

**Minutes
Facility Task Force
Redmond School District 2J
Conference Rooms A-B-C
Thursday, January 3, 2008**

- Doug Snyder, Redmond School District Chief Operations Officer called the meeting to order on January 3, 2008 at 6:02 p.m.

In Attendance

Katie Billington	Lance Brant
Barry Branaugh	Jon Bullock
Monica Dahlen	Carolyn Espinosa
Pat Higgins	Martha Hinman
Donna Howard	Karen Ludwig
Cauria Masten	Mike McIntosh
Ron Munkres	Kathy Persing
Angela Quattlebum	Todd Sheldon
Stan Steele	Laurie Thom
Tony Vandermeer	John Walter

- Facilitators in Attendance:

Kristen Allen	Bob Chadwick
Vickie Fleming	Tim Gleeson
Becky Kirner	Steve Olson
Diane Seehawer	Doug Snyder

Work Schedule/Future Meetings; Presenter: Doug Snyder, Chief Operations Officer

Doug Snyder reviewed the Facility Task Force work schedule and future meetings that are scheduled. The committee is still working towards a May bond issue. Listed below is the projected schedule:

- **January 10th – Finalize Polling Options**
- **January 17th – Meet with School Board-Overview of process/options**
- **January 24th – No meeting – polling underway**
- **January 31st – Polling data reviewed**
- **February 1st – Six hour stakeholder meeting**
- **February 7th – Finalize Board report**
- **February 13th – Give Task Force Report to School Board**

Bond Packages; Presenter: Doug Snyder, Chief Operations Officer

Doug Snyder presented and reviewed with the committee a summary of three (3) bond package options the committee has been working on. Used in completing this summary were the following reports:

- RSD Actual and Projected Fall Enrollment - Capacity w/o portables.
- RSD Actual and Projected Fall Enrollment - Capacity with portables.
- Flip Charts from the December 20, 2007 meeting.

After reviewing the summary the key questions for the committee were:

1. To determine what the committee is looking for in a solution. Do they want a 5 year or 10 year solution for classroom space?
2. What type of high school solution are they looking for?

Additional Comments

- Option A ~ **Will not** provide the district with a 10 year high school solution.
- Option B ~ **Will** provide the district with a 10 year high school solution.
- Option C ~ **Will not** provide the district with a 10 year high school solution.

Summary of Project Options/Project Budget Summary; Presenters: Steve Olson, Dull Olson Weekes Architects, Inc.

Steve Olson presented a more refined option summary and projected budget of the three (3) possible options that the committee has been working on. This summary created from the information provided on the committee flip charts. The project options and project budget point is still a moving target and will continued to be refined throughout the process.

Below is a brief description of the three (3) options the committee has been working on and a **cost estimate** for each option:

- **Option A**
 - **RHS Expansion Package #1**
 - RHS Expansion for 800 additional seats: \$45-60 Million
 - Hartman returns to Middle School: \$0
 - Replace Evergreen w/New Elementary: \$18-21 Million
 - Using McCall Prototype
 - Necessary Deferred Maintenance: \$10-15 Million
 - Placeholder

Total Projected Cost: \$73-96 Million Total Added Seat Capacity: 845 seats

- **Option A**
 - **RHS Expansion Package #2**
 - Expand Existing High School for 800 Students:
Convert to 10-12: \$45-60 Million
 - Build Junior High (Grade 8-9): \$50-60 Million
 - Convert Obsidian/EGMS to Grade 6-7: \$0
 - Convert Hartman to an Elementary School: \$0
 - Necessary Deferred Maintenance: \$10-15 Million
 - Placeholder
- Total Projected Cost: \$105-135 Million Total Added Seat Capacity: 2022 seats**

- **Option B**
 - **Build New High School Package**
 - 1400 High School on Elkhorn Site w/core for 1600: \$78-90 Million
 - Hartman returns to Middle School: \$0
 - Replace Evergreen w/New Elementary: \$18-21 Million
 - Using McCall Prototype
 - Convert Brown to Early Childhood Center: \$1.5-3.5 Million
 - Necessary Deferred Maintenance: \$10-15 Million
 - Placeholder
- Total Projected Cost: \$102.5-124.5 Million Total Added Seat Capacity: 1445 seats**

- **Option C**
 - **Small Learning High School Package**
 - 800 High School on Elkhorn Site: \$42-50 Million
 - Renovate RHS – Capacity 1,494: \$15-25 Million
 - Core Facility Expansion, SLC Remodel
 - Hartman returns to Middle School: \$0
 - Replace Evergreen w/New Elementary: \$18-21 Million
 - Using McCall Prototype
 - Convert Brown to Early Childhood Center: \$1.5-3.5 Million
 - Necessary Deferred Maintenance: \$10-15 Million
 - Placeholder
- Total Projected Cost: \$86.5-114.5 Million Total Added Seat Capacity: 845 seats**

Brief Discussion ~ Questions & Comments

- Tumalo and Terrebonne Community Schools at one time had surplus rooms and to fill space the district made these school sites into K-8's.
- The first bond presented to the community for the Vern Patrick Elementary School and the Hugh Hartman Middle School was the option for these schools to be expandable. The

bond did not pass. The district then cut costs and the expandability options and passed the second bond.

