

Regular Board Meeting  
Wednesday, December 14, 2022 6:00 PM  
Pacific

Triangle Lake Charter School--Library  
20264 Blachly Grange Rd.  
Blachly, OR 97412

Dwight Coon: Present  
Meleah Drago: Present  
Jeff Eastburn: Present  
Derek Pennel: Present  
Bev Schiesser: Present  
Lenae Sjostrom: Absent  
Jeff Thiessen: Present

Present: 6, Absent: 1.

Jodi O'Mara, Susan, Kathleen, Julie Brooks

1. **CALL TO ORDER**
2. **WELCOME GUESTS AND VISITORS**
3. **CHANGES OR ADDITIONS TO THE AGENDA**
4. **PUBLIC FORUM/COMMUNICATIONS**
5. **CONSENT AGENDA**
  - 5.1. **BOARD MINUTES**
  - 5.2. **NEW HIRES**
  - 5.3. **MOTION**
6. **UNFINISHED BUSINESS**
  - 6.1. **STRATEGIC PLANNING UPDATE**
7. **NEW BUSINESS**
  - 7.1. **LONG RANGE FACILITY PRESENTATION**
8. **THE BOARD MAY RECESS THE REGULAR MEETING AND CONVENE EXECUTIVE SESSION**
9. **RECONVENE REGULAR SESSION**
10. **ANNOUNCEMENTS**
  - 10.1. **UPCOMING BOARD MEETING**
11. **ADJOURN THE REGULAR MEETING**

# Blachly School District #90

Code: BDDH  
Adopted: 12/13/93  
Revised/Readopted: 1/16/08; 11/19/08; 2/21/18;  
1/19/22

## Public Comment at Board Meetings

All Board meetings, with the exception of executive sessions, will be open to the public. The Board invites the district's community members to attend Board meetings to become acquainted with the program and operation of the district. The public has a right to attend public meetings held in open session, and may be invited to share comments, ideas and opinions with the Board during designated times on the agenda. The Board may conduct a meeting without public comment.

Individuals with hearing, vision or speech impairments will be given an equal opportunity to participate in Board meetings and submit written comments to the Board. Individuals requesting assistance, aids or accommodations are encouraged to notify the district at least 48 hours prior to the Board meeting with the request, consistent with Board policy BD/BDA – Board Meetings.

### Procedures for Oral Public Comment

The Board establishes the following procedures for public comment at Board meetings held in open session. The information will be accessible and available to all patrons accessing or attending such a Board meeting.

1. Public comment is limited to its designated place on the agenda and while time allows.
2. A person wishing to provide public comment, if an opportunity is provided by the Board during a meeting open to the public, will submit their request and name electronically prior to the Board meeting.<sup>1</sup> A request to give public comment in-person or electronically does not guarantee time will be available.
3. A person speaking during the public comment portion of the meeting may comment on a topic not on the published agenda.
4. A person speaking during the public comment portion of the meeting should state their name, whether they are a resident of the district, and, if speaking for an organization, the name of the organization. A spokesperson should be designated to represent a group with a common purpose.
5. A person giving public comment is limited to an established time limit of three minutes. Statements should be brief and concise. The Board chair has discretion to waive time limits or extend the overall time allotted for public comment. Additional time will be allocated in a fair and equitable manner. If a person has more comments than time allows or is unable to comment due to time constraints, the

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<sup>1</sup> When in-person attendees are allowed to provide oral comment, virtual attendees will be afforded the same opportunity.

person is encouraged to submit additional written comments to the Board through the district office as directed.

6. Inquiries from the public during the designated portion of the agenda will not generally be responded to immediately by the Board chair, and may be referred to the superintendent for reply at a later date. The Board will not respond to inquiries that are expected to be addressed during another designated portion of the agenda.

The Board will not hear public comment at Board work sessions.

Topics raised during the public comment portion may be considered for inclusion as agenda items at future Board meetings.

### **Procedures for Written Comment**

Members of the public may submit written comments or materials to the Board at any time at the district office, by mail or by email to [comments@blachly.k12.or.us](mailto:comments@blachly.k12.or.us) . Materials or comments submitted at least 72 hours in advance of a Board meeting will be provided to the Board before the Board meeting. Written materials or comments submitted may not warrant action by the Board.

### **Comments Regarding Staff Members**

A person speaking during the designated portion of the agenda for public comment may offer objective criticism of district operations and programs. The Board will not hear comments regarding any individual district staff member. The Board chair will direct the visitor to the procedures in Board policy KL - Public Complaints for consideration of a legitimate complaint involving a staff member. Any association contract governing the employee's rights will be followed. A commendation involving a staff member should be sent to the superintendent, who will forward it to the employee, a supervisor and the Board.

END OF POLICY

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### **Legal Reference(s):**

[ORS 165.535](#)  
[ORS 165.540](#)

[ORS 192.610 - 192.690](#)  
[ORS 332.057](#)

[ORS 332.107](#)

Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101-12213 (2018); 29 C.F.R. Part 1630 (2020); 28 C.F.R. Part 35 (2020).

Americans with Disabilities Act Amendments Act of 2008, 42 U.S.C. §§ 12101-12133 (2018).

*Baca v. Moreno Valley Unified Sch. Dist.*, 936 F. Supp. 719 (C.D. Cal. 1996).

*Leventhal v. Vista Unified Sch. Dist.*, 973 F. Supp. 951 (S.D. Cal. 1997).

Oregon House Bill 2560 (2021).

### **Cross Reference(s):**

BDDC - Board Meeting Agenda

KC - Community Involvement in Decision Making

# Blachly School District #90

Code: BDDH-AR  
Revised/Reviewed: 2/21/18; 11/17/21

## Public Comment at Board Meetings

The Board requests that a public comment add information or a perspective that has not already been mentioned previously, and that the patron refrains from repeating a similar point.

To provide public comment in person, if the opportunity is available on the Board agenda, please submit the Intent to Speak request to the Superintendent, Monday of the week of the Board meeting to [comments@blachly.k12.or.us](mailto:comments@blachly.k12.or.us). Those attending virtually and want to provide public comment should submit the Intent to Speak request to the Superintendent, Monday of the week of the Board meeting to [comments@blachly.k12.or.us](mailto:comments@blachly.k12.or.us).

A person speaking during the public comment portion of the meeting may comment on a topic not on the published agenda. A person providing public comment will be allowed three minutes. Signing up to provide public comment does not guarantee time will be available.

Any person, who is allowed to speak to the Board during a meeting, should state their name, whether they are a resident of the district and, if speaking for an organization, the name of the organization. A spokesperson should be designated to represent a group with a common purpose.

Comments about a specific employee or group of employees should comply with Board policy BDDH - Public Comment at Board Meetings:

“A person speaking during the designated portion of the agenda for public comment may offer objective criticism of district operations and programs. The Board will not hear comments regarding any individual district staff member. The Board chair will direct the visitor to the procedures in Board policy KL - Public Complaints for consideration of a legitimate complaint involving a staff member. Any association contract governing the employee’s rights will be followed. A commendation involving a staff member should be sent to the superintendent, who will forward it to the employee, a supervisor and the Board.”

***SEE FORM ON REVERSE***

**INTENT TO SPEAK**

The Board welcomes input. To provide in-person public comment please complete the request at [comments@blachly.k12.or.us](mailto:comments@blachly.k12.or.us) that can be found on the District and School websites Monday the week of the Board meeting.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of organization (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Email (optional): \_\_\_\_\_

Topic or comment to be presented (brief description): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A complaint brought before the Board shall be referred to the proper school authorities. A complaint shall be processed in accordance with Board policy KL - Public Complaints and KL-AR - Public Complaints Procedure. A hearing conducted by the Board regarding personnel may take place in an executive session.

**The Board requests that a topic or comment is limited to three minutes or less.**

Regular Board Meeting  
Wednesday, November 16, 2022 6:00 PM  
Pacific

Triangle Lake Charter School--Library  
20264 Blachly Grange Rd.  
Blachly, OR 97412

Dwight Coon: Present  
Meleah Drago: Present  
Jeff Eastburn: Present  
Derek Pennel: Present  
Bev Schiesser: Present  
Lenae Sjostrom: Present  
Jeff Thiessen: Absent

Present: 6, Absent: 1.

Ariah Richardson, Kelly Goodwin, Lisa Wagner, Shane Benscoter, Sherill Harder, Katherine Tripp and Dennis Boyd.

### 1. CALL TO ORDER

Board Chair Pennel called the meeting to order at 6:01 pm.

### 2. WELCOME GUESTS AND VISITORS

### 3. CHANGES OR ADDITIONS TO THE AGENDA

There were no changes or additions to the agenda.

### 4. PUBLIC FORUM/COMMUNICATIONS

There were no comments submitted.

### 5. CONSENT AGENDA

#### 5.1. BOARD MINUTES

There were no changes to the minutes.

#### 5.2. FINANCIAL REPORT

Ms. Rufo was unable to attend. She will provide a report to the board before the end of the month.

#### 5.3. RESIGNATION

Superintendent Watkins shares the resignation of Steven Cragun as the head HS boys basketball coaching position. At this time, the position is not filled.

#### 5.4. MOTION

Director Eastburn moved to approve the consent agenda as presented/amended. This motion, made by Jeff Eastburn and seconded by Bev Schiesser, Carried.

Jeff Thiessen: Absent, Dwight Coon: Yea, Meleah Drago: Yea, Jeff Eastburn: Yea, Derek Pennel: Yea, Bev Schiesser: Yea, Lenae Sjostrom: Yea  
Yea: 6, Nay: 0, Absent: 1

### 6. REPORTS

#### 6.1. ENROLLMENT

## **6.2. CHARTER BOARD REPORT**

Ms. Wagner provided the report for the board review.

