	dpetke@jcesd.k12.or.us

NEW BUSINESS

Long-Range Facility Planning Meeting #3	
<i>Item</i>	<i>Discussion</i>
1.	Welcome & Introductions
2.	Vision, Goals & Objectives <ol style="list-style-type: none"> 1. Explore grant funding to supplement capital bond funds (OSCIM, ETO, others) 2. Provide a safe and secure facility for students, staff and community 3. Deliver a flexible and adaptable school that optimizes learning and teaching, meeting the long-term educational needs of Black Butte students of all ages 4. Extend the useful life of Black Butte School while preserving its historic quality and character 5. Optimize interior environmental health and resource conservation through the integration of sustainable, maintainable materials and energy-efficient systems 6. Create indoor and outdoor group or project-based environmental learning opportunities
3.	Bond 101 – Simon Levear <ol style="list-style-type: none"> A. General Obligation (GO) Bond B. OSCIM Program C. Numerical Analysis
4.	Drafting a Plan <ol style="list-style-type: none"> A. Long Range Facility Plan <ol style="list-style-type: none"> 1. What are Black Butte School District's priorities? 2. Where does the BBSD wish to go in the future? 3. Let's discuss options, budgets and where to start

Long-Range Facility Planning Meeting #3

<i>Item</i>	<i>Discussion</i>
	<p>B. Facility Conditions Review</p> <ol style="list-style-type: none"> 1. Refer to presentation <p>C. Educational Adequacy Review</p> <ol style="list-style-type: none"> 1. Refer to presentation 2. Enrollment is stable, currently have 22 students <p>D. Big Ideas (from last meeting)</p> <ol style="list-style-type: none"> 1. SAFETY & SECURITY <ul style="list-style-type: none"> • Provide secure vestibule and ADA doors • Remove all asbestos • Provide access controls and FOBs • Need to make accommodations for facility being used as community hub during disasters 2. OPERATIONS & INSTRUCTIONAL IMPROVEMENTS <ul style="list-style-type: none"> • Add third flexible and functional classroom – retain flexible MRP space • Provide additional private offices • Provide covered outdoor learning area/play structure/community space • Incorporate highly efficient HVAC systems as learning • Add restroom to bus barn • Add another office to bus barn for facility use • Provide staff restroom • Create dedicated science and music spaces Could be part of third classroom Provide storage and easy access to science supplies • Provide storage and easy access to music equipment – display guitars on wall • Need acoustical separation from MPR and classroom and wherever music room is • Update storage and add student display areas • Redesign center room between two classrooms to be mud room 3. ENERGY CONSERVATION & IMPROVEMENTS <ul style="list-style-type: none"> • Replace all lights with LED • Provide operable windows • Provide ceiling fans • Provide solar panels • Remove greenhouse (if continue to use as teaching space) • Provide rain collection /harvesting system • Replace / upgrade HVAC system 4. ASSET PRESERVATION (aka Maintenance) <ul style="list-style-type: none"> • Reroof building • Pave parking lot <p>E. New Big Ideas</p> <ol style="list-style-type: none"> 1. How can building and space operate in winter? 2. How can it transition from inside to outside? 3. Indoor health – improvements will need to address: <ul style="list-style-type: none"> ○ Radon mitigation

Long-Range Facility Planning Meeting #3	
<i>Item</i>	<i>Discussion</i>
	<ul style="list-style-type: none"> ○ Asbestos abatement ○ COVID – air quality and air exchanges ○ Environmental health of materials and products use
5.	<p>Wows & Wonders</p> <ul style="list-style-type: none"> • Great turn-out tonight • Simon’s presentation on Bonds was fantastic – thanks! <ul style="list-style-type: none"> ○ Great selling points uncovered • Better facility will draw more enrollment <ul style="list-style-type: none"> ○ Plan for future expansion (even though limited by growth of Camp Sherman) • What are our thoughts on where a third classroom would be located? <ul style="list-style-type: none"> ○ BLRB to sketch out some options • Committee wants to see list of needs vs repairs vs wants • Process overview is especially important if we decided to go out for a Bond <ul style="list-style-type: none"> ○ Does School Board have to review LRFP – YES ○ Does School Board have to review Bond – YES ○ District can NOT advocate for Bond, just provide information on it ○ Will need to create Committee to advocate for Bond • Look into pathways / circulation / footprints (literally) of past, present and future • Thank you, Jennie, for being such a great communication liaison for BBSD and community
6.	<p>Next Steps</p> <ul style="list-style-type: none"> • January 10, 2022 @ 4:00pm <ul style="list-style-type: none"> ○ Prioritizing Options ○ Review Costs of Big Ideas ○ Multi-Level Voting

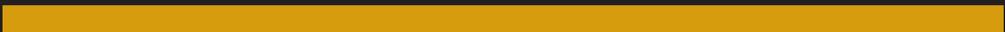
These meeting minutes are an accurate account of the meeting to the best of my knowledge. Please notify me of any discrepancies within 48 hours of publication after which time these minutes shall stand as published.

END OF MEETING MINUTES

Submitted by:
Heidi Slaybaugh, Project Manager

Community Meeting #3 - Presentation

12/7/21





LRFP Meeting #3 December 7, 2021

BLRB architects



MEETING AGENDA

MEETING #3 – DRAFTING A PLAN TO MEET THE NEEDS



1. INTRODUCTIONS

- Facilitation Team
- Attendees

2. VISION, GOALS, AND OBJECTIVES

- Review goals and objectives
- Discussion and enhancement

3. BONDS 101

- General Obligation (GO) Bond
- OSCIM Program
- Numerical Analysis

4. DRAFTING A PLAN

- Conditions / issues review
- Big Ideas from last meeting
- New big ideas

5. PRIORTIZATION

- By needs
- By cost

6. NEXT STEPS

7. WOWS & WONDERS

BLRB architects



VISION, GOALS & OBJECTIVES

- Explore grant funding to supplement capital bond funds (OSCIM, ETO, others)
- Provide a safe and secure facility for students, staff and community
- Deliver a flexible and adaptable school that optimizes learning and teaching, meeting the long-term educational needs of Black Butte students of all ages
- Extend the useful life of Black Butte School while preserving its historic quality and character
- Optimize interior environmental health and resource conservation through the integration of sustainable, maintainable materials and energy-efficient systems
- Create indoor and outdoor group or project-based environmental learning opportunities



BONDS 101 By Simon Levear

BLRB architects





DRAFTING A PLAN

BLRB architects



DRAFTING A PLAN

Long Range Facility Plan

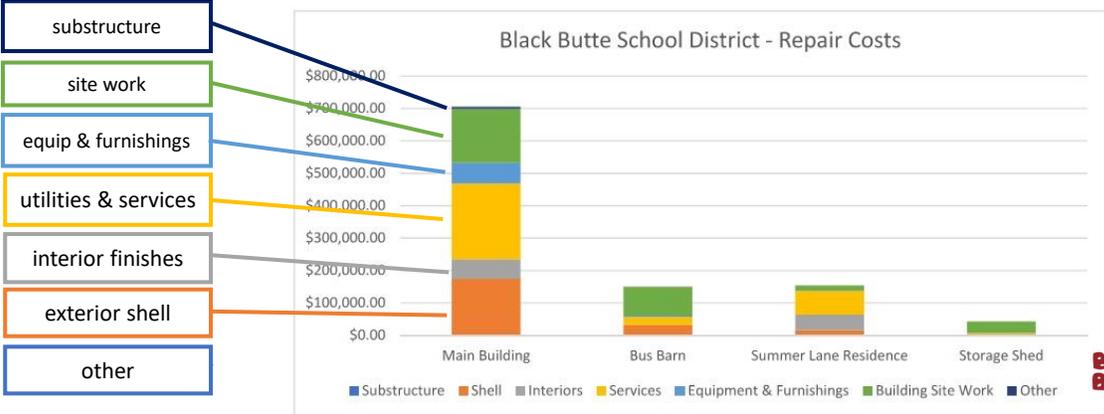
Mapping a journey to go forward

- What are Black Butte SD's priorities?
- Where does the Black Butte SD wish to go?
- What are the options?
- What is the budget?
- Where should we start?

