

School Board Work Session  
Wednesday, January 15, 2025 6:30 PM

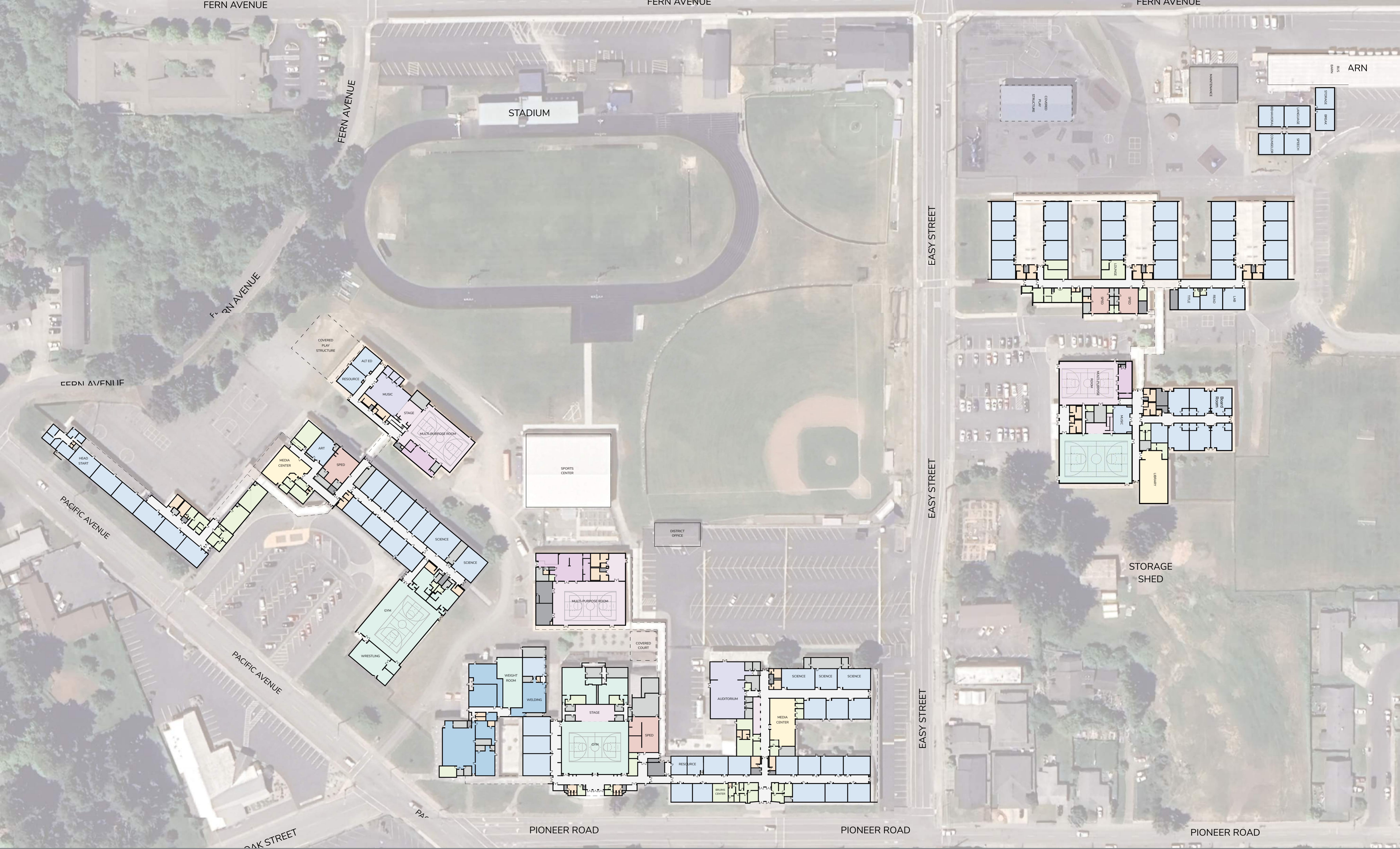
Kalmiopsis Elementary/Room 51  
650 Easy St  
Brookings, Oregon 97415

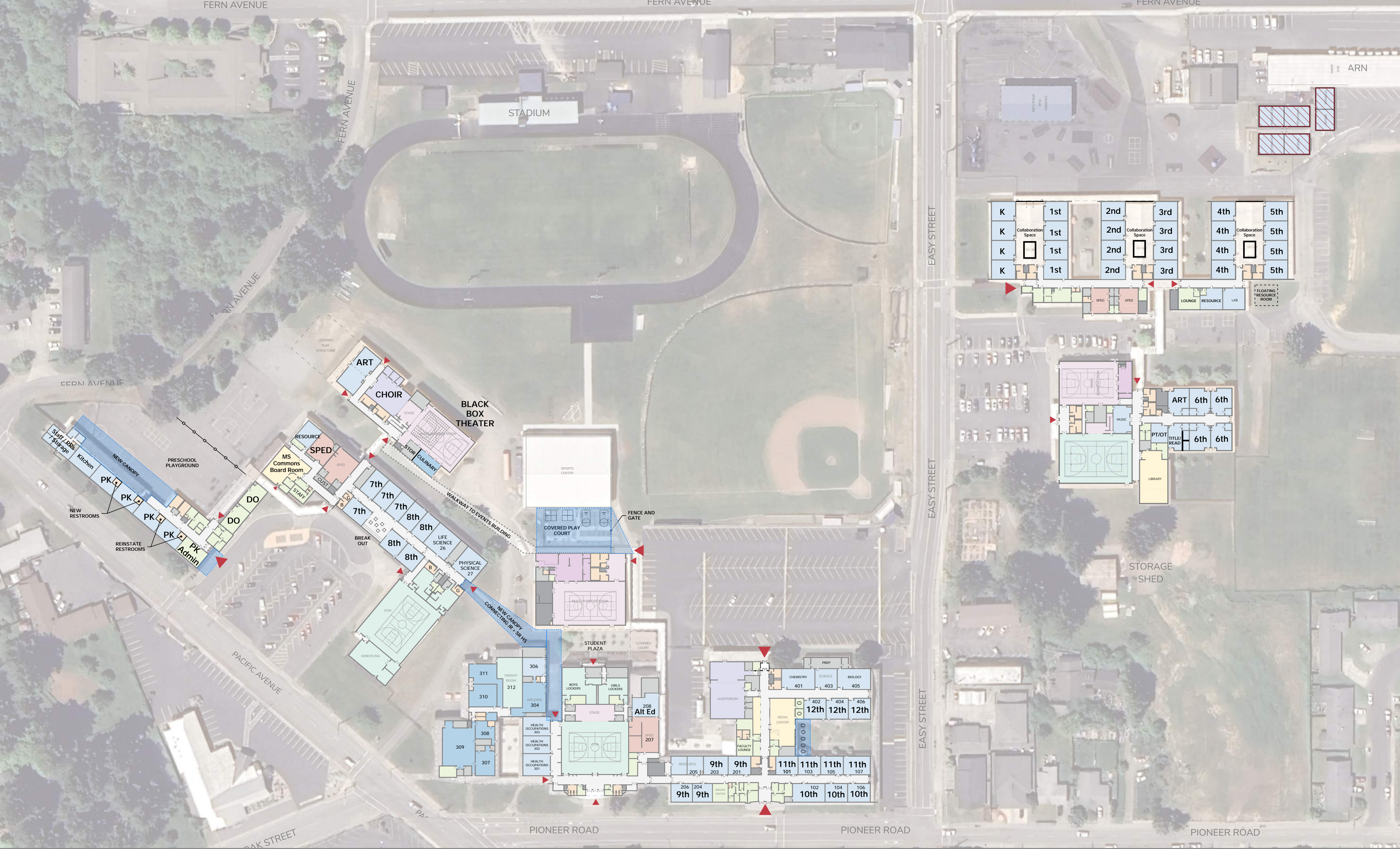
## **Agenda**

1. Call Meeting to Order
2. Long Range Planning
  - Prioritization of Possible Future Projects Exercise
3. Future Work Session Topics
  - Annual Superintendent evaluation work currently scheduled for February
4. Recess from Public Session to Executive Session #2
  - To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.(ORS 192.660(2)(i))
5. Adjourn Executive Session and Return to Public Session
6. Adjournment