Director Eastburn asked about the comment made in the report about the parents concerned with AVID, were they directed on to someone to discuss further? Ms. Wagner has answered yes, they have been routed to the correct parties. Also, they had some nice turnout and involvement in discussion and passed along what they needed for further clarification.

## **6.3. FACILITIES REPORT**

Mr. Benscoter shares that progress is moving along quicker than expected on both the office and the playground. The dry weather has helped a lot. He shares that there are still some pieces of the playground held up for shipping, but that hasn't slowed us down at this point.

There were no further questions in regards to this report.

Board Chair Pennel shares that the old playground equipment is at the Memorial Community Church and is awaiting a team to help assemble it.

## **6.4. TRANSPORTATION/TECHNOLOGY REPORT**

Mr. Boyd provided a report to the board.

Director Schiesser asks if there are additional phases to the updating/placing of new cameras.

He shares that now we are at the point of updating the old ones, but most of the new are installed. Director Eastburn asks about the testing of the iPad with keyboards. If that proves to work well, how fast will we roll that out? Mr. Boyd says it will be in stages, probably per class. And some students may choose to stay with chromebooks.

## **6.5. PRINCIPAL'S REPORT**

Ms. Bottensek provided the board with a report. There were no questions.

## **6.6. SUPERINTENDENT'S REPORT**

Superintendent Watkins introduces our consultants with JK consulting. These two team members will be working with us closely in the Strategic Planning process. Jodi O'Marra and Kathleen Rodden-Nord joined via zoom. Both Jodi and Kathleen have a long history in schools, recently retired, Jodi from Mapleton and Kathleen from Junction City. Kathleen shares that her role in this process will be taking the lead on the engagement activities in the planning process. She shares they will be meeting with the Strategic Planning Committee on December 5th to start this work. Board members will be asked on December 14th to participate in discussion groups. Jodi shares she will also meet with the Strategic Planning Committee. She shares the Key Elements sheet with the board and explains that this is a good focus. Jodi will be doing a lot of the data analysis for the plan. The end result should be delivered to the board at the June meeting.

Board Chair Pennel asks if the Mission and Vision of the District comes out of this process?

Jodi shares that we already have a basic Mission and Vision, and with the information from the Strategic Planning process, you may adjust your Vision and Mission slightly, based on the information presented. Board Chair Pennel asks what the output of all the processes we have been working on will be? These include: Portrait of a Graduate, Long Range Facilities Plan and now a Strategic Plan. Superintendent Watkins shares that, so far, the Portrait of a Graduate was our why, then the Long Range Facilities provides insight to the how in regards to student daily experience, and then the Strategic Plan guides us in the action steps to reach our end result which is what we want our student's end result to look like. Ms. O'Mara shares that it's all a check and balance process to make sure we are aligning in all aspects of our planning and

goals.

Superintendent Watkins shares the annual SIA report. He pointed out that this would be posted on our website. Superintendent Watkins shares a couple of the main areas. One thing he wants the board to remember is the focus of coming together after Covid and bringing our environment back to the feeling of community. We are always working to improve this. He also shares that our district requires MAPS testing for our entire district, so we are continuously watching student growth. We have also focused on our 9th grade support. This is constant work we are always improving or continuing on. We have also added some students to our governing systems by adding students on our committee with the Portrait of a Graduate and the Superintendents Council group. We also have very strong connections with our class advisors and student body instructors. One we are low on is "strengthening relationships with community businesses and organizations". We can improve this. We may not have a strong community in the sense of business, but we do have a strong community group base within our school.

Superintendent Watkins shares that we did receive an agreement with Ford Family Foundation and were able to partner with a couple of consultants. Blachly is 1 of 10 districts in the state who were selected for this. This means they will partner with us to look at what grants are out there that would possibly be attainable by our district. They will help review our applications once we have written them as well as suggest some supporting documents we can share based on what grant we are going after.

Superintendent Watkins shares that ODE is looking for feedback in regards to the Integrated Guidance process. This will be a big focus for Superintendent Watkins to get finished by May.

Superintendent Watkins shares that there is no progress on the Grange at this time. We did retain an attorney and the next step is providing information and working on opening up communication with the grange members.

COSA shared the first news in regards to the funding coming. It does look like there will be a slight increase coming. Superintendent Watkins has been selected as part of a statewide group to discuss legislation with some of our Oregon legislators. He has his first meeting with the group tomorrow. There is a lot of information expected to filter down within the next two months.

Lastly, Superintendent Watkins asks for a census from the group. We have been providing activity bus routes for a while for our after-school programs. There has been a request to add a bus that would go west. Historically, we have only had a bus going towards town. He shares that this will be a cost to the district: adding a driver, wear on another vehicle, fuel for another route. He felt this decision needed to be shared with the board. We do now have a driver available to cover this additional route. Director Schiesser shares that she feels equal access to all our students is vital to maintain participation in our activities. Director Drago asks if we have an idea of the number of students on all the routes and on the possible new route. Maybe we could organize a different option if the numbers are low. Superintendent Watkins shares that this has been a concern of ours as well. The unknown is those who have never participated due to access. If we don't see an increase, then maybe down the road we look into other options to accommodate the students who are participating. Maybe we will collect the data this year and reevaluate the decision at the end of the year for next year. Board Chair Pannel shares he agrees, we should advertise this as a pilot for this year. We have seen increased involvement in activities over time since we added activity buses going east. Superintendent

Watkins asks if the board supports the district in trying this for this year? We can then bring the results and financial impact back to the board at the end of the year to make a decision to move forward for next year. The board agreed that they are in support of moving forward with this pilot run for the remainder of this year.

#### **6.7. DIRECTORS REPORT**

Superintendent Watkins shares that we have added a Directors report to the agenda. This allows the board members to share some things they are working on or have been involved in to share with the group and community. He opens the floor to the board to share if they would like. Director Eastburn shared that at the OSBA conference he enjoyed the first keynote speaker, it was very interesting. He felt that some of his points in struggling with school as a child were a strong message. Schools don't need to provide everything for everyone, but something for everyone. This made him think about what options we have available for our students. This includes clubs, groups, assemblies, anything that can help a student feel like part of something. Director Schiesser shares she felt the OSBA conference was a nice way to engage with such a large group of others involved in working to improve students' experiences. She was also very moved by the speakers, their histories and what an impact they have had within their learning journey, and where they have taken their education and experiences to make a difference. Director Drago thanks the school for sending the board to the conference. She valued the message of trying to learn to be able to reach each and every student, even the most difficult or left out. The involvement of the students in building their school environment was very impactful. Director Sjostrom felt that the environment at the OSBA conference was very positive this year. The message of inclusion and supporting your students was strong. Board Chair Pennel shares that he also went to the OSBA Roadshow and they discussed the upcoming goals for boards for the upcoming year. There is a feeling that we are going to get wiplashed due to a couple of things, mainly new governance in Oregon and the addition of focused reporting/conditions and also a budget cut for schools. He feels that his takeaway from the OSBA conference was lack of achievement in test scores and the need for additional social emotional support. He also attended a session with regards to public meetings and how to handle community input. He learned that we are very much in alignment with other districts on how we collect and receive feedback. He also attended a session about TAG programs. There are a lot more regulations around this type of program and there is not a lot of funding to support it.

Superintendent Watkins thanks the board for attending the OSBA conference and engaging as a group. He hopes that the board hear how important the role they play is to the district.

#### **7. UNFINISHED BUSINESS**

There was no unfinished business.

#### **8. NEW BUSINESS**

##### **8.1. WRESTLING CO-OP OPPORTUNITY**

Director Drago moved to approve the wrestling co-op with Monroe for the 2022-23 season. This motion, made by Meleah Drago and seconded by Jeff Eastburn, Carried.

Jeff Thiessen: Absent, Dwight Coon: Yea, Meleah Drago: Yea, Jeff Eastburn: Yea, Derek Pennel: Yea, Bev Schiesser: Yea, Lenae Sjostrom: Yea  
Yea: 6, Nay: 0, Absent: 1

Superintendent Watkins shares that we have an opportunity for our kids to participate in a wrestling co-op with Monroe HS. Director Drago asks if we would be providing transportation. Superintendent Watkins shares that no, it is the responsibility of the family.

## **9. THE BOARD MAY RECESS THE REGULAR MEETING AND CONVENE EXECUTIVE SESSION**

## **10. RECONVENE REGULAR SESSION**

## **11. ANNOUNCEMENTS**

### **11.1. UPCOMING BOARD MEETING**

December 5th will be the first Strategic Planning Committee meeting. Then the board will have the opportunity to meet with Ms. O'Mara and Ms. Rodden-Nord on December 14th prior to the board meeting. The December meeting should be fairly short, but we will be having the Long Range Facility Plan presented.

Superintendent Watkins shares that our football team is playing in the Championship game this coming Saturday at 1 pm at Caldera HS in Bend. We will be sending a router bus.

## **12. ADJOURN THE REGULAR MEETING**

Board Chair Pennel adjourns the meeting at 7:22 pm.