BLRB architects



Black Butte Schools Conditions Overview



BLRB architects



Black Butte Schools Conditions Overview

	Replacement Budget:	Repair Cost:	FCI:
Main Building	\$1,982,232.00	\$705,285.72	35.6%
Bus Barn	\$456,228.00	\$150,151.99	32.9%
Summer Lane Residence	\$1,585,785.60	\$153,840.82	9.7%
Storage Shed	\$184,253.18	\$41,891.26	22.7%



BLRB architects



Main Building	w/ inflation for 2021	\$705,285.72
Substructure	\$0.00	
Shell	\$174,141.20	
Interiors	\$60,764.73	
Services	\$232,619.89	
Equipment and Furnishings	\$64,372.90	
Building Site Work	\$166,504.25	
Other:	\$6,882.75	



Shell

- Roof
- Windows

Interiors & FF&E

- Refer to Educational Adequacy

Services

- Mechanical system
- No mech ventilation
- Power distribution system & receptacles
- Low voltage system
- No security system
- No fire alarm system
- No fire sprinkler system

Site

- Seal entry drive
- Pave parking
- Sports court
- Sidewalks
- Site drainage
- Front irrigation
- Site lighting
- Generator

BLRB architects



Bus Barn	w/ Inflation for 2021	\$150,151.99
Substructure	\$0.00	
Shell	\$31,204.06	
Interiors	\$592.39	
Services	\$24,412.77	
Equipment and Furnishings	\$3,875.46	
Building Site Work	\$88,494.10	
Other:	\$1,573.20	



Shell

- Roof
- Siding at grade
- Repaint

Interiors & FF&E

- No concerns

Services

- No mechanical ventilation
- Power distribution system & receptacles
- No security system
- No fire alarm system
- No fire sprinkler system
- No plumbing

Site

- Pave parking
- Sidewalk to main bldg
- No water service
- No sewer service

BLRB architects



EDUCATIONAL ADEQUACY SUMMARY

CAPACITY, CORE CURRICULUM

- **Core Facilities** - could really use third classroom
- **SPED** – need dedicated space
- **Cafeteria** – sufficient size, but multipurpose space
- **Private Offices** – much needed in main school
- **Media Center** – no dedicated space
- **Restrooms** – no staff restroom

CAPACITY, SPECIALTY PROGRAMS

- **Art and Music** – could really use dedicated spaces
- **Science** – could really use dedicated space, or easily-accessed/stored equipment
- **P.E.** – use MRP in inclement weather (too small)
- **Community Spaces** – need larger community space
- **Sustainability** – want to incorporate more thoroughly in programs

BLRB architects



EDUCATIONAL ADEQUACY SUMMARY

TECHNOLOGY

- **Data Network** – needs updates
- **Power Distribution** – need more outlets in MRP
- **Audio Enhancement** – would use if had it
- **Video/Interactive Technology** – needs updates
- **Fire and Life Safety** – no fire alarm system

INSTRUCTIONAL AIDES

- **Teacher/ Student Storage** – need more
- **Student Display Spaces** – need more
- **Fixtures, Furniture, and Equipment** – inadequate

BLRB architects



EDUCATIONAL ADEQUACY SUMMARY

PHYSICAL CHARACTERISTICS

- **Core Curriculum** – Works okay
- **Art and Music** – N/A as no dedicated spaces
- **Science** – N/A as no dedicated spaces
- **PE/ Athletics** – N/A as no dedicated spaces
- **Special Needs** – N/A as no dedicated spaces

Learning Environment

- **HVAC** – needs to be replaced
- **Natural Ventilation** – need operable windows
- **Indoor Air Quality** – need ventilation system
- **Day-Lighting** – great in classrooms, poor in MPR
- **Acoustics** – need improvements
- **Accessibility** – relatively acceptable



BLRB architects



EDUCATIONAL ADEQUACY SUMMARY

SUPERVISION AND SECURITY

- **Passive Security/ Visibility** – inadequate
- **Physical Barrier/ Control** – inadequate
- **Access Controls/ Camera** – inadequate
- **Site/ Landscape** – no issues

RELATIONSHIP OF SPACES

- **Proximity to Shared Space** – very space is a shared
- **Outdoor Learning** – great access
- **Bus Access** – not clearly delineated
- **Parking Access** – no dedicated parking, parent drop off is a challenge
- **Pedestrian Access** – Nn sidewalks, but little concern
- **Playground/Field Access** – great access



BLRB architects





DRAFTING A PLAN – BIG IDEAS

BIG IDEAS FROM LAST MEETING

1. SAFETY & SECURITY IMPROVEMENTS
2. OPERATIONS & INSTRUCTIONAL IMPROVEMENTS
3. ENERGY CONSERVATION & IMPROVEMENTS
4. ASSET PRESERVATION (AKA MAINTENANCE)



BLRB architects



DRAFTING A PLAN – BIG IDEAS

1. SAFETY & SECURITY IMPROVEMENTS

- Provide secure vestibule and ADA doors
- Remove all asbestos
- Provide access controls and FOBs
- Need to make accommodations for facility being used as community hub during disasters



BLRB architects



DRAFTING A PLAN – BIG IDEAS

2. OPERATIONS & INSTRUCTIONAL IMPROVEMENTS

- Add third flexible and functional classroom – retain flexible MRP space
- Provide additional private offices
- Provide covered outdoor learning area/play structure/community space
- Incorporate highly efficient HVAC systems as learning
- Add restroom to bus barn
- Add another office to bus barn for facility use
- Provide staff restroom
- Create dedicated science and music spaces
 - Could be part of third classroom
 - Provide storage and easy access to science supplies
- Provide storage and easy access to music equipment – display guitars on wall
- Need acoustical separation from MPR and classroom and wherever music room is
- Update storage and add student display areas
- Redesign center room between two classrooms to be mud room



BLRB architects



DRAFTING A PLAN – BIG IDEAS

3. ENERGY CONSERVATION

- Replace all lights with LED
- Provide operable windows
- Provide ceiling fans
- Provide solar panels
- Remove greenhouse (if continue to use as teaching space)
- Provide rain collection /harvesting system
- Replace / upgrade HVAC system