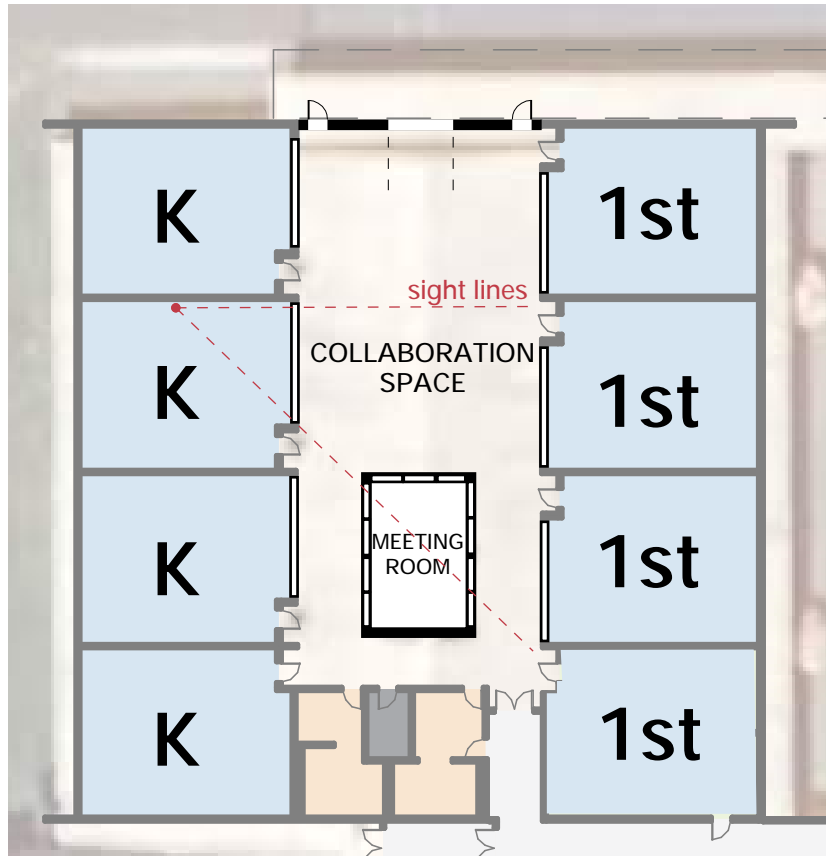
# OPTIONS REVIEW - PLANS







# KALMIOPSIS ELEMENTARY SCHOOL TYPICAL CLASSROOM LAYOUT



- NEW WALL AND OVERHEAD DOORS
- WINDOW GLAZING FROM CLASSROOMS
- OPENS UP SPACE AND VISIBILITY
- MEETING / FOCUS ROOM



Soft Seating, Table, Chair Furniture Examples by School Outfitters



Lake Mills Elementary School, Wisconsin / Eppstein Uhen Architects



Atrium School, Watertown, MA / William Pevear Architects,  
Photography: Anton Grassl



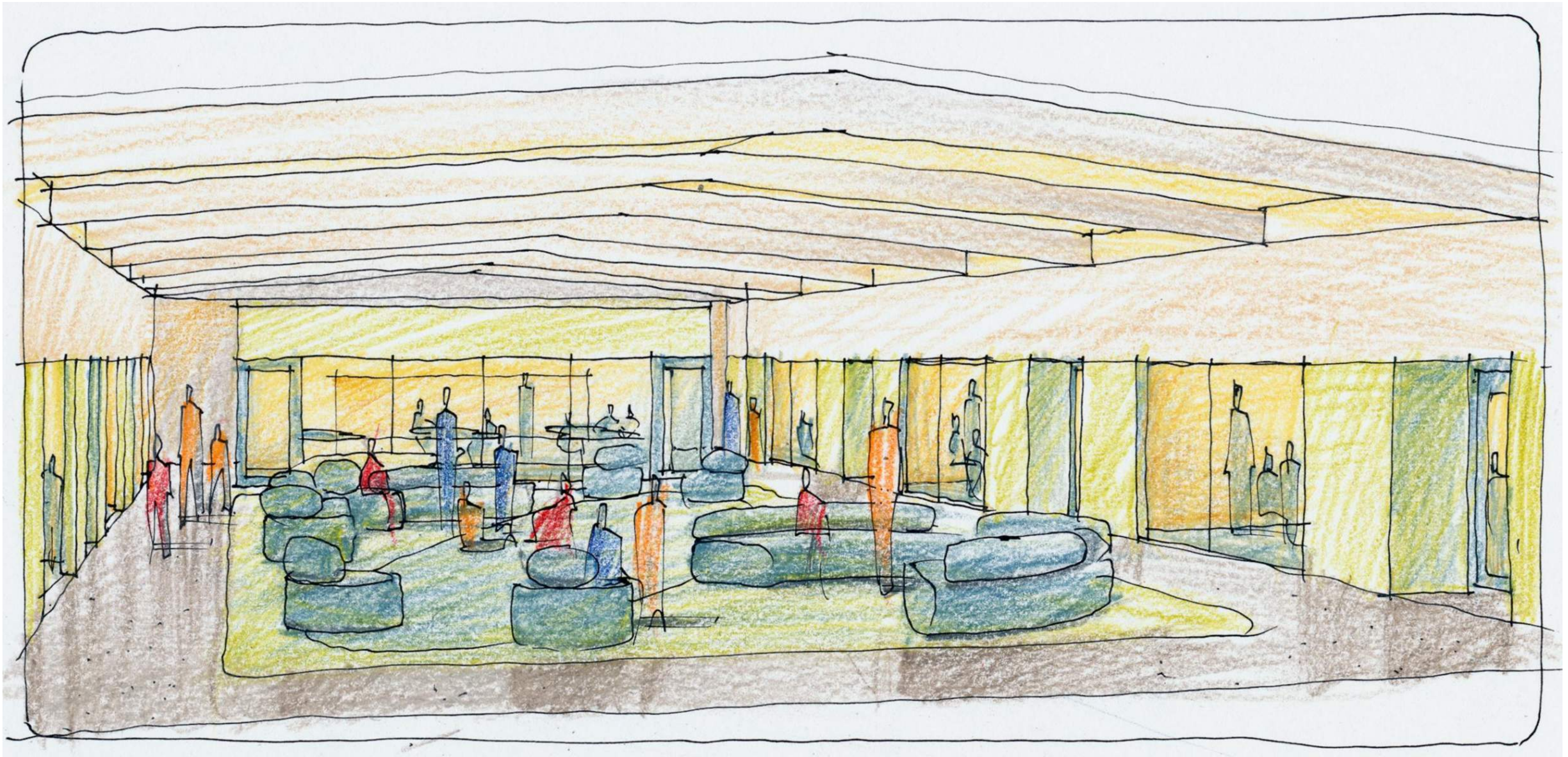
Rogue Primary School / arkitek, Ashland,  
Photography: Josh Partee, Brandon Lasko



Rogue Primary School / arkitek, Ashland,  
Photography: Josh Partee, Brandon Lasko



# ELEMENTARY CLASSROOM COLLABORATION SPACE



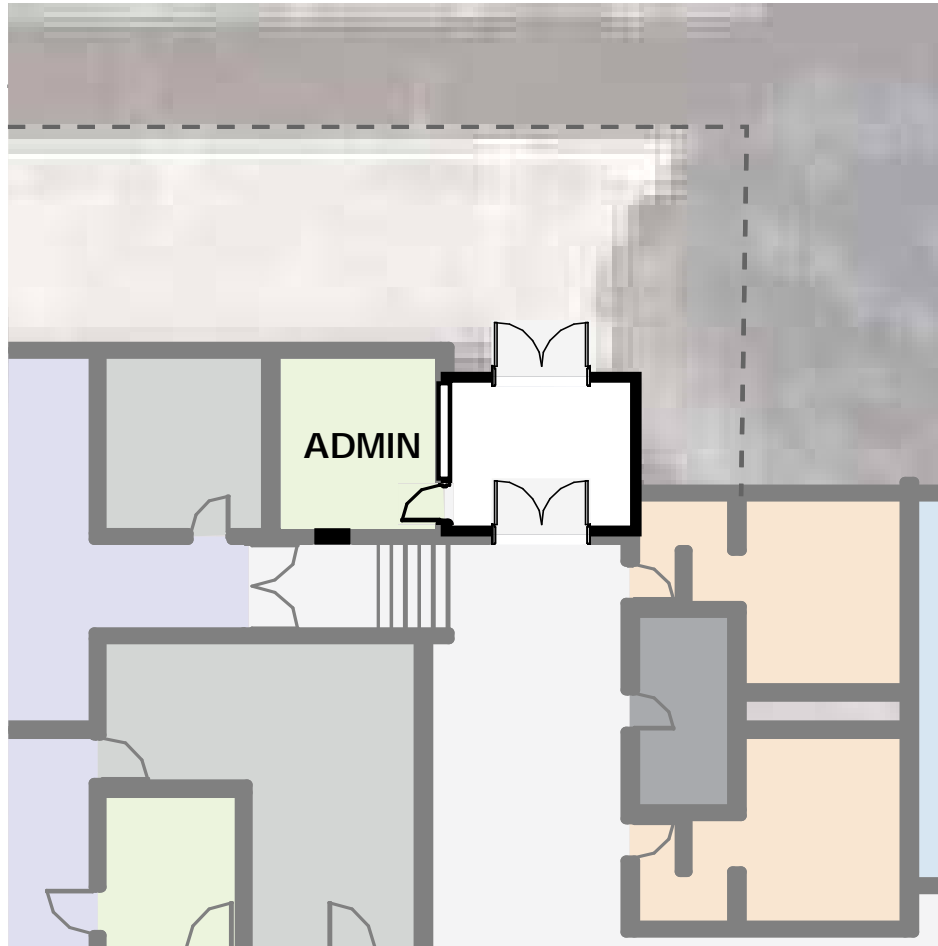
Brookings-Harbor School District  
Assessment and Long-Range Facilities Planning  
Brookings, Oregon