# BLACHLY

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## SCHOOL DISTRICT

### Strategic Planning Process

**What is a Strategic Plan?** A Strategic Plan provides the District with a set of Core Values that align with the District Mission and Vision statements. The plan includes strategic goals with performance indicators, implementation strategies and metrics to measure progress towards meeting the strategic goals. The Strategic Plan is a living, breathing document that is continually revisited and revised. Components of a Strategic Plan include: *Who We Are, What We Believe, Process used for Strategic Plan Development, District Core Values, District Mission Statement, District Vision Statement, Strategic Goals, Performance Indicators and Measures and a First Year Implementation Plan.*

#### **Timeline for Planning Process**

December/January

Strategic Planning Committee Meeting

Focus Group Meetings: *School Board, Parents, Community, Students, Staff*

Strategic Planning Survey out to Parents, Community, Staff and Students

Data Collection and analysis including but not limited to: *findings from focus group engagement and stakeholder survey responses, student assessment data, staffing charts, district budget and financial information, Portrait of a Graduate work, facility survey data, current curricular offerings, K-12 instructional schedule, extra-curricular offerings, and discipline data*

February

Present findings with Core Values to the Strategic Planning Committee

Present findings with Core Values to the School Board

March/April

Multiple meetings (at least 2) with Strategic Planning Committee to refine Mission Statement, Vision Statement and develop Strategic Goals, Performance Indicators and Measures that meet the Core Values

May/June

Present Final Strategic Plan Draft Report to School Board



## ▶ PHASE II | LONG-RANGE FACILITY MASTER PLAN

BLACHLY SCHOOL DISTRICT 90/Board  
of Education

December 14, 2022



▶ AGENDA

Executive Summary

4 Development of recommendations

8 Data Review (facility, enrollment, and community dialogue)

21 Recommendations

APPENDIX: Survey Results





## ▶ EXECUTIVE SUMMARY

**Consider:** *Oregon Department of Education. Division 27. School Facilities Programs (581-027-0023) "Submission of Facility Assessments and Long-Range Facility Plans as a part of Oregon School Capital Improvement Matching Program Grant Applications."*

Cooperative Strategies (CS) was retained by Blachly School District 90 to assess the facilities that serve the students of the district and **develop a long-range facilities plan (LRFP) that would align short-term and long-term facilities repairs and capital investment to support the educational needs of the district's students.** The LRFP incorporated information related to current and projected enrollment, utilization/capacity factors of its school facilities, current school facility conditions, and a survey of the community to assist in prioritizing asset investments. This work was compiled to afford dialogue with administration and community members to assist in the refinement of facility investment options for the board of education to consider.

Blachly School District #90 is nestled in the coastal range of Lane County, about 33 miles northwest of Eugene. The district has been operational for several generations; classes often contain students who are children, grandchildren, and even great-grandchildren of former students. In fall of 2010, the district became Triangle Lake Charter School, featuring small class sizes, a safe and nurturing environment, and personal attention to each student from experienced and dedicated teachers. Blachly serves approximately 225 students at its facility and supports an additional 181 students in its on-line offering, primarily homeschooled students. Enrollment trends should be thoughtfully monitored as student engagement begins to settle as COVID restrictions become less impactful on students' learning experience.

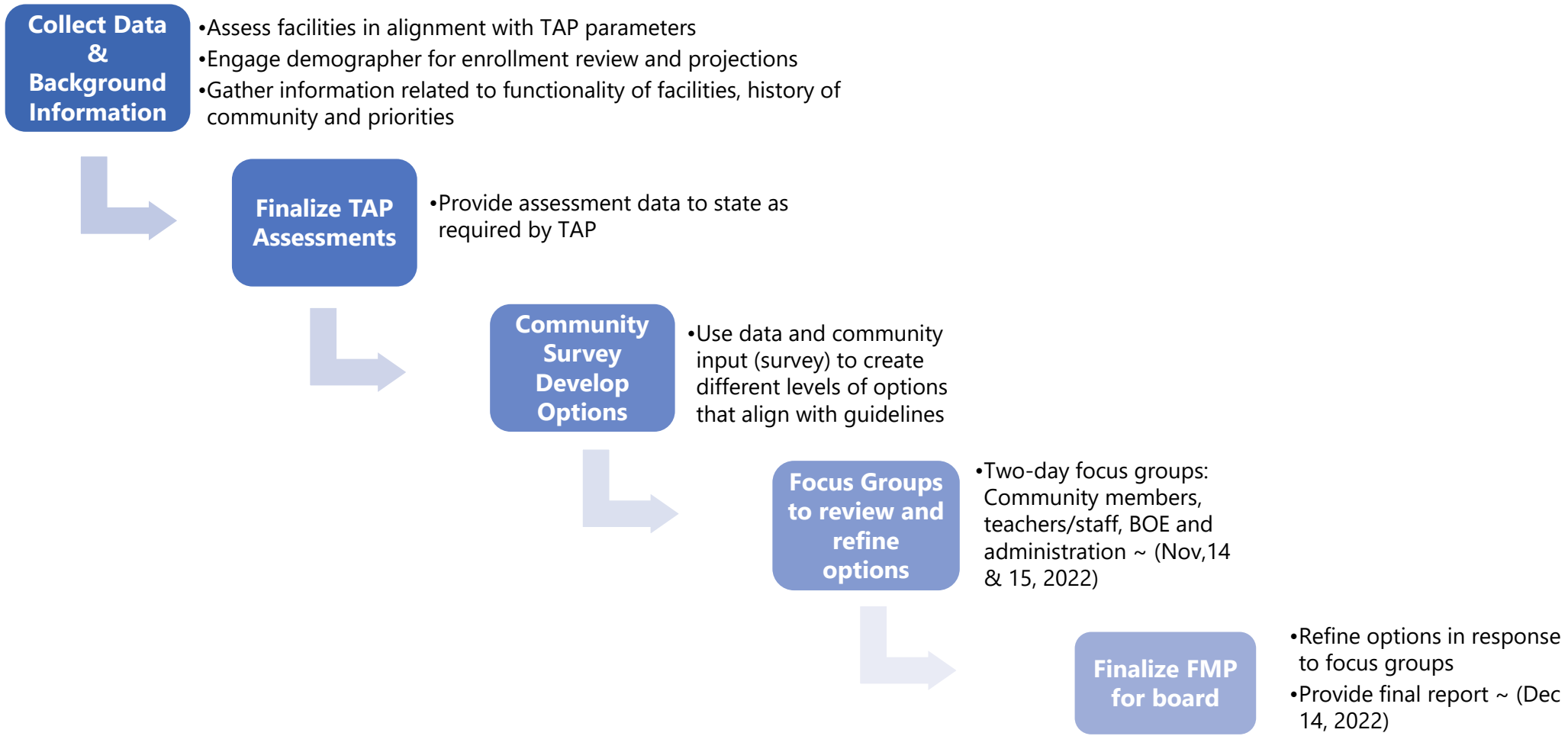
As with any long-term facilities plan, a school district needs to consider the community it serves, the changes in population and impact to student enrollment, use of facilities, and adequacy of student learning environments.

**The objective of this initial FMP is to provide the district and the community a road map to improve facility conditions, learning environments, and functionality of district's schools.** The plan will allow the community to prioritize investments in its facilities and re-envision how facilities may be expanded or reconfigured to best serve students' educational opportunities.

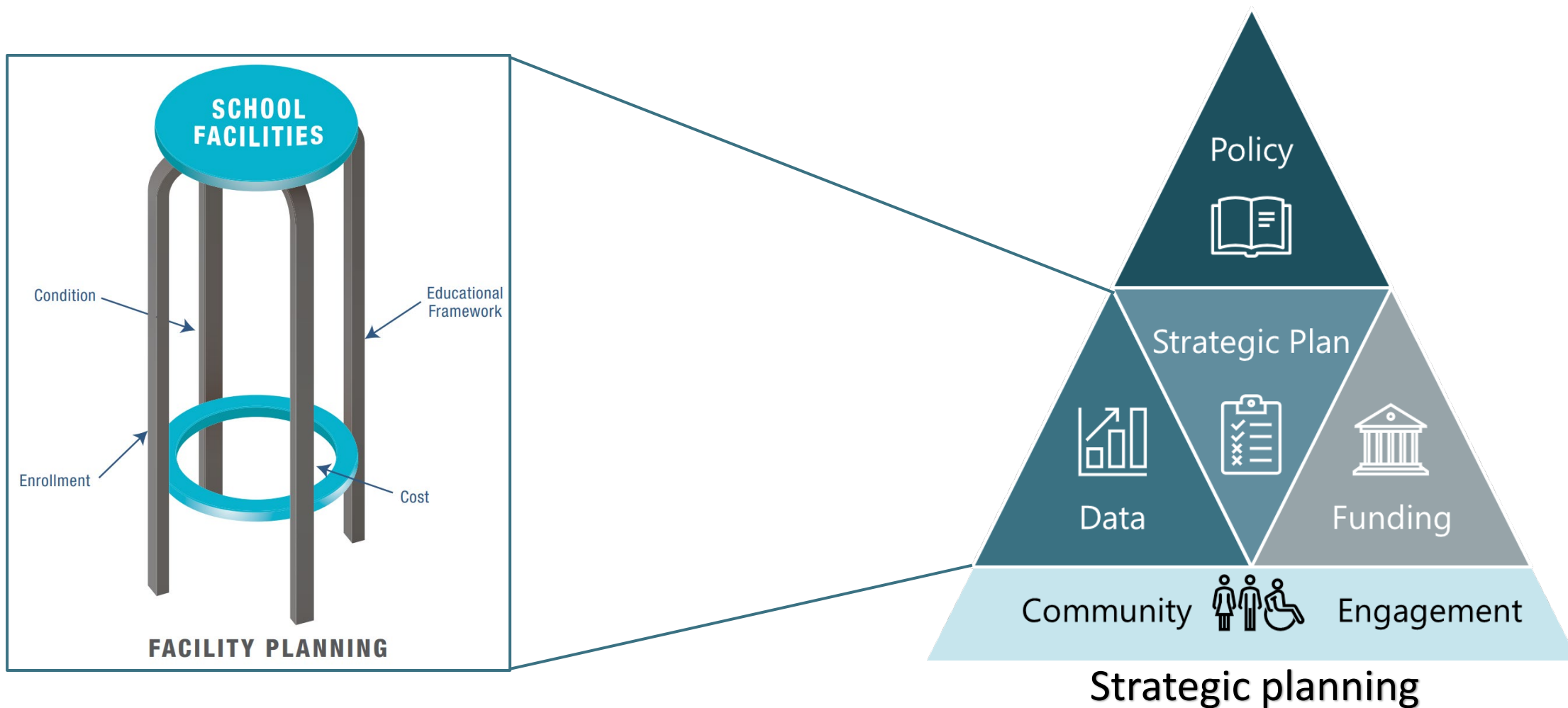
# DEVELOPMENT OF RECOMMENDATIONS



# DEVELOPMENT OF RECOMMENDATIONS | PROCESS







▶ LONG-RANGE FACILITIES PLANNING | DATA INCORPORATED IN PROCESS  
CONDITION, ENROLLMENT, EDUCATIONAL FRAMEWORK, AND COSTS