4. ASSET PRESERVATION (AKA MAINTENANCE)

- Reroof building
- Pave parking lot



BLRB architects



DRAFTING A PLAN– Discussion



Discussion

- What are YOUR Priorities?
- Why are these important?
- How do we want to rank them?
- Get ready to vote for your favorites

BLRB architects



NEXT STEPS



- Review Costs of Each Big Idea
- Discuss Options and Alternatives
- Perform Multi-level Voting

Next Workshop – Meeting #4: January 10, 2022

BLRB architects





Community Meeting #4 - Minutes
1/10/21

MEETING MINUTES // January 10, 2022

PROJECT: **Black Butte School District LRFP**

PROJECT NO.: **20104**

LOCATION: **Black Butte School**

MEETING NO.: **4**

ATTENDEES

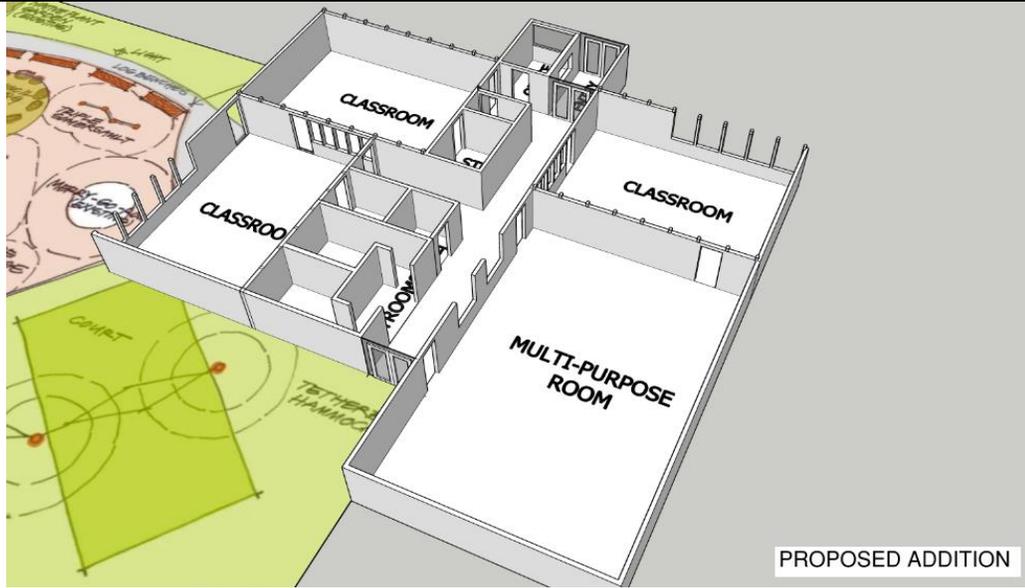
	<i>Name</i>	<i>Affiliation</i>	<i>Email</i>
V	Jonah Jenson	BLRB Principal in Charge	jjensen@blrb.com
V	Heidi Slaybaugh	BLRB Project Manager	hslaybaugh@blrb.com
V	Jennie Sharp	Special Projects Manager & Performing Arts Teacher	jsharp@blackbutte.k12.or.us
V	Delaney Sharp	Head Teacher	dsharp@blackbutte.k12.or.us
V	Morgan Griffin	Facilities Operations Manager	mgriffin@blackbutte.k12.or.us
V	Simon Levear	Business Manager	slevar@blackbutte.k12.or.us
	Kirstin Anglea	District Administrator	kanglea@blackbutte.k12.or.us
V	Bear Brown	School Board Chair	boardchair@blackbutte.k12.or.us
	Sue Carlson	School Board Site Council	susancarlson@gmail.com
V	Ted Hogan	Site Council	rrfghogan@aol.com
V	Molly M Schultz	Site Council	Molly.m.schultz@gmail.com
V	Brian Schultz	Community Member, Parent	schultzbike@gmail.com
V	Gary Gray	Community Member	garylinngray@hotmail.com
V	Daniel Petke	Bus Driver, Community Member	dpetke@jcsd.k12.or.us
V	Kadie Marsh		
V	Lorie Harris Hancock		
V	Silbhan Gray		
V	Craig Mackie		

NEW BUSINESS

Long-Range Facility Planning Meeting #4	
<i>Item</i>	<i>Discussion</i>
1.	Welcome & Introductions
2.	Vision, Goals & Objectives <ul style="list-style-type: none"> • Explore grant funding to supplement capital bond funds (OSCIM, ETO, others) • Provide a safe and secure facility for students, staff and community • Deliver a flexible and adaptable school that optimizes learning and teaching, meeting the long-term educational needs of Black Butte students of all ages • Extend the useful life of Black Butte School while preserving its historic quality and character • Optimize interior environmental health and resource conservation through the integration of sustainable, maintainable materials and energy-efficient systems • Create indoor and outdoor group or project-based environmental learning opportunities
3.	Improvement Prioritization <ol style="list-style-type: none"> 1. Safety and Security 2. Operations and Instructional Improvements 3. Energy Conservation Improvements 4. Asset Preservation (Maintenance)

Long-Range Facility Planning Meeting #4

Item Discussion



6. Next Steps

1. Present Final Priorities
2. Executive Summary of ODE Compliance
3. Meeting Tuesday, February 15th @ 4:00pm

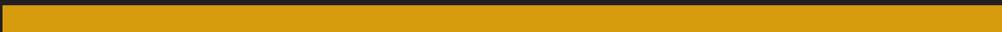
These meeting minutes are an accurate account of the meeting to the best of my knowledge. Please notify me of any discrepancies within 48 hours of publication after which time these minutes shall stand as published.

END OF MEETING MINUTES

Submitted by:
Heidi Slaybaugh, Project Manager

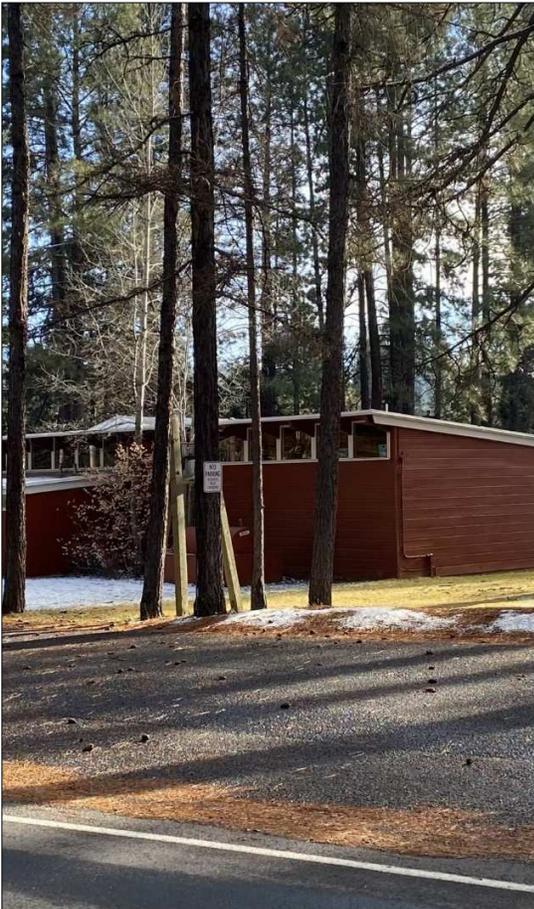
Community Meeting #4 - Presentation

1/10/21



Black Butte School District

LRFP Meeting #4
January 10, 2022



Meeting Agenda

1. Vision, Goals, and Objectives
2. Improvement Prioritization
3. Review Costs of Big Ideas
4. Next Steps
5. Wows and Wonders





Vision, Goals, and Objectives

- Explore grant funding to supplement capital bond funds (OSCIM, ETO, others)
- Provide a safe and secure facility for students, staff and community
- Deliver a flexible and adaptable school that optimizes learning and teaching, meeting the long-term educational needs of Black Butte students of all ages
- Extend the useful life of Black Butte School while preserving its historic quality and character
- Optimize interior environmental health and resource conservation through the integration of sustainable, maintainable materials and energy-efficient systems
- Create indoor and outdoor group or project-based environmental learning opportunities



Improvement Prioritization

1. Safety and Security
2. Operations and Instructional Improvements
3. Energy Conservation Improvements
4. Asset Preservation (Maintenance)



How would you prioritize each item?