BROOKINGS-HARBOR  
NEW JR/SR HIGH SCHOOL

December 18th, 2024

**Soderstrom Architects**

# STUDENT ENTRY VESTIBULE



- ENTRY VESTIBULE TO UNDERSIDE OF CANOPY
- ADMIN OFFICE IN PLACE OF STORAGE ROOM
  - LOWER FLOOR TO GROUND LEVEL
  - DEMOLISH DOOR AT STARIS AND INFILL



David Douglas High School, David Douglas School District / Soderstrom Architects



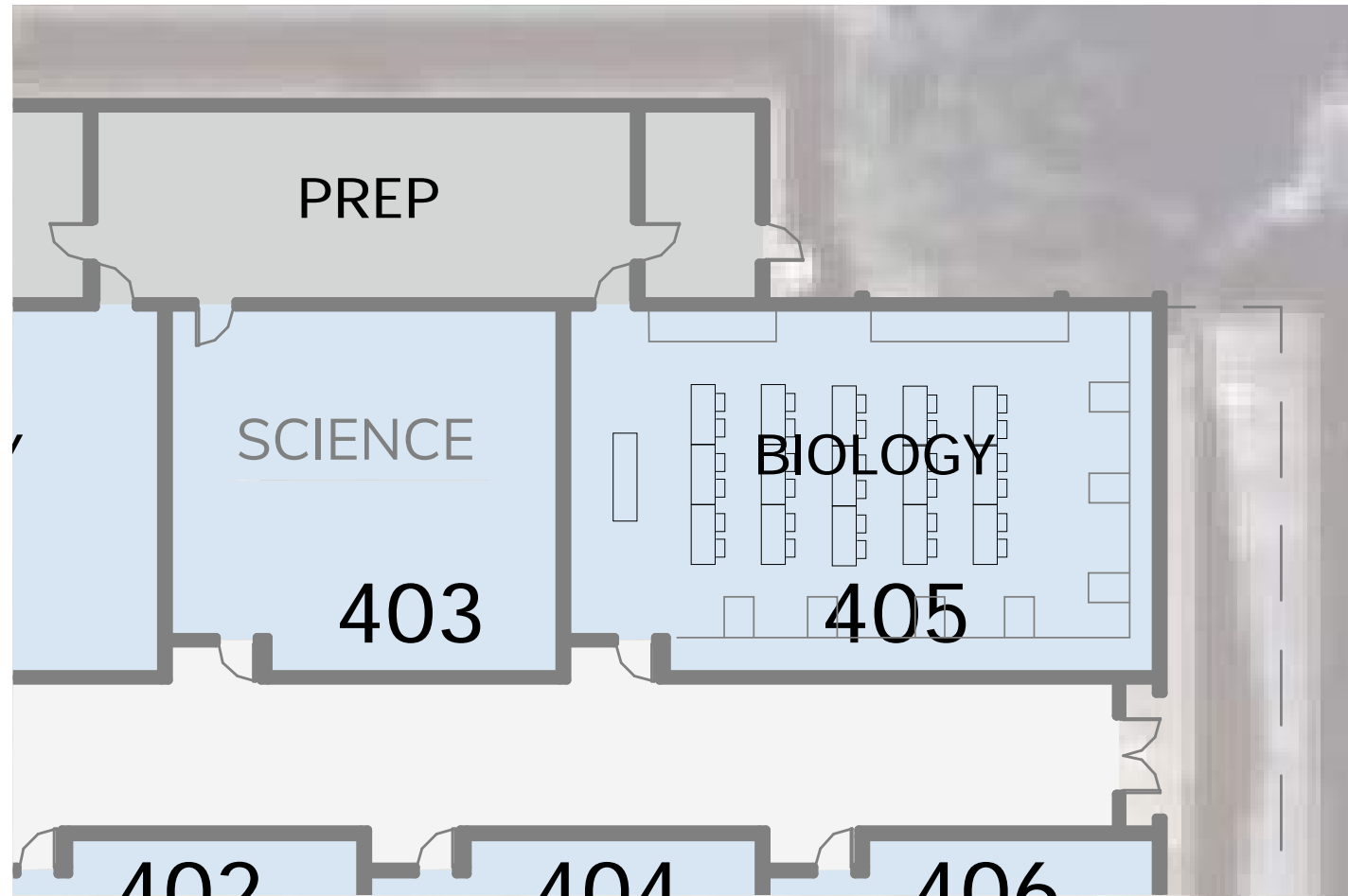
Riley Creek Elementary School, Central Curry School District / Soderstrom Architects



Douglas High School, Winston Dillard School District / Soderstrom  
Photography: Sally Painter



# COMBO SCIENCE LAB



Kalapuya High School, Bethel School District / Soderstrom Architects



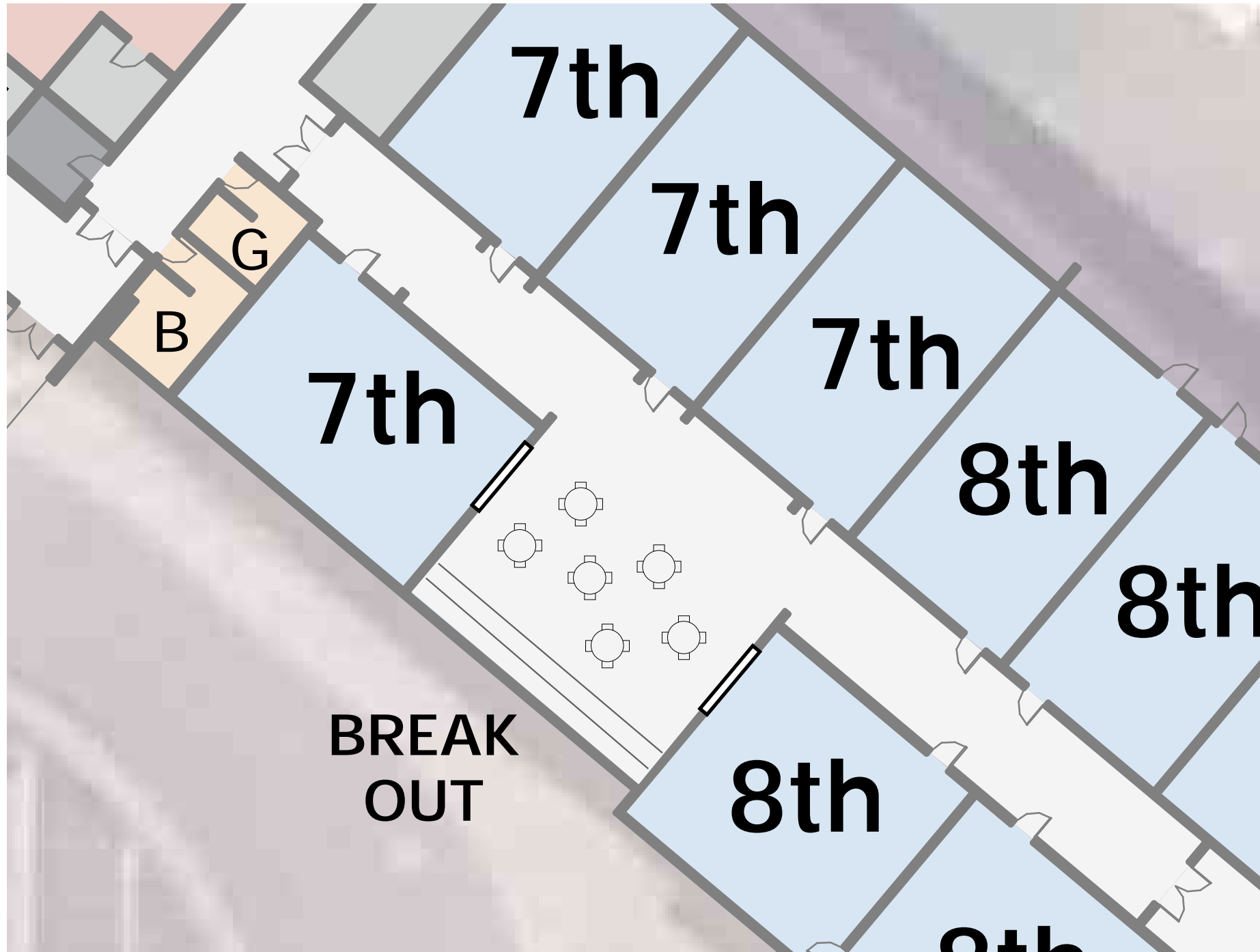
Willamette High School Science Complex, Bethel School District / Soderstrom Architects