▶ LONG-RANGE FACILITIES PLAN | OUTCOMES  
 WHAT ARE WE TRYING TO ACCOMPLISH & OUTCOMES

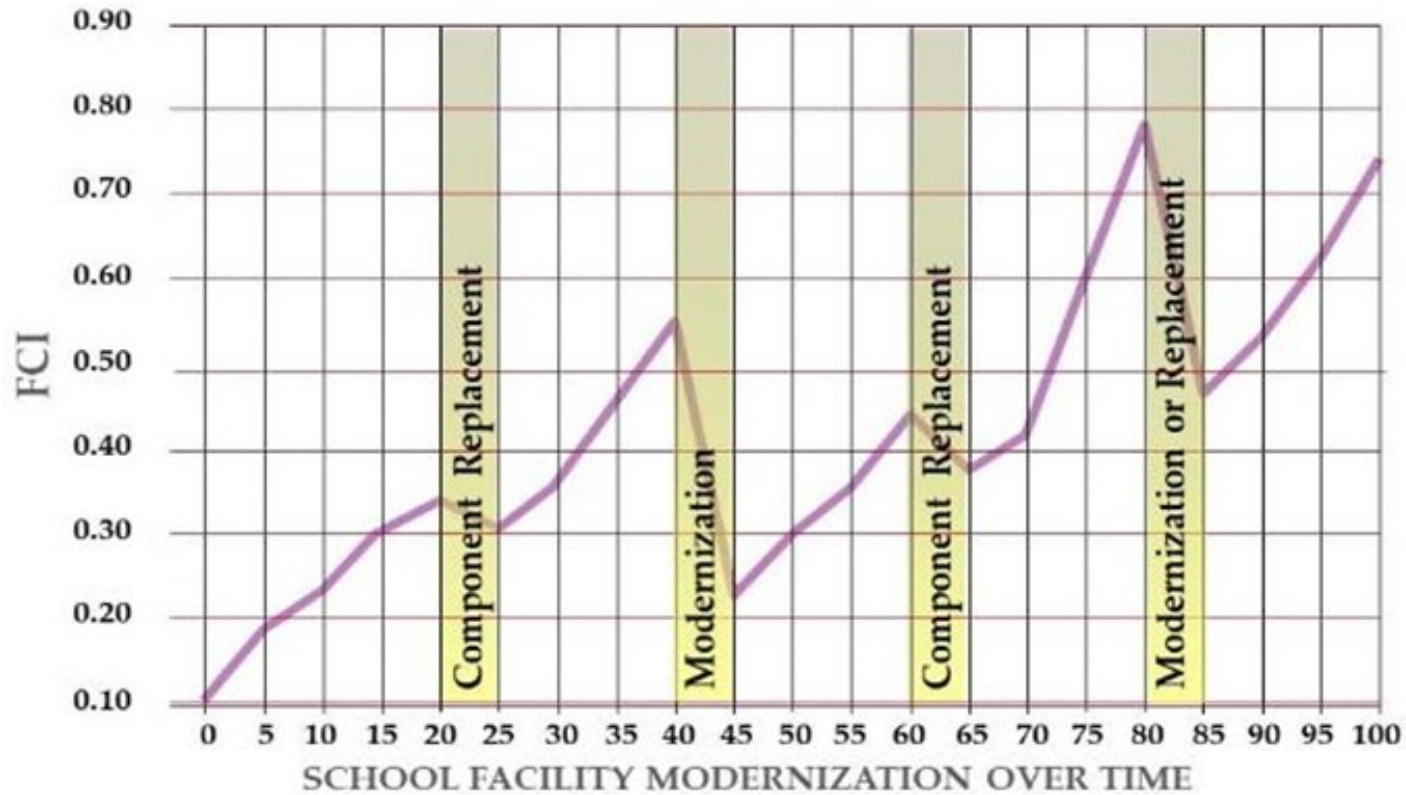
Align **major capital investments** with manageable goals. Target priority repairs over the next 3 – 5 years and future investment over 5 – 10 years with identified educational program needs, capacities, and financial budgets.

<ul style="list-style-type: none"> <li>• Population growth/decline</li> <li>• Building conditions</li> </ul>	<ul style="list-style-type: none"> <li>• Systems: Safety &amp; Security</li> <li>• Air ventilation system</li> <li>• Laker Dome upgrades</li> <li>• Track &amp; fields</li> <li>• Breezeway enclosure &amp; playground</li> </ul>	<ul style="list-style-type: none"> <li>• Renovate and expand wood/metal shop for programs</li> <li>• Early childhood center</li> <li>• Outdoor learning spaces</li> <li>• Upgrade to science labs</li> </ul>	<ul style="list-style-type: none"> <li>• Do we have the right learning environments to sustainably serve <b>all students</b> equitably?</li> <li>• Auxiliary gymnasium to support educational program</li> <li>• ADA Accessibility</li> </ul>
<p>New Construction / Rebuilding our facilities</p> 	<p>Major Renovations</p> 	<p>Program Investments</p> 	<p>Efficiency &amp; Efficacy</p> 

*Industry standard for developing a budget to invest in building capital and maintenance is 2% of the replacement value. For example: if the replacement value of the building portfolio is **\$100M**, then you should be investing **\$2M** every year to care for them properly.*



# FACILITY DATA



Credit: HBA Architects

Facility components (roofs, HVAC, MEP systems, finishes, etc.) have their own different lifecycles and need renovated or replaced at fairly predictable intervals. Carpet, for example, typically needs replaced before roofing systems. Performing these life cycle replacements can prolong the useful life of the facility as a whole; the inverse is also true.

▶ DEFINITION OF TERMS  
**FACILITIES CONDITION INDEX**

**FACILITY CONDITION INDEX (FCI)**

The Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among assets.

To determine the FCI for any given set of assets, the total cost of remedying requirements is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility.

$$\frac{\text{The } \$\$ \text{ Cost of Deficiencies}}{\text{Cost of } \$\$ \text{ Current Replacement:}} = \text{FCI: } \_\_\% \text{ DIVIDED BY}$$

**FCI RANGES**

**GOOD**  
**0% - 5%**

**FAIR**  
**6% - 10%**

**POOR**  
**11% - 30%**

**CRITICAL**  
**31% - 50%**

**DIVEST**  
**51% - 100%**

**Brief overview of facility condition**

- Majority of systems are in good shape
- Good investment to extend the life of the building
- Good return on investment
- Major systems beginning to fail / evaluate useful life of reinvestment
- Large investments should be evaluated to determine if life of facility should be extended
- Most systems are failing/beyond useful life
- Investments in the facility may exceed replacement costs