- Priority 1 - Highest Priority
- Priority 2 - Mid Level Priority
- Priority 3 - Lowest Priority



Instructions





Safety and Security

1. Provide secure vestibule and ADA doors
2. Remove all asbestos flooring and replace
3. Provide access controls and FOBs
4. Provide generator for disaster resiliency
5. Provide exterior site lighting



Provide secure vestibule and ADA doors



Priority 1



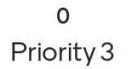
Priority 2

0

Priority 3



Remove all asbestos flooring and replace



Provide access controls and FOBs



Provide generator for disaster resiliency



Priority 1

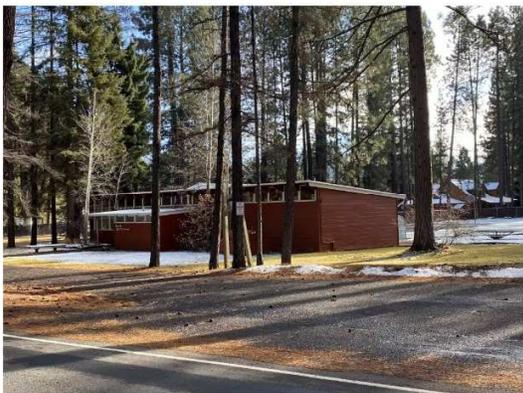


Priority 2



Priority 3

Provide exterior site lighting



Priority 1



Priority 2



Priority 3



Operations and Instructional Improvements

1. Add third flexible and functional classroom
2. Provide additional private offices
3. Provide covered outdoor learning/play structure
4. Add restroom to bus barn
5. Add office to bus barn
6. Add staff restroom at school
7. Add Music Storage
8. Add acoustical wall between MPR and classroom
9. Update existing storage to include storage/student display
10. Redesign center room between classrooms to be mud room



Add third flexible and functional classroom



Priority 1



Priority 2

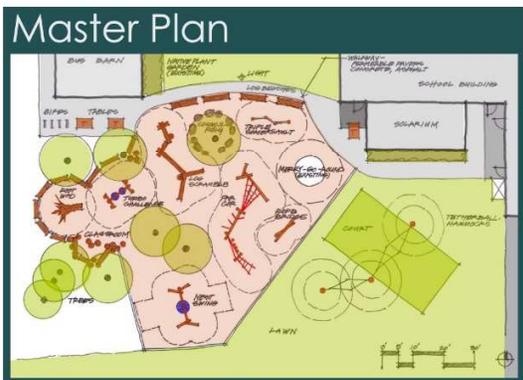
0

Priority 3

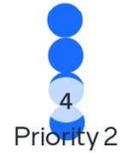
Provide additional private offices



Provide covered outdoor learning/play structure



Add restroom to bus barn



Add office to bus barn



Add staff restroom at school



Add Music Storage



Add acoustical wall between MPR and classroom



2
Priority 1

10
Priority 2

0
Priority 3

Update existing storage to include storage/student display



6
Priority 1

3
Priority 2

2
Priority 3

Redesign center room between classrooms to be mud room



Energy Conservation Improvements

1. Replace all lights with LED fixtures
2. Replace lower windows with operable windows (Classroom 1 and MPR)
3. Add operable windows at Classroom 2
4. Install Ceiling Fans
5. Install Solar Panels
6. Install Rain Collection/Harvesting System
7. Replace/ Upgrade HVAC System

Replace all lights with LED fixtures



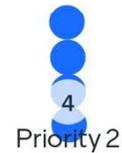
Replace lower windows with operable windows (Classroom 1 and MPR)



Add operable windows at Classroom 2



Install Ceiling Fans



Install Solar Panels



2
Priority 1

4
Priority 2

5
Priority 3

Install Rain Collection/Harvesting System



1
Priority 1

3
Priority 2

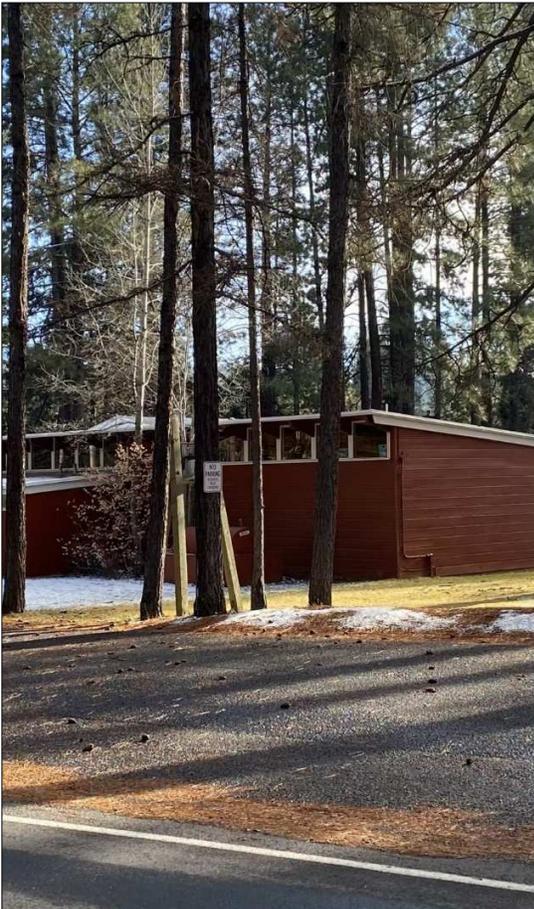
7
Priority 3

Replace/ Upgrade HVAC System



0
Priority 2

0
Priority 3



Asset Preservation (Maintenance)

1. Reroof Building
2. Pave Parking Lot
3. Pave playground
4. Pave pathways around building



Reroof Building



0
Priority 2

0
Priority 3

Pave Parking Lot



0
Priority 1



Pave playground



0
Priority 1

2
Priority 2

9
Priority 3

Pave pathways around building



2
Priority 1

1
Priority 2

9
Priority 3



Review Costs and Priorities

1. Safety and Security
2. Operations and Instructional Improvements
3. Energy Conservation Improvements
4. Asset Preservation (Maintenance)



