Board Work Session of the Board of Directors

BANKS SCHOOL DISTRICT 13

Banks, OR

Monday, September 14, 2026

Note: The District will endeavor to provide the following services if requested 48 hours prior to the meeting: qualified bilingual interpreters or qualified sign language interpreters. These services are provided at no cost to recipient. To obtain services, call 503-324-8591 at least 48 hours prior to this meeting.

1. Facility Walktrough
   The Board participated in a walkthrough of the ongoing Bond related contstruction.
2. Preliminaries
   2.1. Call to Order
   2.2. Roll Call
   2.3. Approval of Agenda
3. Discussion Items
   3.1. Bond Update
   John Abel, Cornerstone
4. Adjourn

BANKS SCHOOL DISTRICT – BOARD MEETING

September 14TH, 2026

BOND PROJECT UPDATES

1. PROJECT UPDATES
   - Schedule / Scope

2. BUDGET UPDATES
   - Executive Summary / Grand Summary Budgets

3. QUESTIONS & DISCUSSION

4. SITE TOUR

BANKS HIGH SCHOOL UPDATES

SCHEDULE

- Underslab utilities completed
- Slab on Grade for HS Addition poured
- Concrete Tilt-up Walls framed and poured
- BHS Addition Beneficial Occupancy remains 8/12/27
- Locker Room Renovations: Substantial completion received 8/14/26,
- Punchlist process and completion of final items in process



BUDGET

- GMP Established. Working on COR's from Contractor Coningency.
- Budget updated to reflect added costs for unsuitable soils
- Working to confirm actual costs for FFE & Tech items
- Overtime Costs: $32,249 of $81,554 allowance used in Summer 1
- Overtime Costs anticipated through September 30: $28,500 of $81,554 (+49,305 from Summer 1) for school year allowance
- Example: Friday after school/Saturday Tilt-Up Panel Pick for safety



BANKS SCHOOL BOARD MEETING

AUXILIARY GYM UPDATES

SCHEDULE

- Exterior Framing Completed
- Roofing Panels Installed
- Exterior Sheathing, CMU being installed
- HVAC Mezzanine framed and concrete deck poured
- Onsite storm water detention install
- Confirming all Tech and Security needs being met
- Fire Sprinkler lines installed
- Interior utility rough-in ongoing
- Substantial Completion for Aux Gym remains 12/23/26



BUDGET

- GMP has been established, tracking within established budget

CULVERT REPAIR UPDATES

SCHEDULE

Environmental Permitting First

- DEQ 401 Certification = COMPLETE
- Army Core Permit = COMPLETE
- DSL Review – awaiting “no permit” confirmation letter
- CWS Natural Resource Assessment (underway)

Construction Permits Required Second

- Permit requirements
- Clean Water Services – Site development permit
- Washington County – Grading permit
- Washington County – Structural permit
- *Construction Scheduled for 5/14/27 – 10/28/27*
- *”In Water” Work Period for creek 7/15/27 – 9/30/27*

BUDGET

- Amount of $230k included in Five Star Aux Gym Contract
- This estimate will be updated once plans are updated based on permit responses