Sam Barlow High School, Gresham-Barlow School District / Opsis Architecture



# BREAK-OUT SPACE



- TRANSFORM CLASSROOM TO COLLABORATION SPACE
- OPEN UP CORRIDOR TO DAYLIGHT
- NEW WINDOWS FROM CLASSROOM TO BREAKOUT



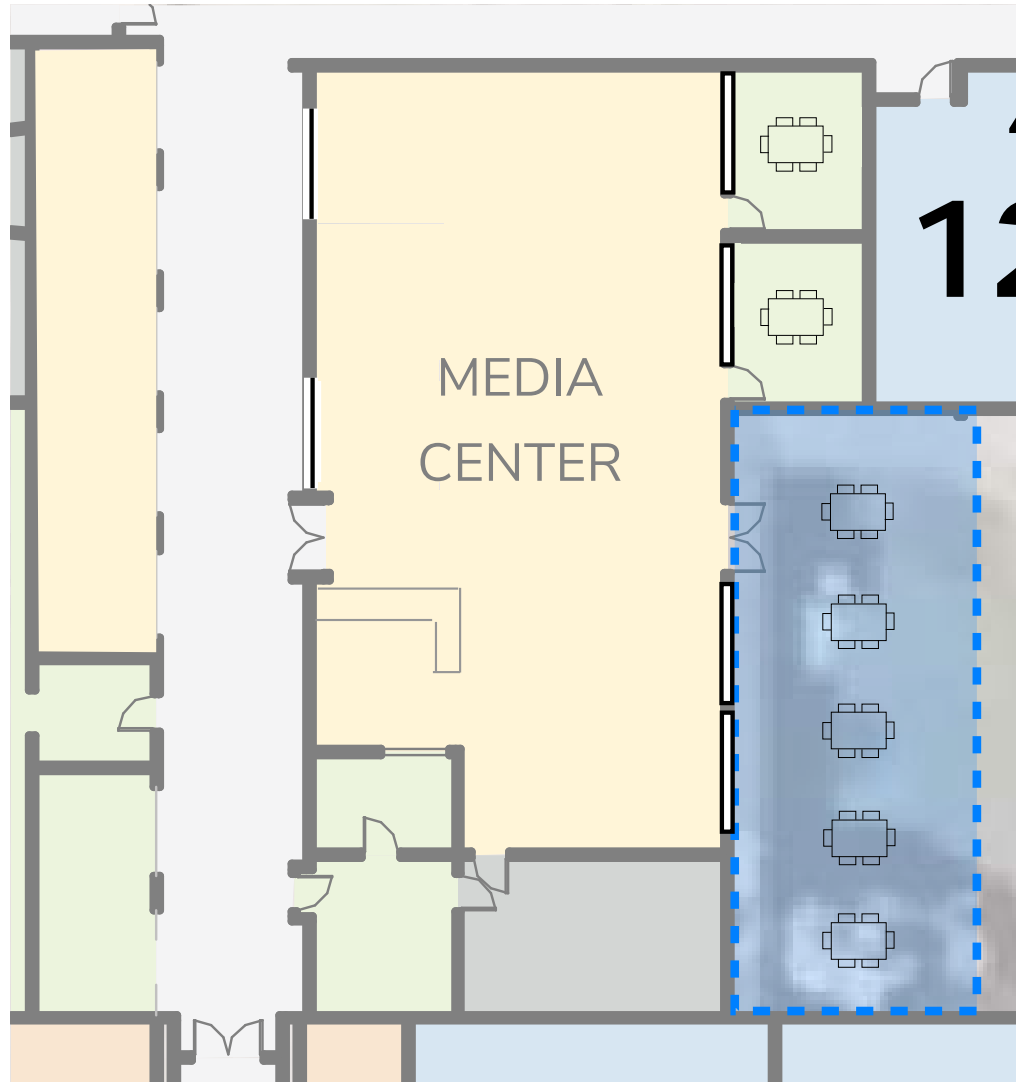
Meadow Ridge Elementary School, Greater Albany School District / Soderstrom Architects  
Photography: David Homer



Douglas High School, Winston Dillard School District / Soderstrom  
Photography: Sally Painter



# MEDIA CENTER



- OVERHEAD DOORS
- STUDY ROOMS
- WINDOWS TO COURTYARD
- COURTYARD CANOPY
- CONNECTION TO CORRIDOR AND COLLAB SPACE



University of Portland Clark Library / Soderstrom Architects  
Photography: Jeff Kennel



St. Helens Middle School, St. Helens School District / Soderstrom Architects



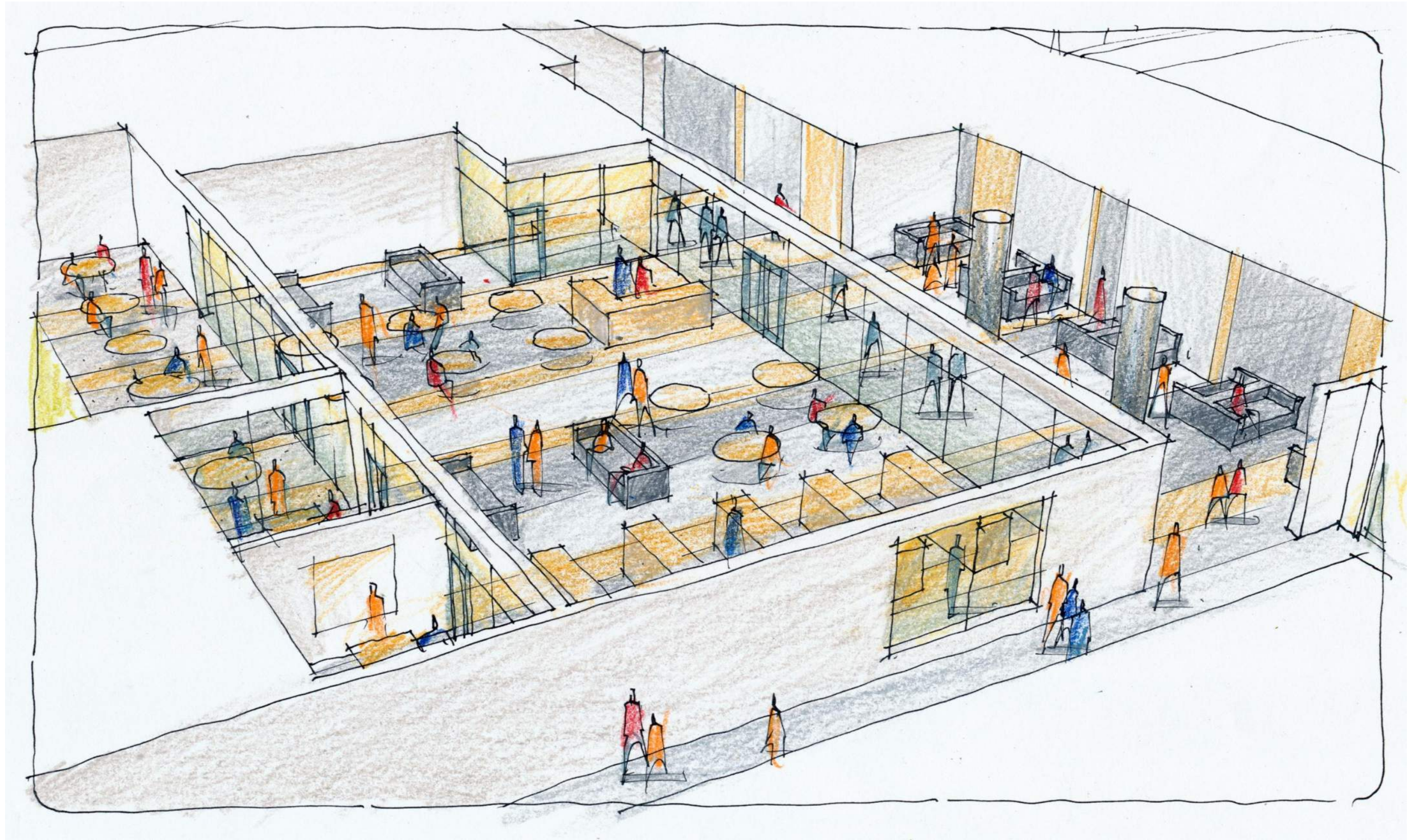
St. Helens High School, Commons Canopy / Soderstrom Architects  
Photography: David Homer