Next Steps

1. Present Final Priorities
2. Executive Summary of ODE Compliance





WOWS and WONDERS



Community Meeting #5 - Minutes
2/15/22

MEETING MINUTES // February 15, 2022

PROJECT: **Black Butte School District LRFP**

PROJECT NO.: **20104**

LOCATION: **Black Butte School**

MEETING NO.: **5**

ATTENDEES

	<i>Name</i>	<i>Affiliation</i>	<i>Email</i>
X	Jonah Jensen	BLRB Principal in Charge	jjensen@blrb.com
X	Heidi Slaybaugh	BLRB Project Manager	hslaybaugh@blrb.com
X	Jennie Sharp	Special Projects Manager & Performing Arts Teacher	jsharp@blackbutte.k12.or.us
X	Delaney Sharp	Head Teacher	dsharp@blackbutte.k12.or.us
	Morgan Griffin	Facilities Operations Manager	mgriffin@blackbutte.k12.or.us
X	Simon Levear	Business Manager	slevar@blackbutte.k12.or.us
X	Kirstin Anglea	District Administrator	kanglea@blackbutte.k12.or.us
X	Bear Brown	School Board Chair	boardchair@blackbutte.k12.or.us
X	Sue Carlson	School Board Site Council	susancarlson@gmail.com
X	Ted Hogan	Site Council	rrfghogan@aol.com
X	Molly M Schultz	Site Council	Molly.m.schultz@gmail.com
V	Brian Schultz	Community Member, Parent	schultzbike@gmail.com
X	Gary Gray	Community Member	garylinngray@hotmail.com
X	Daniel Petke	Bus Driver, Community Member	dpetke@jcsd.k12.or.us
X	Siobhan Gray	Community Member	
V	Jennifer Severeide	Community Member	
V	Heidi Ellsworth	Community Member	
V	Tim Brunner	Community Member	

NEW BUSINESS

Long-Range Facility Planning Meeting #5	
<i>Item</i>	<i>Discussion</i>
1.	Welcome & Introductions
2.	Vision, Goals & Objectives <ul style="list-style-type: none"> • Explore grant funding to supplement capital bond funds (OSCIM, ETO, others) • Provide a safe and secure facility for students, staff, and community • Deliver a flexible and adaptable school that optimizes learning and teaching, meeting the long-term educational needs of Black Butte students of all ages • Extend the useful life of Black Butte School while preserving its historic quality and character • Optimize interior environmental health and resource conservation through the integration of sustainable, maintainable materials and energy-efficient systems • Create indoor and outdoor group or project-based environmental learning opportunities
3.	LRFP Committee Roles <ol style="list-style-type: none"> 1. Reminders of what roles this committee took to develop this "plan": <ul style="list-style-type: none"> • Be respectful of others' ideas, opinions, and questions. • Be engaged and actively participate. • Keep the needs of the students first. 2. Discussed what their roles are moving forward: <ul style="list-style-type: none"> • Become ambassadors of the Long-Range Plan. • Provide recommendations to the School Board for action, we are an advisory group.

Long-Range Facility Planning Meeting #5	
<i>Item</i>	<i>Discussion</i>
	<ul style="list-style-type: none"> Final decisions on pursuing a bond, determining bond amounts and prioritization of bond projects shall be made by the BBSD School Board.
4. LRFP Executive Summary	<ol style="list-style-type: none"> Population Projections <ul style="list-style-type: none"> On average, enrollment has increased 2% annually when aggregated over 10 years. Enrollment can be controlled with number of transfers from Sisters School District that they accept. Capacity needs were not a contributing factor in the 10-year LRFP for BBSD. Collaboration with Local Government <ul style="list-style-type: none"> Since enrollment projections did not validate a need for any additional schools, there was no need for identification of suitable site. The identification of suitable sites is an important aspect of the LRFP when districts need additional facilities to ensure that efforts are not in conflict with other major entities in the community, or that efforts can be focused together if that is the case. Community Involvement <ul style="list-style-type: none"> This is the key aspect of the LRFP to get engagement, input from all folks within community. Determining educational vision of local community – this was achieved during a focus group meeting with staff and teachers to determine the “Educational Adequacy” of the facility. Refer to section 5 below for additional information. Reviewing the costs of identified improvements – this was reviewed in Meeting #2. Based on the facility condition assessment, the district-wide replacement budget was \$4.21M vs the repair budget of \$1.05M. Prioritizing the identified improvements – this was performed in Meeting #4. The 26 identified improvements were grouped into 4 categories. Then each were prioritized within these categories. Determining potential sources of funding – this was discussed in Meeting #3. Simon Levear provided a presentation on the ins and outs of Bonds and how to capitalize on them through the OSCIM matching grant program. Identification of Historic Buildings <ul style="list-style-type: none"> The reasons for identifying potential historic buildings during the LRFP and the methods for doing this were presented in Meeting #2. The main school, but in 1951 was determined to be eligible for the National Register due to being over 50 years old, retaining its historic integrity, its significance in the community, and its lack of major alterations. It was requested that BLRB provide more information on the benefits and drawbacks of listing a building in the Historic Register to the school board for their consideration. BLRB will also include the Secretary of Interior’s Standards for Rehabilitation in the LRFP Report Appendix. This is the main reference used by local governments to evaluate proposed, modifications, and additions to historic buildings. Analysis of Current Facilities to Meet District-Adopted Educational Adequacy Standards <ul style="list-style-type: none"> BLRB to provide a clearer aerial image of BBSD’s facilities in final report. It is helpful to see what how much property is owned by BBSD vs USFS. Identification of standards – the degree to which a school’s facility can adequately support the instructional mission and methods. Identification of current facilities to meet these standards – the team evaluated 43 subcategories in 8 major categories. The total average score was 0.8 on a scale of 0 (being totally inadequate) to 2 (being adequate). Identification of deficiencies in current facilities – the score of deficiencies was 6.1 out of 16, many attributed to the age of the facility and lack of specialty spaces.

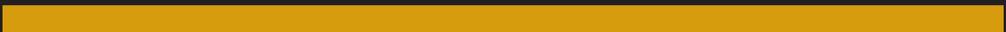
Long-Range Facility Planning Meeting #5	
<i>Item</i>	<i>Discussion</i>
	<ul style="list-style-type: none"> • Identification of changes needed to meet standards – there were 9 changes that arose to the top of the list: <ol style="list-style-type: none"> 1. Provide a third classroom 2. Update HVAC system 3. Provide safety and security upgrades 4. Replace the roof 5. Replace the windows 6. Provide outdoor covered learning area 7. Provide office space 8. Update the restrooms, include a staff restroom 9. Provide additional student storage
5.	<p>Next Steps</p> <ol style="list-style-type: none"> 1. Vote on Recommendation to School Board to pursue GO Bond <ul style="list-style-type: none"> • Yes: 12 Maybe: 1 No: 0 2. Vote on Recommendation to School Board to pursue National Register Nomination <ul style="list-style-type: none"> • Yes: 8 Maybe: 4 No: 2 3. Present Recommendations to School Board on March 8, 2022 4. BLRB to finalize LRFP Report for BBSD Review 5. BLRB to submit LRFP Report to ODE
6.	<p>Final Thoughts</p> <ol style="list-style-type: none"> 1. Great work by everyone on LRFP committee! 2. Recognize that BBSD is unique and not in competition with Sisters SD. We have a different learning environment, let's capitalize on that. 3. Internet connectivity has been an issue for quite some time, but BBSD is working on a separate process currently, purchased connection on future fiber line, and installing high speed internet. There will be a separate public meeting on the local internet service soon. 4. Need to investigate ways to capitalize on expansion of school as a community space. This is a much-needed asset in Camp Sherman. 5. Do we want to investigate ways to bring Black Butte Ranch community into this discussion? Do we want to serve their student population here? 6. Community presence, as a whole, can be a great benefit to this process. 7. Everyone needs to continue to talk to your friends, neighbors, community about this process. 8. Enrollment – how do we position ourselves as a special place? 9. How do we think 10 years down the road?