# ► FACILITY CONDITION ASSESSMENT | SUMMARY



Level 1	Level 2 or 3	Main	Gym	Little Gym	Modulars	Shop	Bus Barn	Total
<b>A. SUBSTRUCTURE</b>	Foundations & Basements							\$ -
<b>B. SHELL</b>	Floor Construction							\$ -
	Roof Construction							\$ -
	Exterior Walls	\$ 4,666						\$ 4,666
	Exterior Windows	\$ 17,667						\$ 17,667
	Exterior Doors	\$ 17,030						\$ 17,030
	Roofs							\$ -
<b>C. INTERIORS</b>	Partitions							\$ -
	Interior Doors							\$ -
	Wall Finishes	\$ 9,669				\$ 8,877		\$ 18,547
	Floor Finishes	\$ 45,211	\$ 35,982					\$ 81,193
	Ceiling Finishes	\$ 79,538	\$ 403					\$ 79,942
<b>D. SERVICES</b>	Plumbing							\$ -
	HVAC							\$ -
	Sanitary Waste							\$ -
	Fire Protection							\$ -
	Electrical Service & Distribution	\$ 99,257						\$ 99,257
	Lighting & Branch Wiring							\$ -
	Voice / Data System	\$ 28,811	\$ 17,711	\$ 4,080	\$ 3,365	\$ 2,627	\$ 2,115	\$ 58,710
	Clock/Intercom System	\$ 15,830	\$ 12,164	\$ 2,802	\$ 2,311	\$ 1,804	\$ 2,906	\$ 37,818
	Closed Circuit Surveillance	\$ 19,471	\$ 14,962	\$ 3,446	\$ 2,843	\$ 2,219	\$ 3,574	\$ 46,516
	Intrusion Alarm System	\$ 23,112	\$ 17,760	\$ 4,091	\$ 3,374	\$ 2,634	\$ 4,243	\$ 55,215
	Fire Alarm / Detection	\$ 67,438	\$ 51,820	\$ 11,937	\$ 9,846	\$ 7,687	\$ 12,379	\$ 161,105
	<b>E. EQUIPMENT &amp; FURNISHINGS</b>	Commercial Equipment		\$ 29,640				
Institutional Equipment								\$ -
Fixed Furnishings								\$ -
Moveable Furnishings								\$ -
<b>F. SPECIAL CONSTRUCTION &amp; DEMOLITION - Not Used by State</b>								
<b>G. BUILDING SITE WORK</b>	Roadways	\$ 31,270						\$ 31,270
	Parking Lots							\$ -
	Pedestrian Pavings	\$ 43,926						\$ 43,926
	Water Supply	\$ 10,982						\$ 10,982
	Sanitary Sewer							\$ -
	Storm Sewer	\$ 29,566						\$ 29,566
	Site Lighting							\$ -
<b>Physical Condition Budget Sub-Total</b>		\$ 543,446	\$ 180,442	\$ 26,356	\$ 21,739	\$ 25,849	\$ 25,217	\$ 823,049
Budgeted Development Costs (38%)		\$ 206,509	\$ 68,568	\$ 10,015	\$ 8,261	\$ 9,823	\$ 9,583	\$ 312,759
<b>Physical Condition Budget TOTAL</b>		\$ 749,955	\$ 249,010	\$ 36,371	\$ 30,000	\$ 35,672	\$ 34,800	\$ 1,135,808
Cost with Escalation to June 2023		\$ 899,948	\$ 298,812	\$ 43,645	\$ 36,000	\$ 42,806	\$ 41,760	\$ 1,362,971
Replacement Budget		\$ 15,729,113	\$ 14,436,539	\$ 2,474,729	\$ 2,041,259	\$ 2,006,959	\$ 3,248,221	\$ 39,936,820
Facility Condition Index (FCI)		4.8%	1.7%	1.5%	1.5%	1.8%	1.1%	2.8%

## Blachly School

Physical Condition Budget Sub-Total	\$ 823,049
Budgeted Development Costs (38%)	\$ 312,759
<b>Physical Condition Budget TOTAL</b>	<b>\$ 1,135,808</b>

Cost with Escalation to June 2023 \$ 1,362,971

Replacement Budget \$ 39,936,820

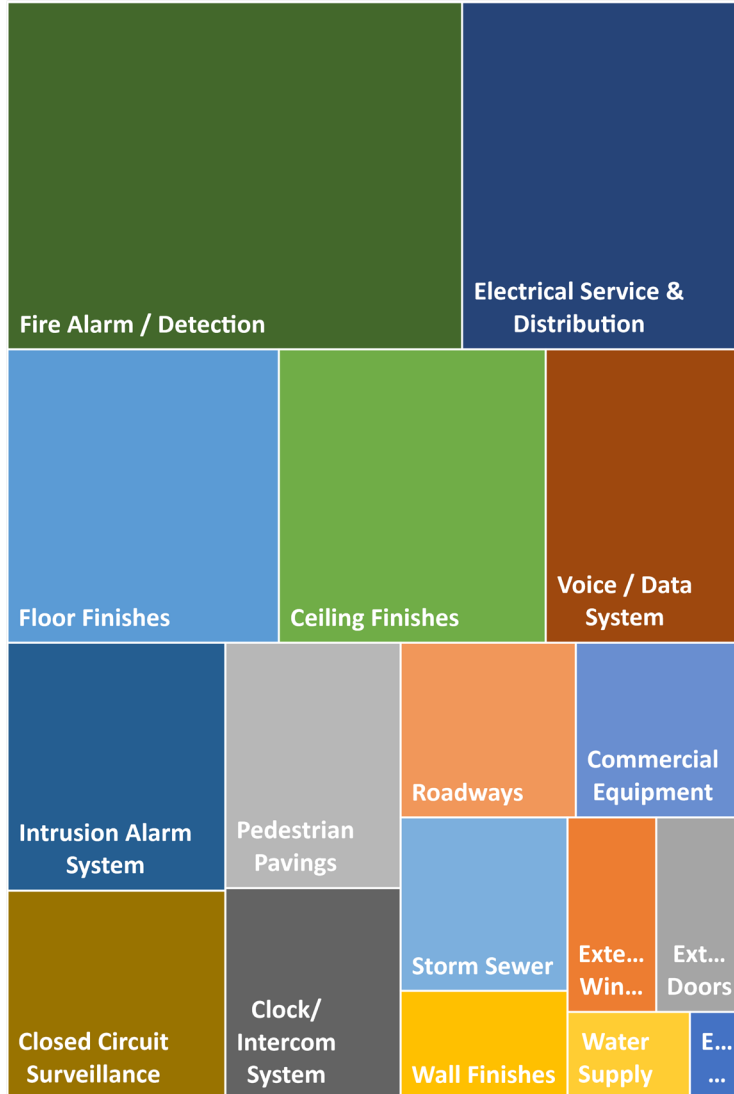
Facility Condition Index (FCI) 2.8%

Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11 - 30%
Critical	31 - 50%
Divest	51 - 100%



District Needs by Category



District Costs by Category

Level 1	Level 2 or 3	Total	
<b>A. SUBSTRUCTURE</b>	Foundations & Basements	\$ -	
<b>B. SHELL</b>	Floor Construction	\$ -	
	Roof Construction	\$ -	
	Exterior Walls	\$ 4,666	1%
	Exterior Windows	\$ 17,667	2%
	Exterior Doors	\$ 17,030	2%
	Roofs	\$ -	
<b>C. INTERIORS</b>	Partitions	\$ -	
	Interior Doors	\$ -	
	Wall Finishes	\$ 18,547	2%
	Floor Finishes	\$ 81,193	10%
	Ceiling Finishes	\$ 79,942	10%
<b>D. SERVICES</b>	Plumbing	\$ -	
	HVAC	\$ -	
	Sanitary Waste	\$ -	
	Fire Protection	\$ -	
	Electrical Service & Distribution	\$ 99,257	12%
	Lighting & Branch Wiring	\$ -	
	Voice / Data System	\$ 58,710	7%
	Clock/Intercom System	\$ 37,818	5%
	Closed Circuit Surveillance	\$ 46,516	6%
	Intrusion Alarm System	\$ 55,215	7%
	Fire Alarm / Detection	\$ 161,105	20%
<b>E. EQUIPMENT &amp; FURNISHINGS</b>	Commercial Equipment	\$ 29,640	4%
	Institutional Equipment	\$ -	
	Fixed Furnishings	\$ -	
	Moveable Furnishings	\$ -	
<b>F. SPECIAL CONSTRUCTION &amp; DEMOLITION - Not Used by State</b>		\$ -	
<b>G. BUILDING</b>	Roadways	\$ 31,270	4%
<b>SITE WORK</b>	Parking Lots	\$ -	
	Pedestrian Pavings	\$ 43,926	5%
	Water Supply	\$ 10,982	1%
	Sanitary Sewer	\$ -	
	Storm Sewer	\$ 29,566	4%
	Site Lighting	\$ -	
<b>Physical Condition Budget Sub-Total</b>		<b>\$ 823,049</b>	<b>100%</b>



# ENROLLMENT DATA

Let's think about acceleration

- How fast does an object
- Does every object fall at
- Explain.