Willamette High School CTE Building, Bethel School District / Soderstrom Architects



# MEDIA CENTER



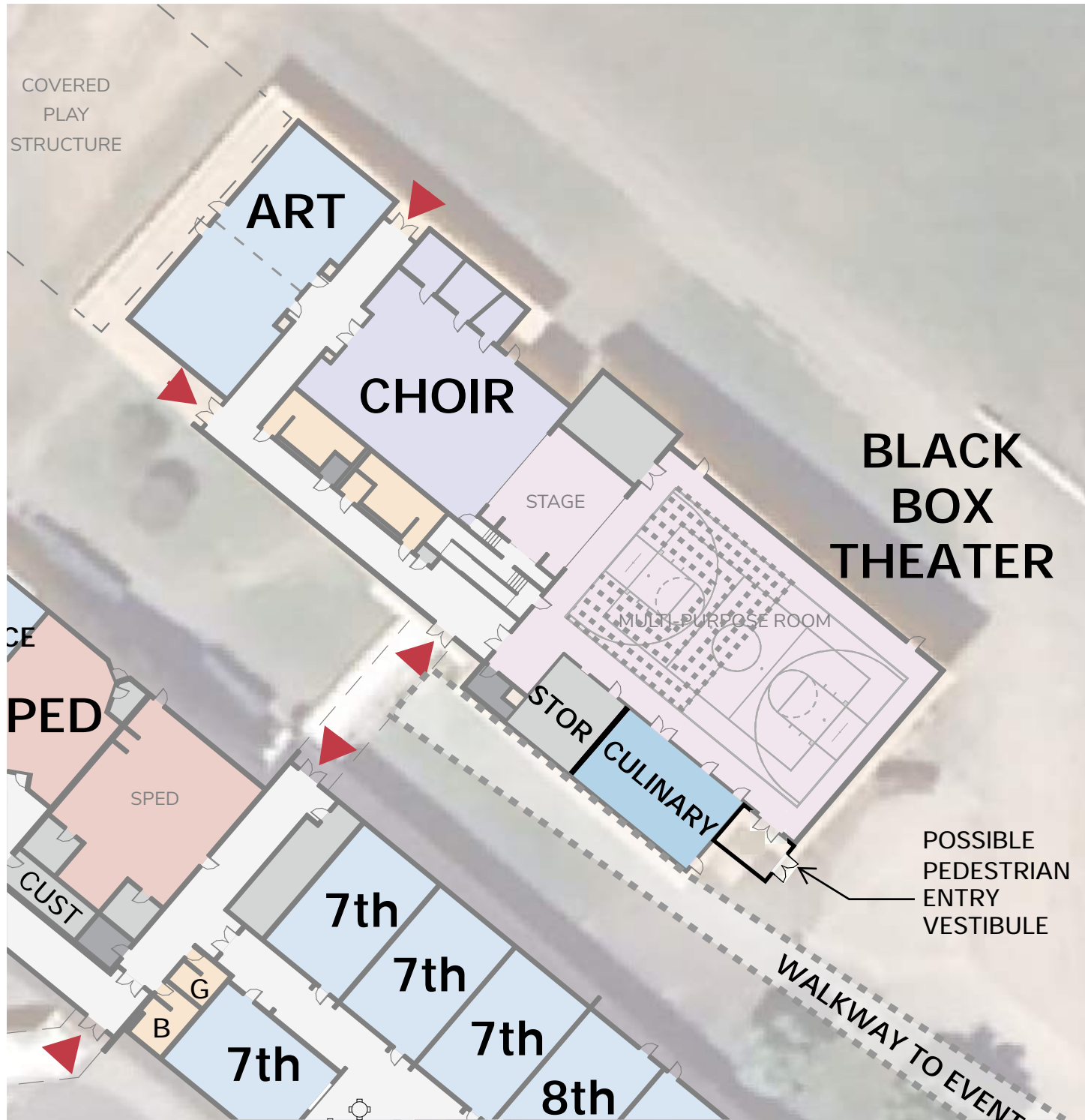
Brookings-Harbor School District  
Assessment and Long-Range Facilities Planning  
Brookings, Oregon

BROOKINGS-HARBOR  
NEW JR/SR HIGH SCHOOL

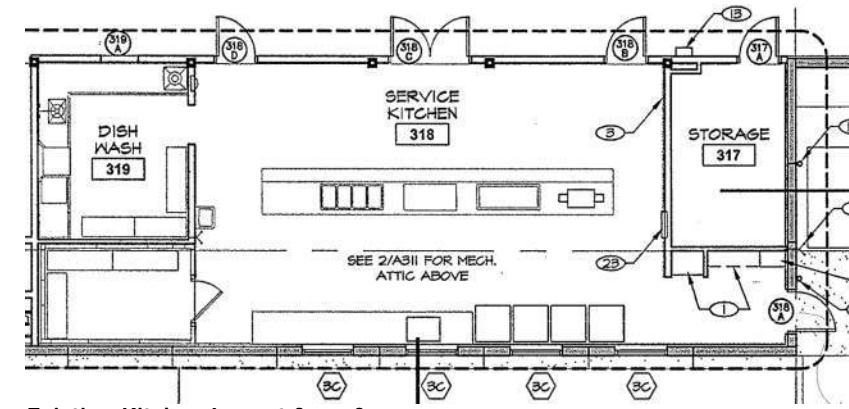
December 18th, 2024

Soderstrom Architects

# AUDITORIUM AND BLACK-BOX THEATER



- PERFORMING ARTS PROGRAMMING
- MOVABLE SEATING, POP-UP BLACK BOX THEATER
- COMBINE CLASSROOMS TO SINGLE ARTS ROOM
- CULINARY / CTE CLASSROOM IN KITCHEN
- NEW ENTRY VESTIBULE



Existing Kitchen Layout for reference



Sandy High School Black Box Theater, Oregon Trail School District / Arcadis IBI Group



Rolling Meadows High School Black Box Theater, Illinois / ARCON Associates



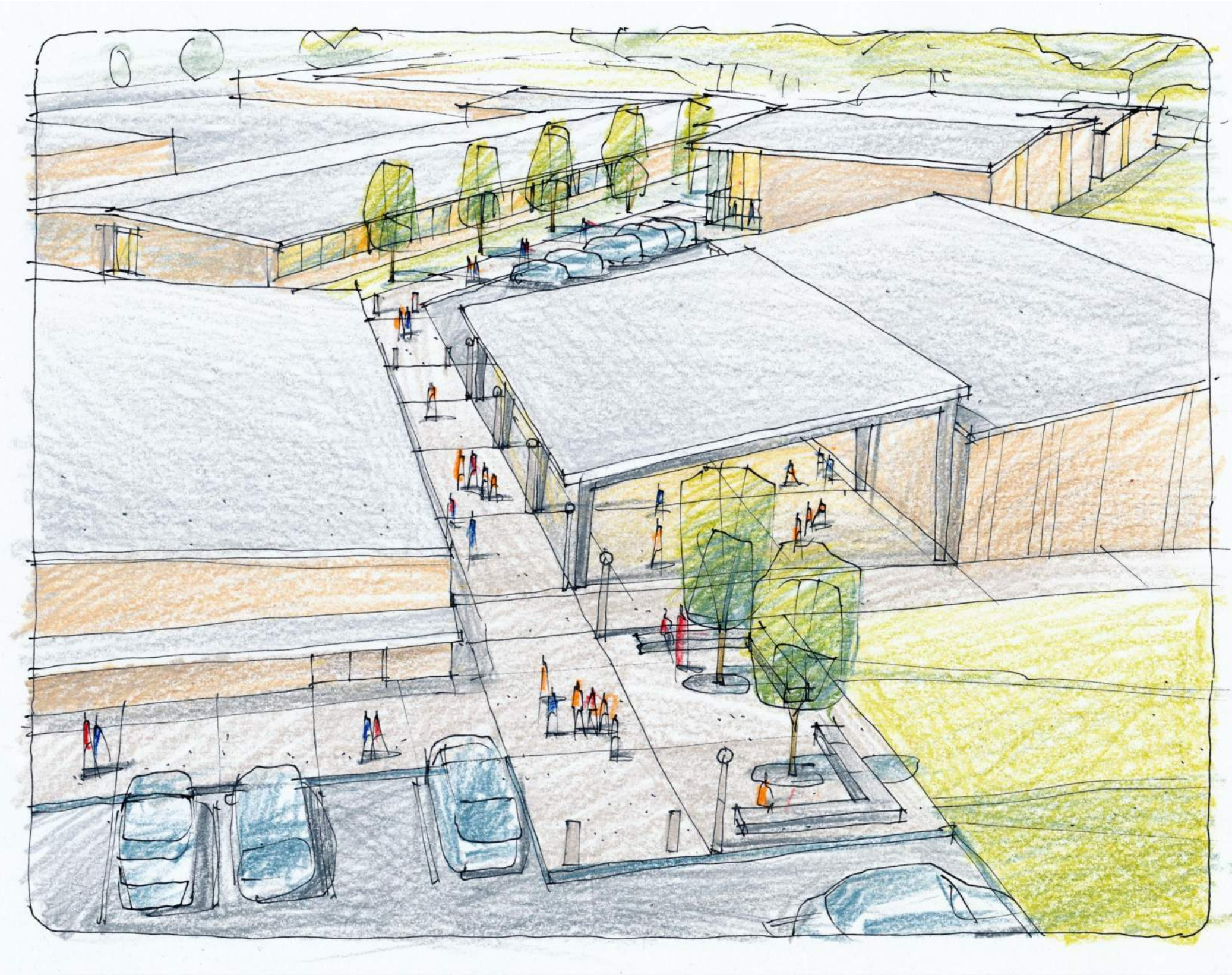
Willamette High School CTE Building, Culinary Kitchen, Bethel School District / Soderstrom Architects