These meeting minutes are an accurate account of the meeting to the best of my knowledge. Please notify me of any discrepancies within 48 hours of publication after which time these minutes shall stand as published.

END OF MEETING MINUTES

Submitted by:
Heidi Slaybaugh, Project Manager

Community Meeting #5 - Presentation
2/15/22





LRFP Meeting #5 February 15, 2022

BLRB architects



Meeting Agenda

MEETING #5 – EXECUTIVE SUMMARY



- 1. INTRODUCTIONS
 - Facilitation Team
 - Attendees
- 2. VISION, GOALS, AND OBJECTIVES
- 3. LRFP EXECUTIVE SUMMARY
 - ODE LRFP Requirements & Compliance
- 4. LRFP COMMITTEE ROLES
- 5. NEXT STEPS
- 6. FINAL THOUGHTS

BLRB architects



Vision, Goals, and Objectives

- Explore grant funding to supplement capital bond funds (OSCIM, ETO, others)
- Provide a safe and secure facility for students, staff and community
- Deliver a flexible and adaptable school that optimizes learning and teaching, meeting the long-term educational needs of Black Butte students of all ages
- Extend the useful life of Black Butte School while preserving its historic quality and character
- Optimize interior environmental health and resource conservation through the integration of sustainable, maintainable materials and energy-efficient systems
- Create indoor and outdoor group or project-based environmental learning opportunities



LRFP Committee Roles

LRFP Committee Roles and Responsibilities Moving Forward:

- Be respectful of other's ideas, opinions, and questions.
- Be engaged and actively participate.
- Become ambassadors for the Long-Range Plan.
- Keep the needs of the students first.
- Remember we are an advisory group.
- Final decisions on bond amounts and prioritization are made by the BBSD School Board.



LRFP Executive Summary

LRFP Requirements (OAR 581-027-0040)

1. Population projections by school age for the next 10 years using U.S. Census or Census partner data
2. Collaboration with local government planning agencies (city and/or county) that results in:
 - a. Identification of suitable school sites if needed; and
 - b. Site acquisition schedules and programs.
3. Evidence of community involvement in:
 - a. Determining educational vision of local community;
 - b. Reviewing the costs of identified improvements;
 - c. Prioritizing the identified improvements; and
 - d. Determining potential sources of funds for the improvements.
4. Identification of buildings on historic preservation lists including the National Historic Register, Oregon State Historic Preservation Office, and local historic building lists.



LRFP Executive Summary

LRFP Requirements (OAR 581-027-0040)

5. Analysis of district's current facilities' needs to meet district-adopted educational adequacy standards;
 - a. Identification of standards adopted by district that are used to determine educational adequacy for district;
 - b. Identification of ability of current facility capacity to meet district-adopted educational adequacy standards;
 - c. If current facilities are unable to meet district-adopted educational adequacy standards district will then:
 - i. Identify deficiencies in current facilities;
 - ii. Identify changes needed to bring current facilities up to district-adopted educational adequacy standards; and
 - iii. Identify potential alternatives to new construction or major renovations of current facilities to meet district-adopted educational adequacy standards

BLRB architects



LRFP Executive Summary

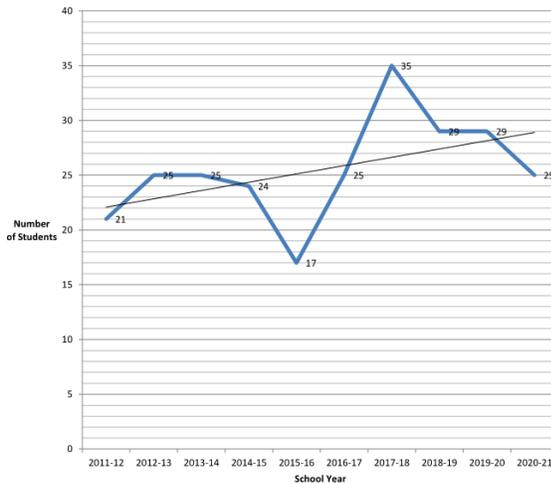
OAR 581-027-0040 (1) – Population Projection Findings

1. Population of Jefferson County is projected to grow from nearly 23,447 in 2018 to 26,751 by 2032 according to the Coordinated Population Forecast authored by the Population Research Center.
2. The growth rate is projected to increase in Outside UGBs by 0.8% between 2018 and 2032.
3. On average, enrollment has increased 2% annually when aggregated over 10 years.
4. The Cohort Survival Method projects an increase of approximately 2% over the next 10 years.
5. Capacity needs are not a contributing factor in a 10 Year Long Range Facility Plan.
6. The Committee reviewed this data during LRFP Meeting #2.

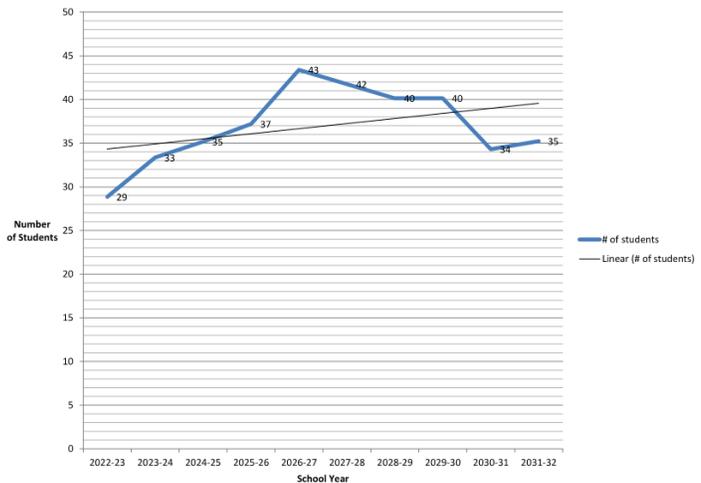
BLRB architects

LRFP Executive Summary

Black Butte School Student Population 2011-Present



Black Butte School Student Population 2022-2032



LRFP Executive Summary

OAR 581-027-0040 (2a) – Collaboration with Local Government Identification of Suitable Sites Findings

1. Enrollment projections did not validate a need for any additional schools.
2. Since enrollment projections did not validate a need for additional schools, there is no need for identification of suitable sites