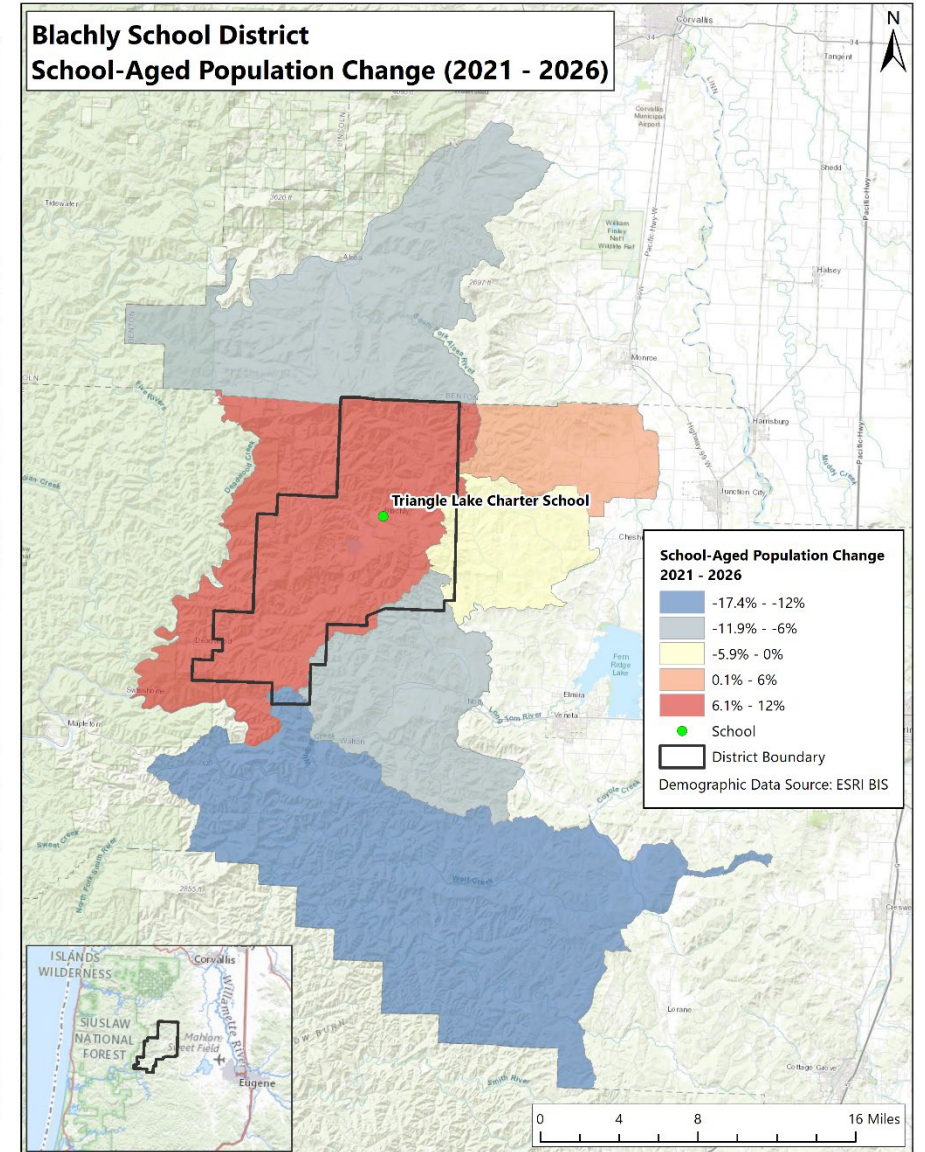
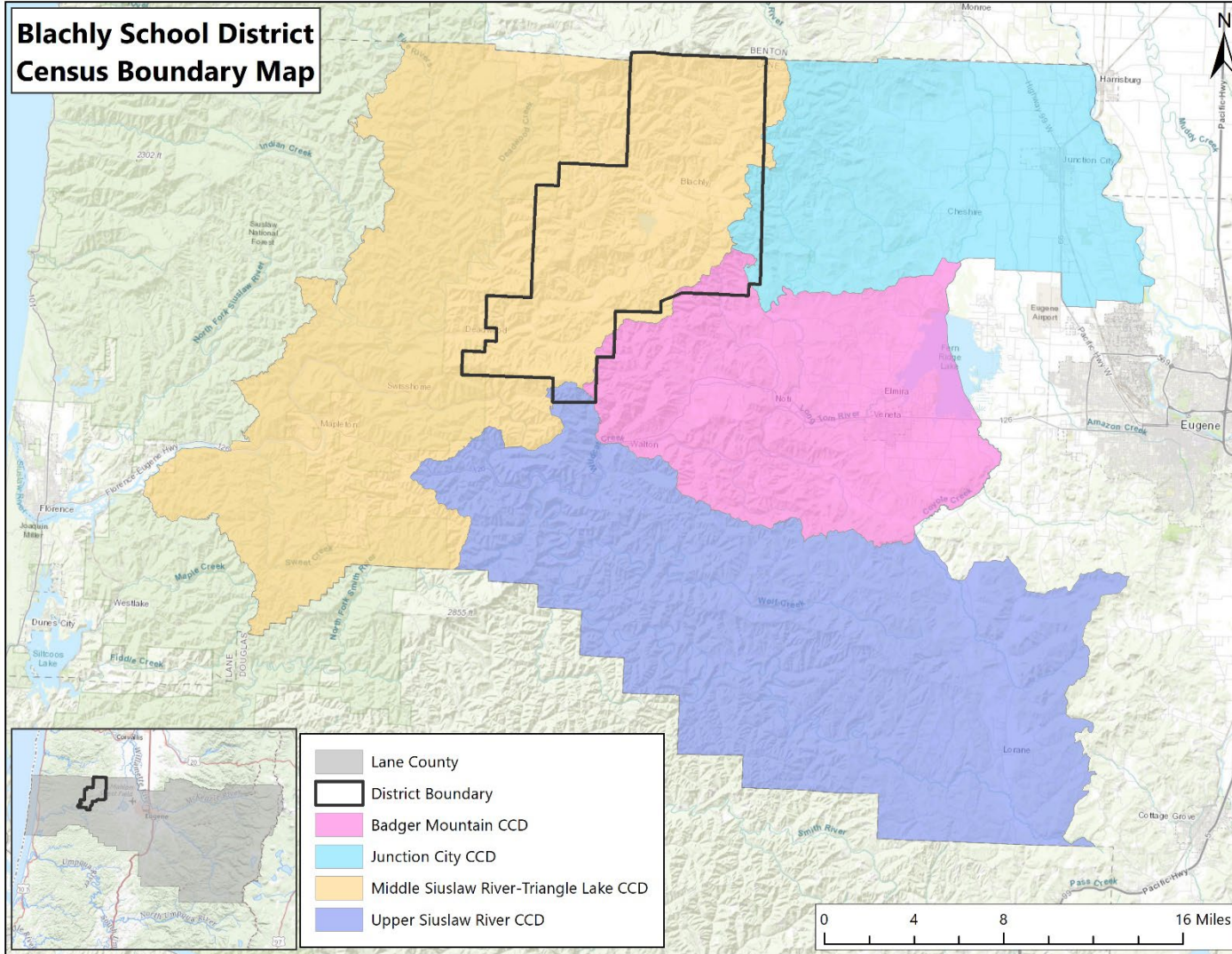
Writing

Collaboration

Reading

Inquiry

Organization





**Historical Enrollment - District-wide**

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K	11	15	21	18	18	17	15	16	15	11
1	10	22	17	20	15	19	17	14	15	12
2	13	13	18	19	20	18	17	18	13	15
3	17	15	19	23	19	19	21	17	18	13
4	11	19	14	21	21	17	21	11	13	17
5	21	17	18	18	20	18	19	22	12	13
6	15	22	15	23	20	19	24	22	21	16
7	20	19	20	18	23	21	21	23	20	16
8	21	21	18	20	19	24	21	22	21	20
9	22	22	23	21	18	16	23	20	18	20
10	13	22	15	20	23	15	13	20	20	19
11	24	20	21	16	20	11	5	15	16	16
12	16	23	15	17	16	13	17	8	15	14
<b>Grand Total</b>	<b>214</b>	<b>250</b>	<b>234</b>	<b>254</b>	<b>252</b>	<b>227</b>	<b>234</b>	<b>228</b>	<b>217</b>	<b>202</b>

Source: Oregon Department of Education (2012-13 through 2020-21; Blachly School District (2021-22)

- Blachly School District has had a net decrease of 12 students over the past ten years.
- Since the 2018-19 school year, enrollment has decreased by 32 students.
- On-line offering is not a component of historic enrollment except for 2021-22.

**Historical Enrollment - District-wide**

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K - 5	83	101	107	119	113	108	110	98	86	81
6 - 8	56	62	53	61	62	64	66	67	62	52
9 - 12	75	87	74	74	77	55	58	63	69	69
<b>Grand Total</b>	<b>214</b>	<b>250</b>	<b>234</b>	<b>254</b>	<b>252</b>	<b>227</b>	<b>234</b>	<b>228</b>	<b>217</b>	<b>202</b>

Source: Oregon Department of Education (2012-13 through 2020-21; Blachly School District (2021-22)

# ► ENROLLMENT | PROJECTIONS



## Projected Enrollment - High - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	15	15	14	13	14	14	14	14	14	14
1	11	15	14	14	13	14	14	14	14	14
2	13	12	16	15	15	14	15	15	15	15
3	16	14	12	17	16	16	15	16	16	16
4	12	15	13	12	16	16	15	14	15	15
5	18	13	16	14	12	17	17	16	15	16
6	16	22	16	20	17	15	21	20	20	18
7	16	16	23	16	20	17	16	22	21	20
8	16	17	17	23	17	21	18	16	22	21
9	19	15	16	16	22	16	19	17	15	21
10	19	18	15	15	15	21	15	19	16	14
11	16	16	15	13	13	13	18	13	16	14
12	21	22	22	20	17	17	17	24	17	21
<b>Grand Total</b>	<b>208</b>	<b>210</b>	<b>209</b>	<b>208</b>	<b>207</b>	<b>211</b>	<b>214</b>	<b>220</b>	<b>216</b>	<b>219</b>

Source: Cooperative Strategies

K-12 In-Person = 223 students (In-person program capacity is 299)