Gold Beach High School Food Science Classroom, Central Curry School District / Soderstrom Architects



# BROOKINGS-HARBOR NEW JR/SR HIGH SCHOOL PERFORMING ARTS PEDESTRIAN WAY



Meadow Ridge Elementary School, Greater Albany School District / Soderstrom Architects  
Photography: David Homer



Ashland Middle School / Soderstrom Architects  
Photography: Josh Partee



Brookings-Harbor School District  
Assessment and Long-Range Facilities Planning  
Brookings, Oregon

BROOKINGS-HARBOR  
NEW JR/SR HIGH SCHOOL

December 18th, 2024

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# OPTIONS REVIEW - BUDGETS



# PLANNING BUDGET - PRELIMINARY ESTIMATE

| DISTRICT FACILITY            | Critical Maintenance Items | Planning Scope  | Total Proposed Scope |
|------------------------------|----------------------------|-----------------|----------------------|
| Kalmiopsis Elementary School | \$9.55M                    | \$6.68M         | \$16.22M             |
| Azalea Middle School         | \$10.30M                   | \$10.36M        | \$20.66M             |
| Brookings-Harbor High School | \$18.24M                   | \$11.45M        | \$29.69M             |
| <b>Totals</b>                | <b>\$38.09M</b>            | <b>\$28.49M</b> | <b>\$66.57M</b>      |



# PLANNING BUDGET - PRELIMINARY ESTIMATE

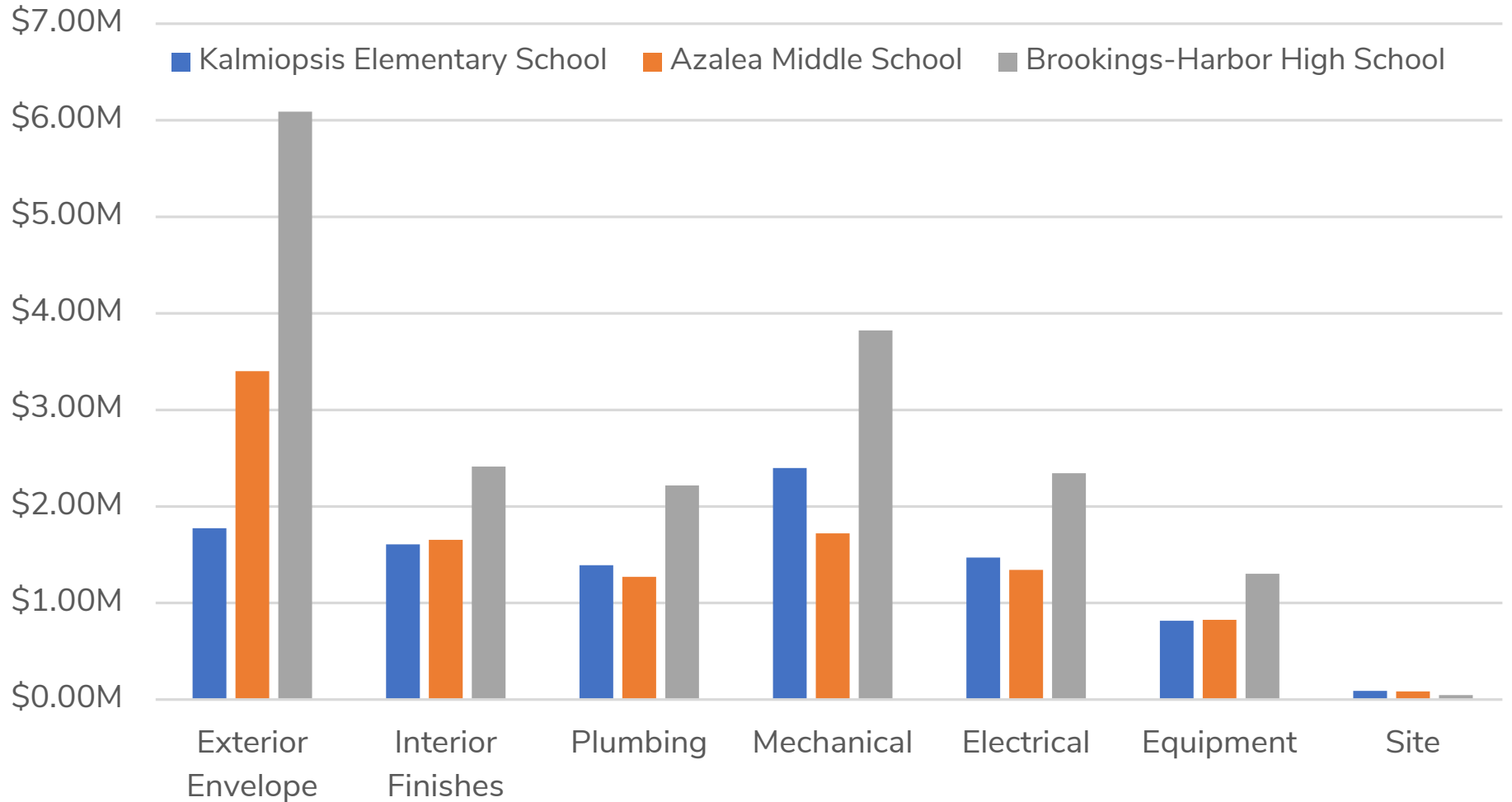
## Critical Maintenance

| DISTRICT FACILITY            | Critical Maintenance Items (CMI) Scope by Site |                   |                |                |                |                |                | FAR CMI Scope Subtotal |
|------------------------------|--|-------------------|----------------|----------------|----------------|----------------|----------------|------------------------|
|                              | Categories                                     |                   |                |                |                |                |                |                        |
|                              | Exterior Envelope                              | Interior Finishes | Plumbing       | Mechanical     | Electrical     | Equipment      | Site           |                        |
| Kalmiopsis Elementary School | \$1.78M  | \$1.61M           | \$1.39M        | \$2.40M        | \$1.47M        | \$0.82M        | \$0.09M        | \$9.55M                |
| Azalea Middle School         | \$3.40M  | \$1.65M           | \$1.27M        | \$1.72M        | \$1.34M        | \$0.83M        | \$0.08M        | \$10.30M               |
| Brookings-Harbor High School | \$6.09M  | \$2.41M           | \$2.22M        | \$3.82M        | \$2.35M        | \$1.30M        | \$0.05M        | \$18.24M               |
| <b>Totals</b>                | <b>\$11.27M</b>                                | <b>\$5.68M</b>    | <b>\$4.88M</b> | <b>\$7.94M</b> | <b>\$5.16M</b> | <b>\$2.94M</b> | <b>\$0.22M</b> | <b>\$38.09M</b>        |