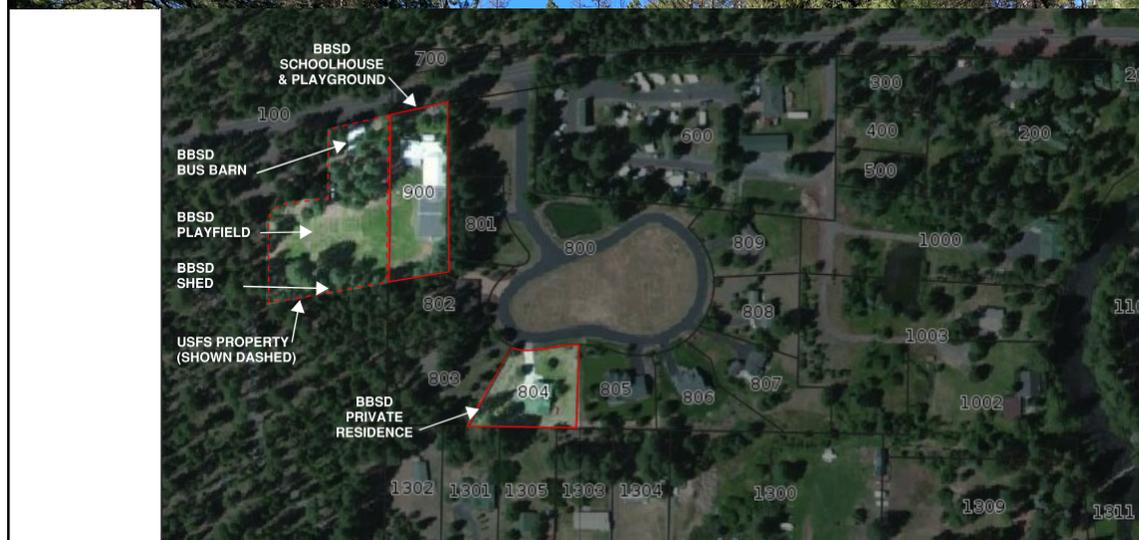
LRFP Executive Summary

OAR 581-027-0040 (2b) – Collaboration with Local Government Site Acquisition Schedules and Programs

1. Enrollment projections did not validate a need for any additional schools.
2. Since enrollment projections did not validate a need for additional schools, there is no need for site acquisition schedules and programs.

BLRB architects

LRFP Executive Summary





LRFP Executive Summary

OAR 581-027-0040 (3a) – Evidence of Community Involvement Determining educational vision of local community

1. Facilitators met with staff and teachers at Black Butte School to review the educational adequacy and understand how they adapt to the educational vision for Black Butte School District.
2. The Educational Adequacy Matrix that was developed to assess the educational vision of the schools is comprehensive in nature and helped to identify gaps.

BLRB architects



LRFP Executive Summary

OAR 581-027-0040 (3b) – Evidence of Community Involvement Reviewing the Costs of Identified Improvements

1. The LRFP Committee reviewed budgets from the ODE Facility Assessments in LRFP Meeting #2.
2. The cost to repair each facility is significantly less than the cost to replace the facilities. The Facility Assessment identified a districtwide replacement budget of \$4.21 million and a repair cost of \$1.05 million.
3. The Facility Condition Index ranged from 9.7% at the Summer Lane Residence to 35.6% at Black Butte School.
4. The Committee reviewed the cost for big picture ideas after a prioritization exercise during LRFP Meeting #4.

BLRB architects

LRFP Executive Summary

OAR 581-027-0040 (3c) – Evidence of Community Involvement Prioritizing the Identified Improvements

1. The LRFP Committee prioritized 26 items under 4 major categories in LRFP Meeting #4.
2. The 4 major categories included Safety and Security, Operations and Instructional Improvements, Energy Conservation Improvements, and Asset Preservation.

BLRB architects

LRFP Executive Summary

	Description of System	Quantity	Unit Budget	Total	Priority	Priority 01	Priority 02	Priority 03
	SAFETY AND SECURITY							
1	Provide secure vestibule and ADA doors	200	\$300	\$60,000	1 \$	60,000	\$ -	\$ -
2	Remove all asbestos flooring and replace	3500	\$15	\$52,500	1 \$	52,500	\$ -	\$ -
3	Provide access controls and FOBs	1	\$6,500	\$6,500	1 \$	6,500	\$ -	\$ -
4	Provide generator for disaster resiliency	1	\$35,000	\$35,000	2 \$	-	\$ 35,000	\$ -
5	Provide exterior site lighting	1	\$5,100	\$5,100	3 \$	-	\$ -	\$ 5,100
	OPERATIONS & INSTRUCTIONAL IMPROVEMENTS							
1	Add third flexible and functional classroom	750	\$420	\$315,000	1 \$	315,000	\$ -	\$ -
2	Provide additional private offices	2	\$63,000	\$126,000	2 \$	-	\$ 126,000	\$ -
3	Provide covered outdoor learning/play structure	1200	\$200	\$240,000	1 \$	240,000	\$ -	\$ -
4	Add restroom to bus barn	60	\$420	\$25,200	1 \$	25,200	\$ -	\$ -
5	Add office to bus barn	160	\$420	\$67,200	3 \$	-	\$ -	\$ 67,200
6	Add staff restroom at school	60	\$420	\$25,200	1 \$	25,200	\$ -	\$ -
7	Add Music Storage	300	\$420	\$126,000	3 \$	-	\$ -	\$ 126,000
8	Add acoustical wall between MPR and classroom	32	\$300	\$9,600	2 \$	-	\$ 9,600	\$ -
9	Update existing storage to include storage/student display	100	\$250	\$25,000	1 \$	25,000	\$ -	\$ -
10	Redesign center room between classrooms to be mud room	115	\$200	\$23,000	1 \$	23,000	\$ -	\$ -

BLRB architects

LRFP Executive Summary

ENERGY CONSERVATION IMPROVEMENTS							
1	Replace all lights with LED fixtures	3500	\$17	\$59,500	1 \$	59,500	\$ - \$ -
2	Replace lower windows with operable windows (Classroom 1 and MPR)	195	\$85	\$16,575	1 \$	16,575	\$ - \$ -
3	Add operable windows at Classroom 2	145	\$90	\$13,050	1 \$	13,050	\$ - \$ -
4	Install Ceiling Fans	7	\$1,500	\$10,500	2 \$	-	\$ 10,500 \$ -
5	Install Solar Panels			\$0	3 \$	-	\$ - \$ -
6	Install Rain Collection/Harvesting System			\$0	3 \$	-	\$ - \$ -
7	Replace/ Upgrade HVAC System	3500	\$10	\$35,000	1 \$	35,000	\$ - \$ -
ASSET PRESERVATION (MAINTENANCE)							
1	Reroof Building (Abatement included)	5000	\$35	\$175,000	1 \$	175,000	\$ - \$ -
2	Pave Parking Lot	4500	\$11	\$49,500	3 \$	-	\$ - \$ 49,500
3	Pave playground	5000	\$6	\$30,000	3 \$	-	\$ - \$ 30,000
4	Pave pathways around building	1400	\$6	\$8,400	3 \$	-	\$ - \$ 8,400
Subtotal				\$1,538,825		\$ 1,071,525	\$ 181,100 \$ 286,200
Budgeted Development Costs			38%	\$584,754		\$ 407,180	\$ 68,818 \$ 108,756
Escalation			16%	\$339,773		\$ 236,593	\$ 39,987 \$ 63,193
Budget TOTAL				\$2,463,351		\$ 1,715,297	\$ 289,905 \$ 458,149

BLRB architects

LRFP Executive Summary

OAR 581-027-0040 (3d) – Evidence of Community Involvement Determining Potential Sources of Funding

1. Black Butte School District is eligible for up to \$4 million in OSCIM grant state match
 - a) BBSD ranks 192 out of 197 school districts in prioritization.
2. If Black Butte School District gets an OSCIM grant, they should consider the following General Obligation Bond Amounts if the following prioritizations are approved:
 - a) Priority 1 \$857,649 GO Bond + \$857,649 OSCIM
 - b) Priority 1 + 2 \$1,002,601 GO Bond + \$1,002,601 OSCIM
 - c) Priority 1 + 2 + 3 \$1,231,676 GO Bond + \$1,231,676 OSCIM*
3. Piper Sandler has completed a Bond Levy Analysis to help BBSD determine a bond amount and structure that the community could support.