- Do we want a 5 year or 10 year solution?
- What will our community support? Reality check on cost and review tax rates.
- The tax rates the committee was given at the last meeting included the retirement of the Vern Patrick/Hartman Schools (2009) and the Gregory/McCall Schools (2024).
- Our goal is for next week to go public with polling questions.

Document Review

- The best possible outcomes that were presented by the committee members at the meeting on November 8, 2007 (handout read aloud).
- A Brief Summary of our Meetings (handout).

After the committee reviewed the best possible outcomes and the brief summary of past meetings some of the things discussed and commented on are as follows:

- The group has come along way since the start of this process
- The purpose is to create a polling that is what we've come up with, asking what you think.
- The most important thing we can do is to listen.
- If people have been heard they can and will change.
- People excluded stick together, even though they aren't saying the same things.
- People want to know they've been heard.

Group Discussion

The committee worked together in one large group. Each member had a turn voicing their opinions and ideas for a solution, as the group listened on. Listed below is a summary of those comments:

- Utilize Elkhorn Site.
- Liked Option B and return Hartman to Middle School.
- Concerned about traffic and congestion around the high school.
- 10 year solution needed.
- Cost of seats less expensive now than in the future.
 - How do we communicate this with the community?
- Community partnering two bonds at one time with RAPRD.
- Turn Harman into a K-8.
- Do not want to nickel and dime the community.

- Distrust with the community over the Hartman and Vern Patrick bond needs to be dealt with.
- Take a look at expansions of Hartman and Vern Patrick and finish the process of making the schools what the community originally wanted.
- Deferred maintenance for elementary schools, middle schools and high school.
- Want and need to be straight forward in explaining the cost for a 10 year solution.
- Must correct past issues.
- People want to support a bond but are not sure how they can afford too.
- Community center not talked much about.
- Would like community to see all the committee is dealing with.
- Wants 10 year bond with 5 year price.
- Liked Options B & C.
- Likes 10 years plan but doesn't see it as a viable option.
- Like two 5 year plan.
- Address- Replacing Evergreen, deferred maintenance, remodel Hartman and RHS.
- Citizens need to know everything that's on the table.
- See all the facts and provide the information to the community.
- Concerns about a bond amount.
- Likes K-8 option.
- Sell the future.
- Sell the 9th and Antler property.
- Fine tune Options B & C, their both pretty close.
- Community wants to know we have been listening to them.
- Let community know we are trying to make a difference and help by wanting to sell the 9th and Antler property of 50 acres.
- Think things through and collaborate with community.
- Needs clear information from the district and consistency.
- Need constant funding plan for 5 or 10 year plan.
- Formulating polling questions will determine what direction the committee takes i.e.
 - Does the community think we have enough time to make a decision by May?
 - Does the community think the district has been good stewards of our buildings?
 - Is Redmond ready for two comprehensive high schools?
 - How much is the community willing to support?
- Eight percent (8%) annual increase for cost of construction and 2 ½% - 3% annual cost of living increases. You lose money every year you do not build.
- What's the value to our community?
- Five year plan doesn't solve the problem.
- Doesn't understand why the district is not trusted.
- The road block is not being trusted.
- The school district is the community and people need to know this.
- Operate our position as being strong not weak.

- Lack of trust of the government in general. Larger communities are a little better.
- Build support around the idea not the cost.
- No votes mean you haven't convinced the community to spend the money yet.

Questions asked of the Committee ~ (3x5 cards)

The following questions were asked of the committee members.

- What would you like to see in a 10 year plan?
- What would be the proposal/alternatives for the first 5 year and second 5 year plan?

See attached collective statements

Next Meeting

The next meeting is scheduled for Thursday, January 10, 2008 at the Redmond School District Office, Conference room A-B-C at 6:00 p.m.

Adjournment

The meeting adjourned at 8:48 p.m.

Doug Snyder, Chief Operations Officer

Linda Holland, Administrative Assistant Operations

A Proposed 10 Year Plan - Option B

**Build a New Comprehensive High School at The Elkhorn Site
with Core Facilities for 1600 Seats**

\$78M - \$90M

Renovate Redmond High School.

\$15M - 25M

Hugh Hartman

**Option 1. Return Hartman to
a Middle School.**

Option 2. Hartman Becomes K-8.

Increase Elementary School Capacity.

**Option 1. Replacement of Evergreen
with a 600 Seat Elementary.**

\$18-21M

**Increase Hugh Hartman,
Vern Patrick Capacity**

\$2.5 M - \$3.0 M

Option 1: New elementary
school on Elkhorn site.