# PLANNING BUDGET - PRELIMINARY ESTIMATE

## Critical Maintenance



# PLANNING BUDGET - PRELIMINARY ESTIMATE

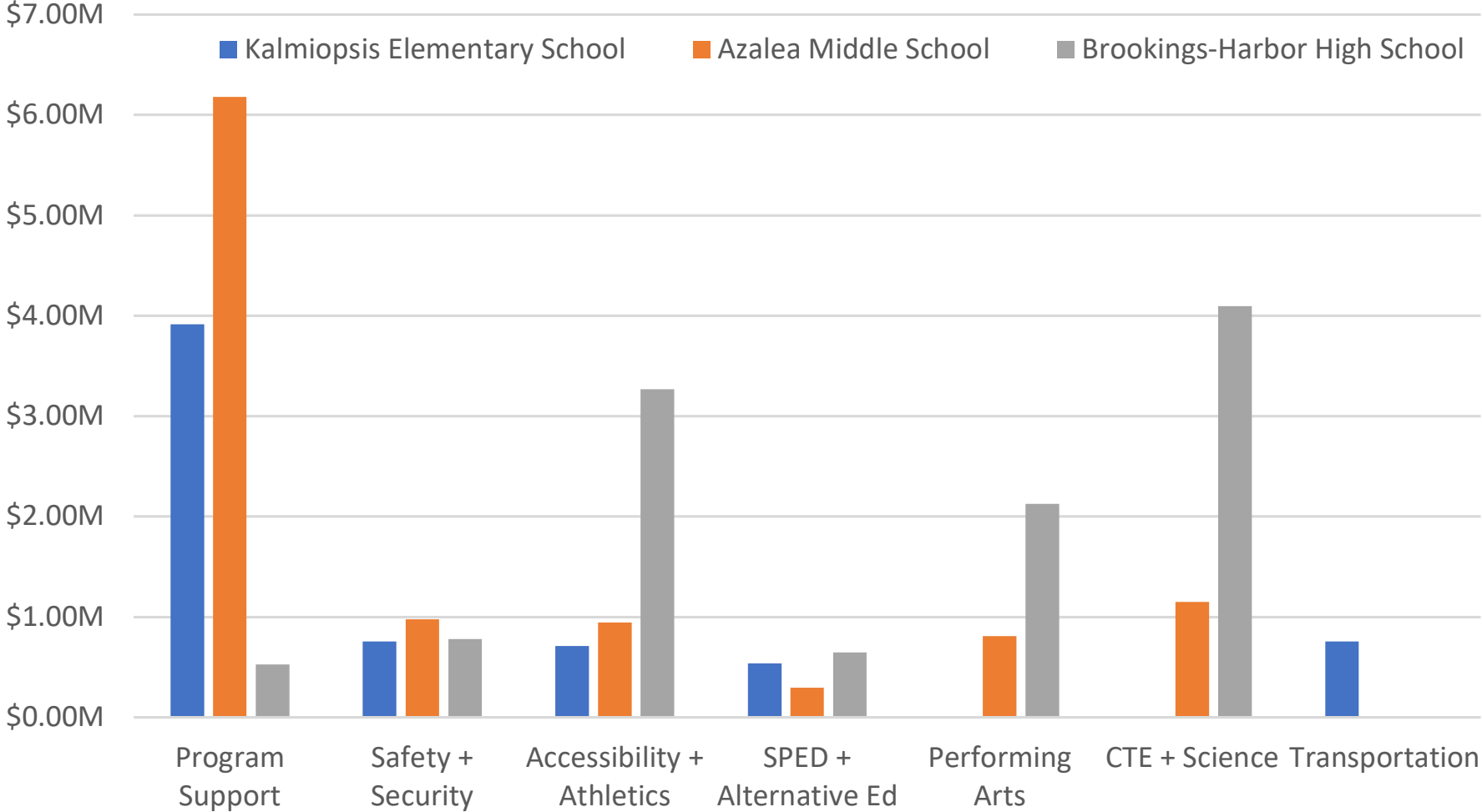
## Planning Items

| DISTRICT FACILITY            | Planning Scope by Site |                   |                           |                       |                 |                |                |                 |
|------------------------------|------------------------|-------------------|---------------------------|-----------------------|-----------------|----------------|----------------|-----------------|
|                              | Categories             |                   |                           |                       |                 |                |                | Planning Costs  |
|                              | Program Support        | Safety + Security | Accessibility + Athletics | SPED + Alternative Ed | Performing Arts | CTE + Science  | Transportation |                 |
| Kalmiopsis Elementary School | \$3.92M                | \$0.76M           | \$0.71M                   | \$0.54M               | \$0.00M         | \$0.00M        | \$0.76M        | \$6.68M         |
| Azalea Middle School         | \$6.18M                | \$0.98M           | \$0.95M                   | \$0.30M               | \$0.81M         | \$1.15M        | \$0.00M        | \$10.36M        |
| Brookings-Harbor High School | \$0.53M                | \$0.78M           | \$3.27M                   | \$0.65M               | \$2.13M         | \$4.10M        | \$0.00M        | \$11.45M        |
| <b>Totals</b>                | <b>\$10.62M</b>        | <b>\$2.52M</b>    | <b>\$4.92M</b>            | <b>\$1.49M</b>        | <b>\$2.94M</b>  | <b>\$5.25M</b> | <b>\$0.76M</b> | <b>\$28.49M</b> |



# PLANNING BUDGET - PRELIMINARY ESTIMATE

Critical Maintenance



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## Brookings-Harbor School District - Long-Range Planning

Planning Scope Detailed List by Site

Print Date: 1.13.25



| Priority |   |   | KALMIOPSIS ELEMENTARY SCHOOL               |  |                            | Total Project |             |
|----------|---|---|--|--|----------------------------|---------------|-------------|
| 1        | 2 | 3 | Total Proposed Costs                       |  |                            | \$16,224,936  |             |
|          |   |   | Subtotal - All Critical Maintenance Items: |  |                            | \$9,549,186   |             |
|          |   |   | EXT  | Repair Exterior Walls                        | Per ODE Report             |               | \$1,681,660 |
|          |   |   |  | Replace/ Repair Exterior Doors               | Per ODE Report             |               | \$93,431    |
|          |   |   |  | Repair Interior Doors / Hardware             | Per ODE Report             |               | \$45,052    |
|          |   |   |  | Repair Wall Finish + Wainscot                | Per ODE Report             |               | \$362,166   |
|          |   |   | INT  | Replace Floor Finishes                       | Per ODE Report             |               | \$1,015,016 |
|          |   |   |  | Repair/Replace Ceiling Finishes              | Per ODE Report             |               | \$143,706   |
|          |   |   |  | Upgrade Restrooms for Accessibility          | Per ODE Report             |               | \$42,042    |
|          |   |   | PLUMB                                      | Replace Domestic Water Distribution          | Per ODE Report             |               | \$1,391,192 |
|          |   |   |  | Replace HVAC Energy Supply + Ductwork        | Per MEP Report             |               | \$1,219,204 |
|          |   |   | MECH                                       | Replace In-Room Ventilators                  | Per MEP Report             |               | \$514,053   |
|          |   |   |  | Mechanical System Testing & Balancing        | Per MEP Report             |               | \$664,542   |
|          |   |   | ELECT                                      | Replace Electrical Service + Distribution    | Per ODE Report             |               | \$684,130   |
|          |   |   |  | Upgrade Lighting and Branch Wiring           | Per ODE Report             |               | \$786,845   |
|          |   |   | EQUIP                                      | Replace Fixed Casework                       | Per ODE Report / Allowance |               | \$357,353   |
|          |   |   |  | Replace Mobile Furniture                     | Per ODE Report / Allowance |               | \$458,635   |
|          |   |   | SITE                                       | Repair Parking Lots, Roadways                | Per ODE Report             |               | \$90,162    |
| 1        | 2 | 3 | Subtotal - Planning Scope Items:           |  |                            | \$6,675,750   |             |
|          |   |   | Program                                    | Renovate for Relocated Specialist Spaces     | 8,000 SF \$100 per SF      |               | \$1,080,000 |
|          |   |   | Program                                    | Exterior Conversion to Collaboration Area    | 12,000 SF \$175 per SF     |               | \$2,835,000 |
|          |   |   | Accessibility                              | Renovate Restrooms for ADA, Improvements     | 2,100 SF \$250 per SF      |               | \$708,750   |
|          |   |   | SPED                                       | Improve SPED Classroom Spaces, Resources     | 4,000 SF \$100 per SF      |               | \$540,000   |
|          |   |   | Site Safety                                | Improve Play Area Paving Surface at Bus Lane | 20,000 SF \$22 per SF      |               | \$594,000   |
|          |   |   | Security                                   | Removal of Modular Buildings                 | 3 EA \$40,000 EA           |               | \$162,000   |
|          |   |   | Trans                                      | Add Two (2) Bays to Bus Barn                 | 1,600 SF \$350 per SF      |               | \$756,000   |