* This amount does not include solar panels or rainwater harvesting as that scope of work has not been defined



LRFP Executive Summary

OAR 581-027-0040 (4) – Identification of Historic Buildings Findings

Identification of buildings on historic preservation lists including the National Historic Register, Oregon State Historic Preservation Office, and local historic building lists

1. There are currently no buildings on any historic registry.
2. Buildings that are over 50 years old can be considered for registration.
3. Because of its age, Black Butte School is eligible to be registered
 - a) Black Butte School was built in 1951
4. BBSD has chosen not to register the buildings in the historic registry, but could adopt a formal process to consider registering the school in the historic registry.
5. Although not registered, it is recommended that any additions to Black Butte School adhere to the Secretary of Interior's Standards for Rehabilitation.

BLRB architects



LRFP Executive Summary

OAR 581-027-0040 (5a) – Educational Adequacy Standards

Identification of standards adopted by district that are used to determine educational adequacy for the district

1. The Educational Adequacy Matrix that was developed to assess the educational vision of the school is comprehensive in nature and helped to identify gaps.
2. BLRB met with administrators and teachers to identify needs utilizing 8 major categories and 43 subcategory data points to gather information.
 - a. Capacity – Core Spaces, Capacity – Specialty Spaces, Technology, Supervision and Security, Instructional Aides, Physical Characteristics, Learning Environment, Relationship of Spaces
3. The Educational Adequacy Matrix coordinated with the district is more qualitative and quantitative than what is asked for by ODE in order to gather a more complete picture.

BLRB architects



LRFP Executive Summary

OAR 581-027-0040 (5b) – Educational Adequacy Standards

Identification of ability of current facility capacity to meet district adopted educational adequacy standards

1. An enrollment and capacity analysis was completed for Black Butte School in preparation for the educational adequacy meeting.
2. Black Butte School is at or under capacity when utilizing optimal class sizes and evaluating program.
3. Two of the categories in the Educational Adequacy Matrix specifically deal with Capacity and size of each space.
4. The Long-Range Facility Plan has not identified a need to add classrooms for capacity.
5. However, the LRFP has identified a need for a more flexible classroom for agile lesson planning and to give more opportunities for small group and large group activities and student services in support of teaching multiple grade levels.



LRFP Executive Summary

OAR 581-027-0040 (5ci) – Educational Adequacy Standards

Identify deficiencies in current facilities

1. Educational Adequacy deficiencies have been identified at Black Butte School with a score of 6.1 out of 16.
2. Many of the deficiencies can be attributed to the age of the facility.
3. There is a lack of teaching space conducive to teaching multiple grade levels.
4. Office space with appropriate visual and acoustical privacy is lacking.
5. There is no dedicated space or storage for Arts, Music, and Science.
6. Special Needs Education space and storage is lacking.

LRFP Executive Summary

OAR 581-027-0040 (5cii) – Educational Adequacy Standards

Identify changes needed to bring current facilities up to meet District adopted Educational Adequacy Standards

1. Provide Third Classroom
2. Update HVAC
3. Safety and Security Upgrades
4. Roof Replacement
5. Window Replacement
6. Provide Outdoor Covered Learning Area
7. Provide Office Space
8. Update Restrooms
9. Provide Additional Student Storage

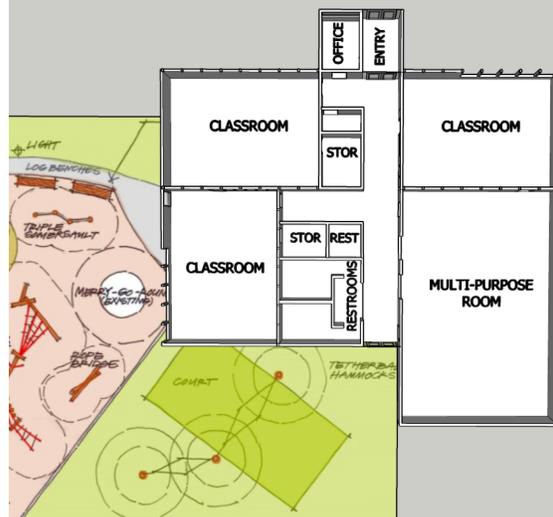
BLRB architects

LRFP Executive Summary

OAR 581-027-0040

(5ciii) – Educational Adequacy Standards

Identify potential alternatives to new construction or major renovations of current facilities to meet district-adopted educational adequacy standards.



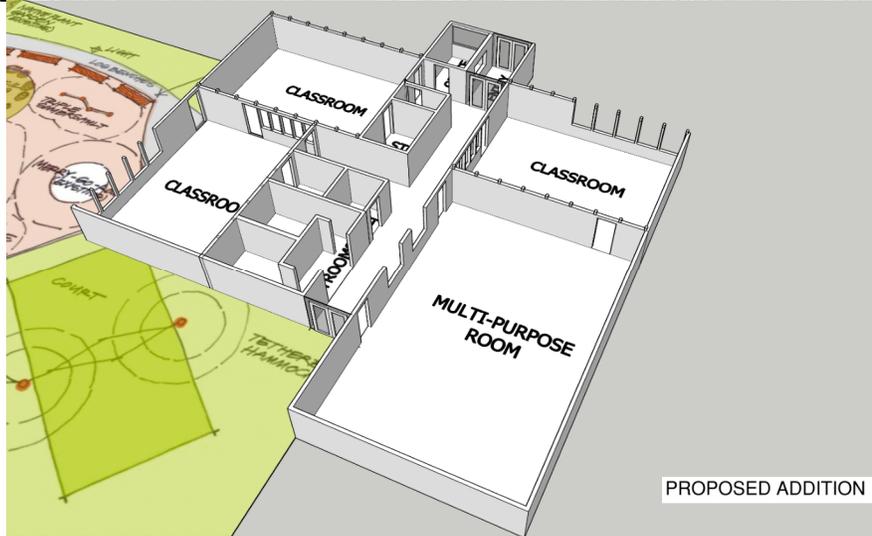
BLRB architects

LRFP Executive Summary

OAR 581-027-0040 (5cii) – Educational Adequacy Standards

Identify potential alternatives to new construction or major renovations of current facilities to meet district-adopted educational adequacy standards.

BLRB architects



NEXT STEPS



- Draft LRFP Report
- Submit Report to Black Butte School District
- Submit Report to ODE

BLRB architects