## Projected Enrollment - High - District-wide

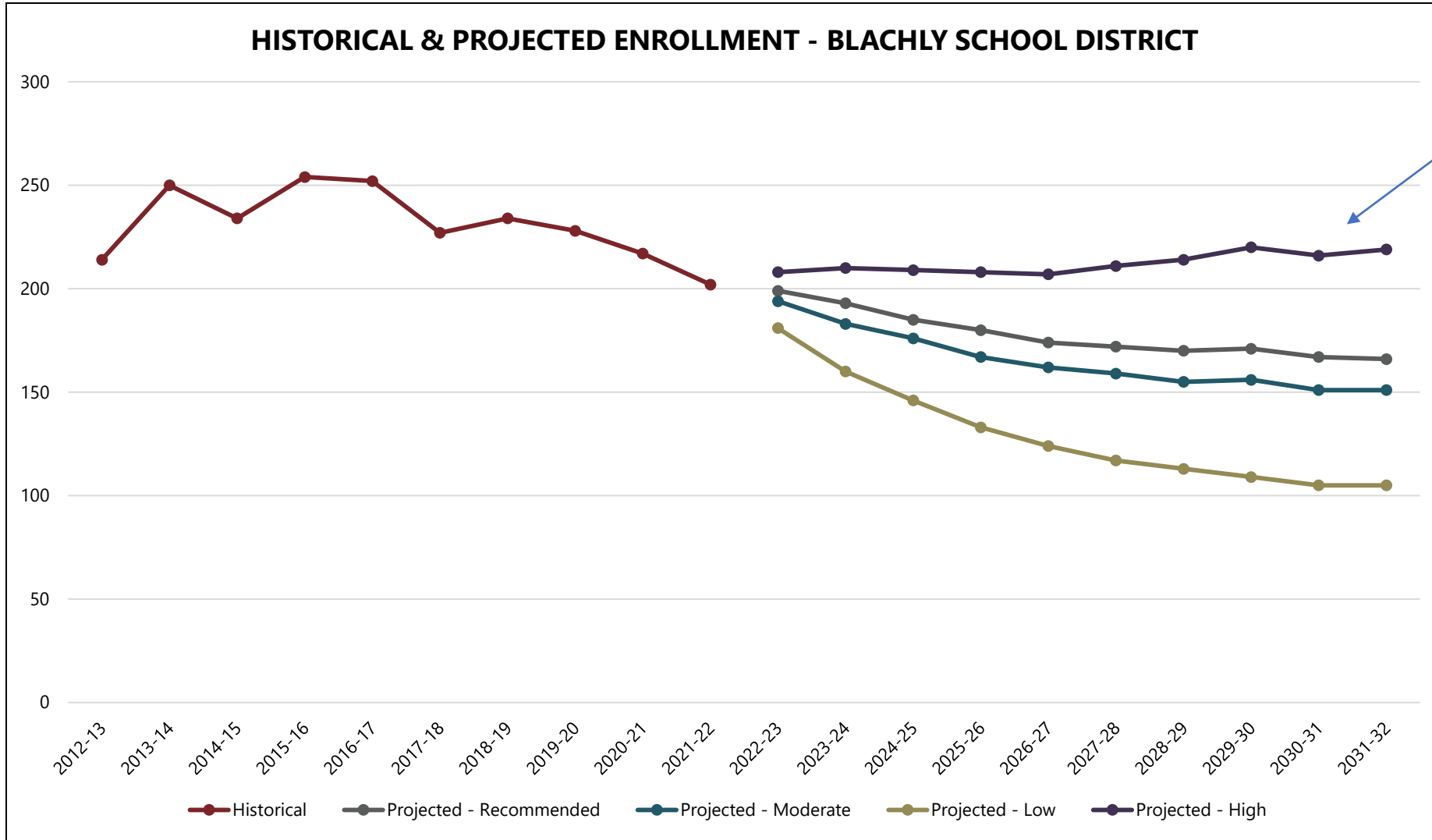
Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K - 5	85	84	85	85	86	91	90	89	89	90
6 - 8	48	55	56	59	54	53	55	58	63	59
9 - 12	75	71	68	64	67	67	69	73	64	70
<b>Grand Total</b>	<b>208</b>	<b>210</b>	<b>209</b>	<b>208</b>	<b>207</b>	<b>211</b>	<b>214</b>	<b>220</b>	<b>216</b>	<b>219</b>

Source: Cooperative Strategies

*Does not include on-line program enrollment, current enrollment for 2022-23 is 223.*

K-12 Online = 190 students  
 K-12 in person = 223  
 Total = 413

*Increase of 46 student from 2021-22 to 2022-23*



Initial presentations incorporated the “recommended” enrollment projections. Due to on-line enrollment and increased in-classroom participation, the school is looking to a higher level of enrollment. This should be monitored closely.

Math

Reading & Writing

Science

S. S.

Art

1

Angle is Max Gharib

This week's VIP is: LEAM!

Refocus Time

• New Read Aloud

You may: • Color

• Draw

• Rest quietly

□ Give Peer comment Paper into Reading Journal.

□

# COMMUNITY DIAGLOGUE

Peer Feedback

One thing that you think they did well.  
One thing to improve on next time  
Ask one question about their topic.

05:17



▶ LONG-RANGE FACILITIES PLAN | COMMUNITY ENGAGEMENT  
FOCUS GROUP QUESTIONS AND RESPONSES (See Appendix for survey response details)



1) *Is there anything in the data that surprises you about district facilities and student/enrollment data?*

- ❖ Level of student engagement and concerns related to security

2) *Is there any additional information that we should consider when thinking of building our long-range facilities plan (3-5 year; 6-10)?*

- ❖ Comprehensive facilities plan that incorporates flooding of lower field
- ❖ Transportation needs to support programs and extracurriculars

3) *What else do you think our district should consider when developing its long-range facilities plan?*

- ❖ Prioritize safety upgrades including bell and intercom systems
- ❖ Consider community partnership opportunities, e.g. La Grange – how can we work with our neighbor for the benefit of students and school community?
- ❖ Upgrade of Laker Dome, leverage area for outdoor learning experiences and community space

4) *What other complimentary programs could we provide that would be attractive to current and new students/families?*

- ❖ Consider a natural resources program that leverages outdoor spaces
- ❖ Identify additional programs or opportunities that will draw students to Blachly
- ❖ Tie need for ECE with learning opportunity for students
- ❖ Provide opportunity for development of life skills, tie needs/interest of students with career pathway opportunities

# RECOMMENDATIONS





RECOMMENDATIONS	DESCRIPTION	COST
<b>Identified Needs (3-5 Years)</b>		
Safety and Security	Includes Voice Data System, Intrusion Alarms, Fire Alarm Detection, Clock/Intercom System, Security Cameras, Wifi, perimeter fencing, outdoor elementary breezeway/storefront covers	\$500,000
Priority Repairs	Address current identified deficiencies and 5-year life cycle renovations – align with assessment recommendations	\$560,000
ADA Accessibility	Includes exterior and interior signage, and pedestrian paving, middle, high and upper elementary access	\$75,000
<b>Learning Enhancements (5-10 Years)</b>		
Renovate Laker Dome	Build for new bleachers with field access and facility upgrade to serve community	\$250,000
Upgrade/Expand wood/shop space	Major renovation to wood/shop area	\$500,000
Renovate science classroom/lab	Major renovation to current science classroom/lab	\$240,000
Renovate gymnasium	Renovate to provide for new bleachers, added storage, and resurface gym floor	\$125,000
Upgrade lower field and track	High quality track (high tension) surface and prepare field for additional use (soccer, etc.)	\$250,000
<b>TOTAL COST</b>		<b>\$2,500,000</b>

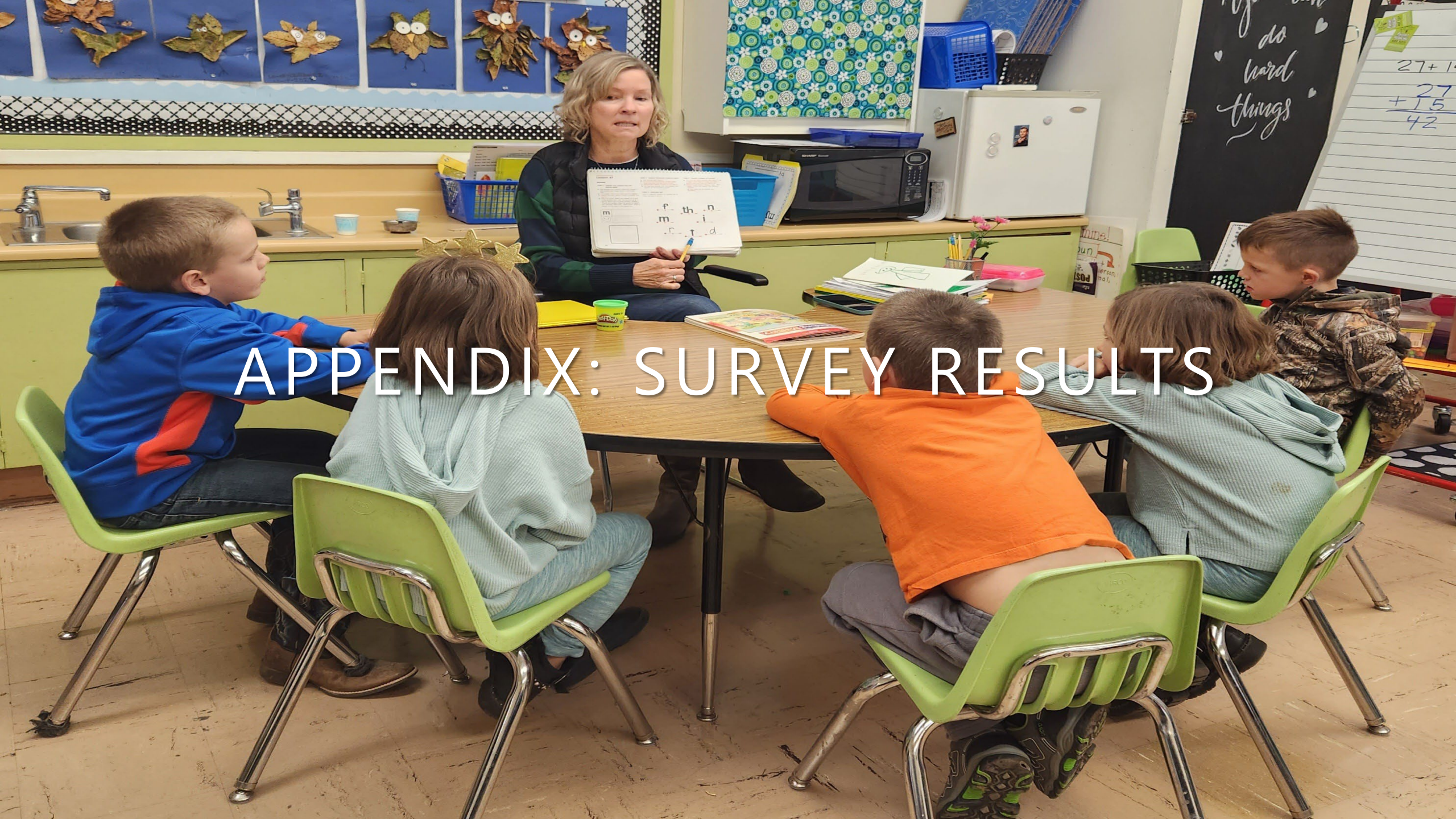
*ROM costs as of 2002, costs will need to be adjusted to reflect market conditions at time of investment.*