# Soderstrom Architects

## Brookings-Harbor School District - Long-Range Planning

Planning Scope Detailed List by Site

Print Date: 1.13.25



| Priority |   |   | AZALEA MIDDLE SCHOOL                              |  | Total Project                        |
|----------|---|---|---|--|--------------------------------------|
| 1        | 2 | 3 | Total Proposed Costs                              |  | Costs                                |
|          |   |   |   |  |                                      |
|          |   |   | <b>Subtotal - All Critical Maintenance Items:</b> |  | <b>\$10,301,328</b>                  |
|          |   |   |   | Repair Exterior Walls                                | Per ODE Report \$1,220,536           |
|          |   |   | EXT   | Replace Single Pane Windows                          | Per ODE Report \$397,128             |
|          |   |   |   | Replace / Repair Exterior Doors                      | Per ODE Report \$69,113              |
|          |   |   |   | Repair Roofing (Shingle + Membrane)                  | Per ODE Report \$1,715,070           |
|          |   |   |   | Repair Interior Doors / Hardware                     | Per ODE Report \$48,123              |
|          |   |   |   | Repair Wall Finish + Wainscot                        | Per ODE Report \$376,093             |
|          |   |   | INT   | Replace Floor Finishes                               | Per ODE Report \$885,971             |
|          |   |   |   | Repair/Replace Ceiling Finishes                      | Per ODE Report \$119,968             |
|          |   |   |   | Upgrade Locker Rooms for Accessibility               | Per ODE Report \$224,661             |
|          |   |   | PLUMB   | Replace Domestic Water Distribution                  | Per ODE Report \$1,270,810           |
|          |   |   |   | Replace HVAC Energy Supply + Ductwork                | Per ODE Report \$1,113,704           |
|          |   |   | MECH  | Replace In-Room Ventilators                          | Per ODE Report \$0                   |
|          |   |   |   | Mechanical System Testing & Balancing                | Per ODE Report \$607,039             |
|          |   |   | ELECT   | Replace Power Distribution System                    | Per ODE Report \$624,931             |
|          |   |   |   | Upgrade Lighting and Branch Wiring                   | Per ODE Report \$718,758             |
|          |   |   | EQUIP   | Replace Fixed Casework                               | Per ODE Report / Allowance \$406,729 |
|          |   |   |   | Replace Mobile Furniture                             | Per ODE Report / Allowance \$418,948 |
|          |   |   | SITE  | Repair Parking Lots, Roadways                        | Per ODE Report \$83,745              |
|          |   |   | <b>Subtotal - Planning Scope Items:</b>           |  | <b>\$10,361,925</b>                  |
|          |   |   | Program   | Renovate for Possible JR/SR HS Consolidation         | 14,000 SF \$220 per SF \$4,158,000   |
|          |   |   | Security  | Renovate Entry for District Office Relocation        | 5,500 SF \$110 per SF \$816,750      |
|          |   |   | Program   | Renovate Classroom Wing for Preschool                | 10,000 SF \$150 per SF \$2,025,000   |
|          |   |   | Performing Arts                                   | Create 'Black Box' Theater at MPR                    | Allowance \$810,000                  |
|          |   |   | CTE   | Convert Existing Kitchen to Culinary CR, Storage     | 4,200 SF \$150 per SF \$1,148,175    |
|          |   |   | Athletics   | Renovate Existing Locker Rooms (Privacy, Inclusion)* | 2,800 SF \$250 per SF \$945,000      |
|          |   |   | SPED  | Improve SPED Classroom Spaces, Resources             | 2,200 SF \$100 per SF \$297,000      |
|          |   |   | Safety  | Renovate MPR for Better Supervision at RRs           | 1,200 SF \$100 per SF \$162,000      |

# Soderstrom Architects

## Brookings-Harbor School District - Long-Range Planning

Planning Scope Detailed List by Site

Print Date: 1.13.25



| Priority |   |   | BROOKINGS-HARBOR HIGH SCHOOL                      |  | Total Project                        |
|----------|---|---|---|--|--------------------------------------|
| 1        | 2 | 3 | Total Proposed Costs (Range)                      |  | Costs                                |
|          |   |   |   |  |                                      |
|          |   |   | <b>Subtotal - All Critical Maintenance Items:</b> |  | <b>\$18,694,300</b>                  |
|          |   |   |   | Repair Exterior Walls                                | Per ODE Report \$1,242,335           |
|          |   |   | EXT   | Upgrade Exterior Doors & Hardware                    | Per ODE Report \$64,890              |
|          |   |   |   | Replace Asphalt Shingle + Built-Up Roof              | Per ODE Report \$4,783,014           |
|          |   |   |   | Upgrade Interior Doors & Hardware                    | Per ODE Report \$144,370             |
|          |   |   |   | Repair Wall Finish + Wainscot                        | Per ODE Report \$436,640             |
|          |   |   | INT   | Replace Floor Finishes                               | Per ODE Report \$1,594,389           |
|          |   |   |   | Repair/Replace Ceiling Finishes                      | Per ODE Report \$171,122             |
|          |   |   |   | Upgrade Restrooms for Accessibility                  | Per ODE Report \$67,023              |
|          |   |   | PLUMB   | Replace Domestic Water Distribution                  | Per ODE Report \$2,217,856           |
|          |   |   |   | Replace HVAC Energy Supply + Ductwork                | Per ODE Report \$1,943,671           |
|          |   |   | MECH  | Replace In-Room Ventilators                          | Per ODE Report \$819,510             |
|          |   |   |   | Mechanical System Testing & Balancing                | Per ODE Report \$1,059,422           |
|          |   |   | ELECT   | Replace Power Distribution System                    | Per ODE Report \$1,090,649           |
|          |   |   |   | Upgrade Lighting and Branch Wiring                   | Per ODE Report \$1,254,399           |
|          |   |   |   | Upgrade / Improve Vocational Equipment               | Per ODE Report \$280,279             |
|          |   |   | EQUIP   | Upgrade / Improve Science & Art Equipment            | Per ODE Report \$38,120              |
|          |   |   |   | Replace Fixed Casework                               | Per ODE Report / Allowance \$709,836 |
|          |   |   |   | Replace Mobile Furniture                             | Per ODE Report / Allowance \$731,161 |
|          |   |   | SITE  | Site Roads, Path Paving Repair                       | Per ODE Report \$45,613              |
|          |   |   | <b>Subtotal - Planning Scope Items:</b>           |  | <b>\$11,448,000</b>                  |
|          |   |   | Security  | Add Secure Vestibule at Student Entry                | 800 SF \$400 per SF \$432,000        |
|          |   |   | Athletics   | Add Covered Canopy, Gate at Play Court N of Gym      | 12,000 SF \$85 per SF \$1,377,000    |
|          |   |   | Program   | Renovate Media Center for Expansion Across Corridor  | 2,600 SF \$150 per SF \$526,500      |
|          |   |   | Science   | Renovate Science Classrooms to Modernize             | 4,700 SF \$100 per SF \$634,500      |
|          |   |   | Performing Arts                                   | Convert MPR for Event Space / Drama / Music          | 9,000 SF \$175 per SF \$2,126,250    |
|          |   |   | Athletics   | Renovate Existing Locker Rooms (Privacy, Inclusion)* | 5,000 SF \$280 per SF \$1,890,000    |
|          |   |   | Alternative Ed                                    | Relocate Alternative Education Program               | 2,200 SF \$100 per SF \$297,000      |
|          |   |   | SPED  | Improve SPED Classroom Spaces, Resources             | 2,600 SF \$100 per SF \$351,000      |
|          |   |   | Safety  | Renovate MPR for Better Supervision at RRs           | 2,200 SF \$100 per SF \$297,000      |
|          |   |   | CTE   | Modernize / Improve CTE Classroom Spaces             | 19,000 SF \$100 per SF \$3,462,750   |
|          |   |   | Security  | Removal of Modular Building (District Office)        | 1 EA \$40,000 EA \$54,000            |

\* May not need to do both MS + HS if consolidate schools

# WORKSHOP EXERCISE - PRIORITIZATION



# Goal: Confirm Scope List + Prioritize

- Review plans and budgets in detail
- Prioritize items from most to least important
- Review costs:
  - Critical Maintenance Items
  - Planning Items
- Determine if everything should stay on the list
  - Is anything still missing?