BANKS SCHOOL BOARD MEETING

CULVERT REPAIR DEAIL SCHEDULE

BANKS HIGH SCHOOL
ATHLETICS IMPROVEMENTS

DRAFT PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish
1	PROJECT ADMIN	82 days	Wed 7/23/25	Thu 10/16/25
3	CULVERT REPLACEMENT & FIELD	629 days	Mon 10/20/25	Thu 10/26/27
4	Field Work	10 days	Mon 10/20/25	Fri 11/7/25
10	Construction Documents	219 days	Mon 11/10/25	Thu 9/16/26
11	Design & Coordination	161 days	Mon 11/10/25	Mon 6/22/26
12	Add Wing Wall If Possible & Update Plans	10 days	Tue 6/23/26	Mon 7/6/26
13	Prepare 60% CD Drawings (Field & Culvert)	5 days	Tue 7/7/26	Mon 7/13/26
14	Prepare 60% CD Storm Report	2 days	Tue 7/14/26	Wed 7/15/26
15	QC 60% CD Drawings & Storm Report	2 days	Thu 7/16/26	Fri 7/17/26
16	Finalize 60% CD Drawings & Storm Report	2 days	Mon 7/20/26	Tue 7/21/26
17	Submit to PHS to Update CWS SPL Exhibits	0 days	Tue 7/21/26	Tue 7/21/26
18	Turf Field Scoping Mtg	0 days	Tue 7/7/26	Tue 7/7/26
19	Contracting w/ Tarkett	5 days	Wed 7/8/26	Tue 7/14/26
20	Design Plans by Tarkett for Track & Field Components	10 days	Wed 7/15/26	Tue 7/28/26
21	3J Prepares & Assembles 90% CD Drawings	5 days	Wed 7/29/26	Tue 8/4/26
22	District Review	5 days	Wed 8/5/26	Tue 8/11/26
23	Prepare 100% CD Drawings	10 days	Wed 8/12/26	Tue 8/25/26
24	Prepare 100% CD Storm Report	10 days	Wed 8/19/26	Tue 9/1/26
25	QC CD Drawings & Storm Report	3 days	Wed 9/2/26	Thu 9/3/26
26	Finalize CD Drawings & Storm Report	5 days	Fri 9/4/26	Thu 9/10/26
27	Environmental Permitting	161 days	Mon 4/27/26	Tue 11/16/26
28	Joint Permit Application	117 days	Mon 4/27/26	Tue 10/6/26
29	Pre-Application Meeting W/ Corps & DSL	1 day	Mon 4/27/26	Mon 4/27/26
30	Prepare Stream Restoration Plan	30 days	Tue 4/28/26	Mon 6/8/26
31	Prepare JPA	30 days	Tue 4/28/26	Mon 6/8/26
32	Submit JPA to Corps & DSL	0 days	Mon 6/8/26	Mon 6/8/26
33	DSL Review for No Permit Letter	40 days	Tue 6/9/26	Mon 8/3/26
34	DSL Approval of No Permit Letter	0 days	Mon 8/3/26	Mon 8/3/26
35	JPA Permit Review & Resubmittals (120 days)	120 edays	Mon 6/8/26	Tue 10/6/26
36	Obtain JPA Permit	0 days	Tue 10/6/26	Tue 10/6/26
37	Clean Water Services Permitting	80 days	Wed 7/22/26	Tue 11/10/26
38	Prepare Natural Resource Assessment Report	10 days	Wed 7/22/26	Tue 8/11/26
39	Pre-Submittal Review w/ CWS	5 days	Wed 8/12/26	Tue 8/18/26
40	Submit NRA report to CWS	0 days	Tue 8/18/26	Tue 8/18/26
41	CWS 1st Review of NRA	30 days	Wed 8/19/26	Tue 9/29/26
42	PHS Updates NRA	10 days	Wed 9/30/26	Tue 10/13/26
43	CWS Final Review of NRA	10 days	Wed 10/14/26	Tue 10/27/26
44	Final Fees and Documents	10 days	Wed 10/28/26	Tue 11/10/26
45	Obtain CWS SPL	0 days	Tue 11/10/26	Tue 11/10/26
46	Civil Permitting	161 days	Wed 10/28/26	Thu 6/15/27
47	Clean Water Services - Site Development Permit	70 days	Wed 10/28/26	Tue 2/2/27
48	Site Development Permit Submittal	10 days	Wed 10/28/26	Tue 11/10/26
49	CWS Review	30 days	Wed 11/11/26	Tue 12/22/26
50	Address CWS Review Comments	10 days	Wed 12/23/26	Tue 1/5/27
51	CWS Final Review	15 days	Wed 1/6/27	Tue 1/26/27
52	Final Fees & Documents	5 days	Wed 1/27/27	Tue 2/2/27
53	Obtain Permit	0 days	Tue 2/2/27	Tue 2/2/27
54	Washington County GRAD Permitting	87 days	Wed 2/3/27	Thu 6/10/27
55	Grading Permit Submittal	5 days	Wed 2/3/27	Tue 2/9/27
56	ESD Pays Permit Review Fee	2 days	Wed 2/10/27	Thu 2/11/27
57	Grading Permit Review	30 days	Fri 2/12/27	Thu 3/25/27
58	Address Permit Review Comments	10 days	Fri 3/26/27	Thu 4/8/27
59	Grading Permit Review	15 days	Fri 4/9/27	Thu 4/29/27
60	Final Fees & Documents	5 days	Fri 4/30/27	Thu 5/6/27
61	Obtain Permit	0 days	Thu 5/6/27	Thu 5/6/27
62	Washington County BLDG Permitting	87 days	Wed 2/10/27	Thu 6/10/27
63	BLDG Permit Submittal	5 days	Wed 2/10/27	Tue 2/16/27
64	ESD Pays Permit Review Fee	2 days	Wed 2/17/27	Thu 2/18/27
65	BLDG Permit Review	30 days	Fri 2/19/27	Thu 4/1/27
66	Address Permit Review Comments	10 days	Fri 4/2/27	Thu 4/15/27
67	BLDG Permit Review	15 days	Fri 4/16/27	Thu 5/6/27
68	Final Fees & Documents	5 days	Fri 5/7/27	Thu 5/13/27
69	Obtain Permit	0 days	Thu 5/13/27	Thu 5/13/27
72	Construction	130 days	Fri 4/23/27	Thu 10/28/27
71	Pre-Construction Activities	15 days	Fri 4/23/27	Thu 5/13/27
73	In-Water Work Period HOLD (July 15 - Sept 30)	58 days	Thu 7/15/27	Tue 9/28/27
73	Construction	120 days	Fri 5/14/27	Thu 10/28/27