Option 2: Build one new
elementary school east on Highway 97.

Convert Brown High School

Brown used as Alternative Education.

**Brown partners with COCC. Convert Brown to
include kindergarten with Early Childhood
Center.**

\$1.5M - \$3.5M

**Deferred Maintenance Is Funded
Sell Property: Evergreen Elementary and Land**

+ \$5M - +6.5M

Fund Deferred Maintenance

Pay down the Bond

Remodel Tumalo, Terrebonne, John Tuck.

Develop a Performing Arts Center on the Elkhorn Property:

Partner with Other City and Park and Recreation:

A Proposed 10 Year Plan - Option C

**Small Learning Communities
Phasing in Another 800 Seat High School Facility.
\$42M-\$50M**

**Renovate Redmond High School.
\$15M - \$25M**

Hugh Hartman

**Option 1. Return Hartman to
a Middle School.**

Option 2. Hartman Becomes K-8.

Increase Elementary School Capacity.

**Replacement of Evergreen with
a 600 Seat Elementary.
\$18M - 21M**

**Increase Hugh Hartman,
Vern Patrick Capacity
\$3M**

Option 1: New elementary
school on Elkhorn site.

Option 2: Build one new
elementary school east on Highway 97.

Convert Brown High School

Brown used as Alternative Education.

**Brown partners with COCC. Convert Brown to
include kindergarten with Early Childhood
Center. \$1.5M - \$3.5M**

**Deferred Maintenance Is Funded
Sell Property: Evergreen Elementary and Land
+ \$5M - +6.5M**

Fund Deferred Maintenance

Pay down the Bond

Remodel Tumalo, Terrebonne, John Tuck.

Develop a Performing Arts Center on the Elkhorn Property:

Partner with Other City and Park and Recreation:

A Proposed 10 Year Plan - Option A

Expand RHS to 2400 with gym and a theater jointly owned by the city.
\$45M-65M

Hugh Hartman

Option 1. Return Hartman to a Middle School.

Option 2. Hartman Becomes K-8.
\$\$\$\$

Increase Elementary School Capacity.

Replacement of Evergreen with a 600 Seat Elementary.
\$18-21M

Increase Hugh Hartman, Vern Patrick Capacity
\$\$\$\$

Option 1: New elementary school on Elkhorn site.

Option 2: Build one new elementary school east on Highway 97.

Convert Brown High School

Brown used as Alternative Education.

Brown partners with COCC. Convert Brown to include kindergarten with Early Childhood Center.

Deferred Maintenance Is Funded
Sell Property: Evergreen Elementary and Land
+ \$5M - +6.5M

Fund Deferred Maintenance

Pay down the Bond

Remodel Tumalo, Terrebonne, John Tuck.

Develop a Performing Arts Center on the Elkhorn Property:

Partner with Other City and Park and Recreation:

First Five Year Plan - Option B

Build new 1200 to 1400 seat HS with 1600 core. (12)

Hugh Hartman

Option 1. Hartman returns
to Middle School. (4)

Option 2. Make Hartman K-8. (5)

Increase Elementary School Capacity.

**Replacement of Evergreen with
a new Elementary. (3)**
\$18-21M

**Increase Hugh Hartman,
Vern Patrick Capacity (5)**
\$\$\$\$

Deferred maintenance. (6)

Sell property. (1)

Convert Brown to early childhood center. (1)

Community connection. (1)

Second Five Year Plan - Option B

Increase Elementary School Capacity.

Option 1
Two Elementary Schools (13)
(One to Replace Evergreen).

Option 2
Expand Vern Patrick (3)

Hugh Hartman returns to Middle School

Deferred maintenance. (6)

Option 1
Deferred mtce. on all buildings
over 35 years old.

Option 2
Maintenance on all buildings.

Renovate Redmond High School

First Five Years - Option C

Start New High School at Elkhorn with 800 W/ Core for 1600 (6)

Hugh Hartman

Option 1. Hartman returns
to Middle School. (2)

Option 2. Make Hartman K-8. (4)

Replace Evergreen with a new elementary (6)

\$18-21M

Vern Patrick: complete the school. (2)

\$2.5M-3M

Deferred Maintenance. (4)

Performing Arts/community Center. (3)

Renovate Redmond High School. (1)

\$15M - 25M

Second Five Years- Option C

Expand the new Elkton High School +800 (1600 total). (6)

Add Additional Elementary Classrooms.

Option 1
Build Another Elementary. (3)
\$18M - \$21M

Option 2
Expand Hugh Hartman. Two new Elementary schools
(1 to replace Evergreen)
\$36M - \$42M

Deferred maintenance. (4)

Include the Community Center. (1)

Renovate RHS
\$15M - \$25M

Provide Technology support.