Project: Banks High School Athletics
Updated: Sun 9/21/25
Printed: Sun 9/21/25

Task | Critical Task | Milestone | Summary | Progress

Bond Program Executive Budget Summary

Date: 9/8/26

A		B	C	D	E	F	G	H	K
Budget		Description	Original Budget	Current Budget	Committed to Date	Paid to Date	Uncommitted Budget (D-E)	Remaining to be Paid (E-F)	Notes
Original budget #									
1	BHS		$ 47,059,269	$ 47,618,919	$ 45,594,180	$ 13,248,131	$ 2,024,739	$ 32,346,049	
2	AUX GYM		$ 6,375,033	$ 7,405,033	$ 7,219,642	$ 3,186,369	$ 185,391	$ 4,033,273	
3	Banks ES Maintenance		$ 153,750	$ 935,209	$ 890,033	$ 718,212	$ 45,176	$ 171,820	
4	ROOF ES		$ 785,109	$ -	$ -	$ -	$ -	$ -	
5	PARKING		$ 559,650	$ -	$ -	$ -	$ -	$ -	
6	SAFETY		$ 372,383	$ 428,538	$ 401,980	$ 391,844	$ 26,558	$ 10,136	
		Subtotal	$ 55,305,194	$ 56,387,699	$ 54,105,835	$ 17,544,557	$ 2,281,864	$ 36,561,278	
A	District Costs		$ 2,919,018	$ 1,056,513	$ 773,336	$ 771,128	$ 283,176	$ 2,209	
B	Program Contingency		$ -	$ 882,000					
C	Other Additional Funds		$ -	$919,177					
D	**BSD Program Totals**		**$ 58,224,211**	**$ 59,245,388**	**$ 54,879,171**	**$ 18,315,684**	**$ 2,565,040**	**$ 36,563,487**	

Bond Program Grand Summary Budget

Bond 405 Summer 2027 Architect: BRIC

Description	Original Budget	Current Budget	Committed to Date	Paid to Date	Uncommitted Budget	Remaining to be Paid	Current % Paid
1.0 Architect/Engineer (383)	$5,182,553	$5,592,199	$5,588,319	$4,364,670	$3,879	$1,223,649	78%
2.0 Professional Services (390)	$1,578,500	$2,007,456	$1,843,140	$1,308,766	$164,316	$534,374	65%
3.0 Building Construction (520)	$40,597,800	$45,898,712	$45,743,392	$11,021,930	$155,320	$34,721,462	24%
4.0 Site / Off-Site Construction (530)	$3,780,800	$8,771	$8,771	$7,331	$0	$1,440	84%
5.0 Hazardous Material Abatement (322)	$250,000	$0	$0	$0	$0	$0	0%
6.0 Furniture/Fixtures/Equipment (460, 461)	$800,000	$745,905	$89,722	$38,570	$656,183	$51,152	5%
7.0 Permits / PIP/PUP Fees / SDCs / TDCs (6	$1,248,000	$884,086	$832,490	$803,290	$51,596	$29,200	91%
8.0 Owner's Costs	$0	$0	$0	$0	$0	$0	0%
9.0 Owner Contingency	$1,867,541	$1,250,570	$0	$0	$1,250,570	$0	0%
10.0 Land Acquisition	$0	$0	$0	$0	$0	$0	0%
11.0 TOTAL BUDGET	$55,305,194	$56,387,699	$54,105,835	$17,544,557	$2,281,864	$36,561,278	31%
Total Budget +/-		$1,082,505					

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Questions and Discussion