As the district develops its long-range facilities plan, the following components should be woven into the district's strategy:

- Prioritize access including ADA, safety and security throughout school site
- Evaluate how site can provide expansion of learning experiences via outdoor classroom options and upgrades to current learning spaces and potential ECE offering
- Consider financing options through general obligation bonds in partnership with state grant program, Oregon School Capital Improvement Matching (OSCIM) Program. Blachly School District 90 is currently ranked 16<sup>th</sup> out of 197 school districts by Oregon Department of Education's Office of School Facilities. This is based on the [OSCIM's Program Priority Ranking and Grant Calculations for 2021-23](#)  
*(General Obligation Bonds. ORS 328.245 establishes a parameter of bonded indebtedness for school districts. Kindergarten through twelfth grade school districts may issue an aggregate principal amount up to 7.95 percent of the Real Market Value of all taxable properties within the District if the District's voters approve the general obligation bonds. General obligation bonds are secured by the power to levy an additional tax outside the limitations of Article XI, Sections 11 and 11b).*
- Explore with the ODE the opportunity to secure grant funding through their application process. Balchly SD 90 has a designated maximum grant matching amount up to \$4.0 million.

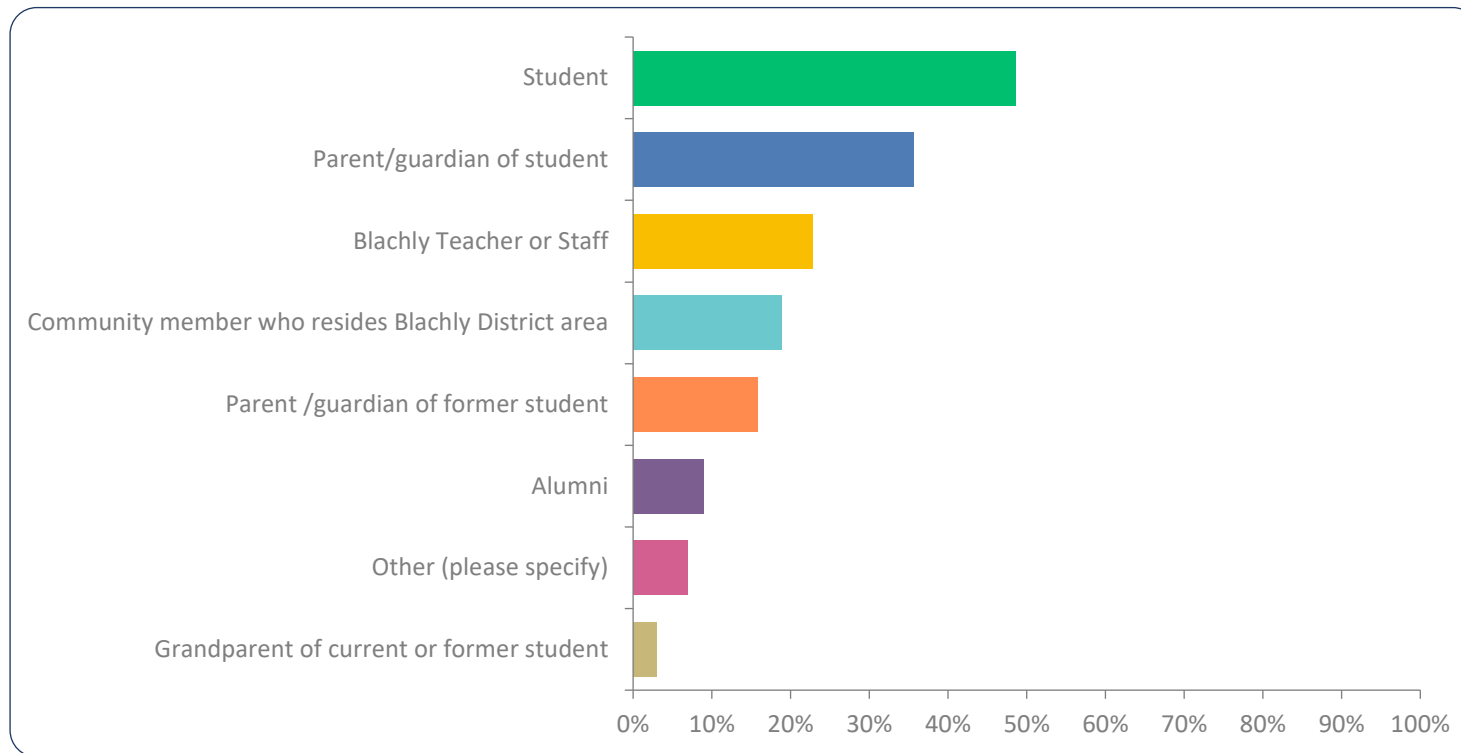
# APPENDIX: SURVEY RESULTS





The community survey went from October 17<sup>th</sup> through October 31<sup>st</sup>. The intent of this survey was to collect input regarding future investments in our school facilities and to set priorities and develop a Long-range Facilities Plan for Blachly School District. This summary represents the **121 total respondents**.

Please indicate your affiliation to the school district. (Check all that apply)



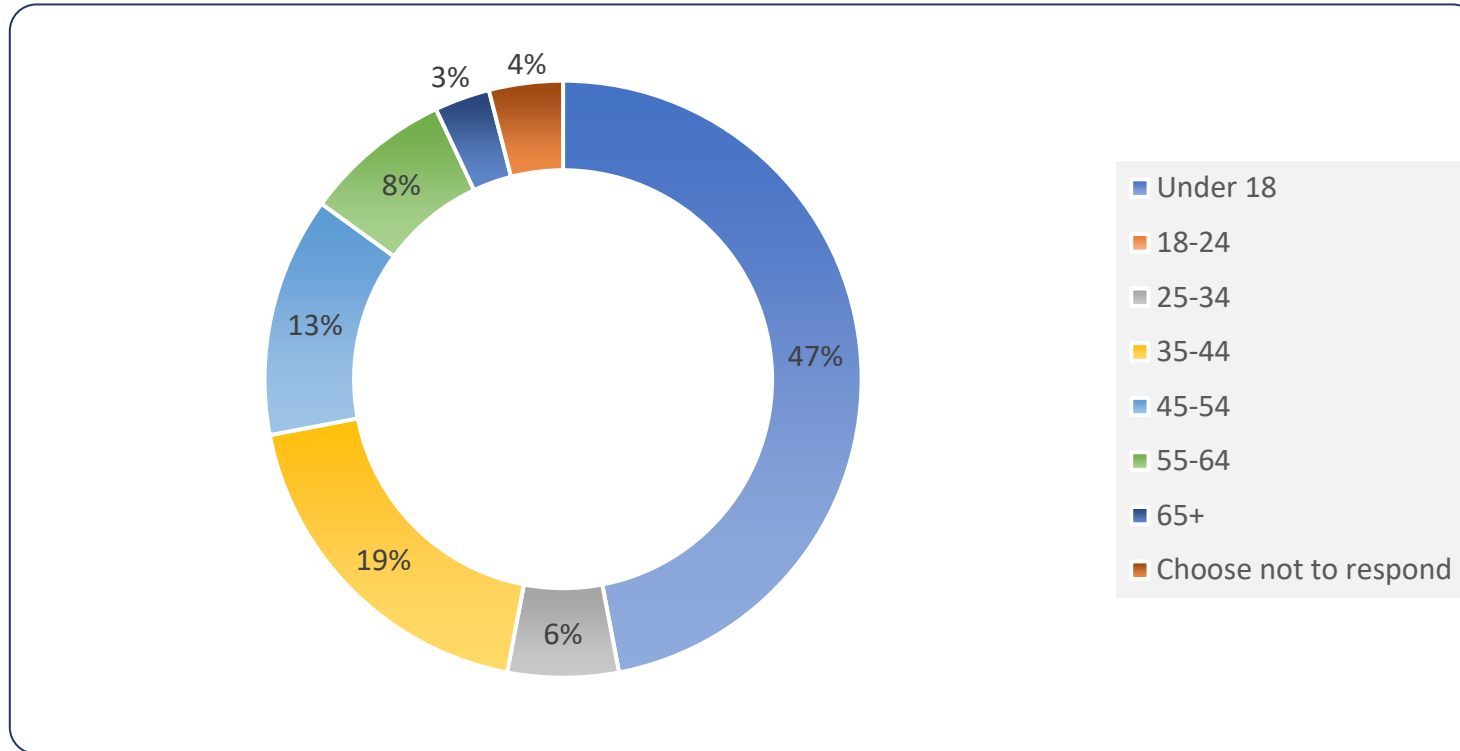
Answered: 101 Skipped: 20

ANSWER CHOICES	
Student	49
Parent/guardian of student	36
Blachly Teacher or Staff	23
Community member who resides Blachly District area	19
Parent /guardian of former student	16
Alumni	9
Other (please specify)	7
Grandparent of current or former student	3
<b>TOTAL</b>	<b>162</b>



## Age of participants

Answered: 100 Skipped: 21



ANSWER CHOICES	
Under 18	47
18-24	0
25-34	6
35-44	19
45-54	13
55-64	8
65+	3
Choose not to respond	4
<b>TOTAL</b>	<b>100</b>

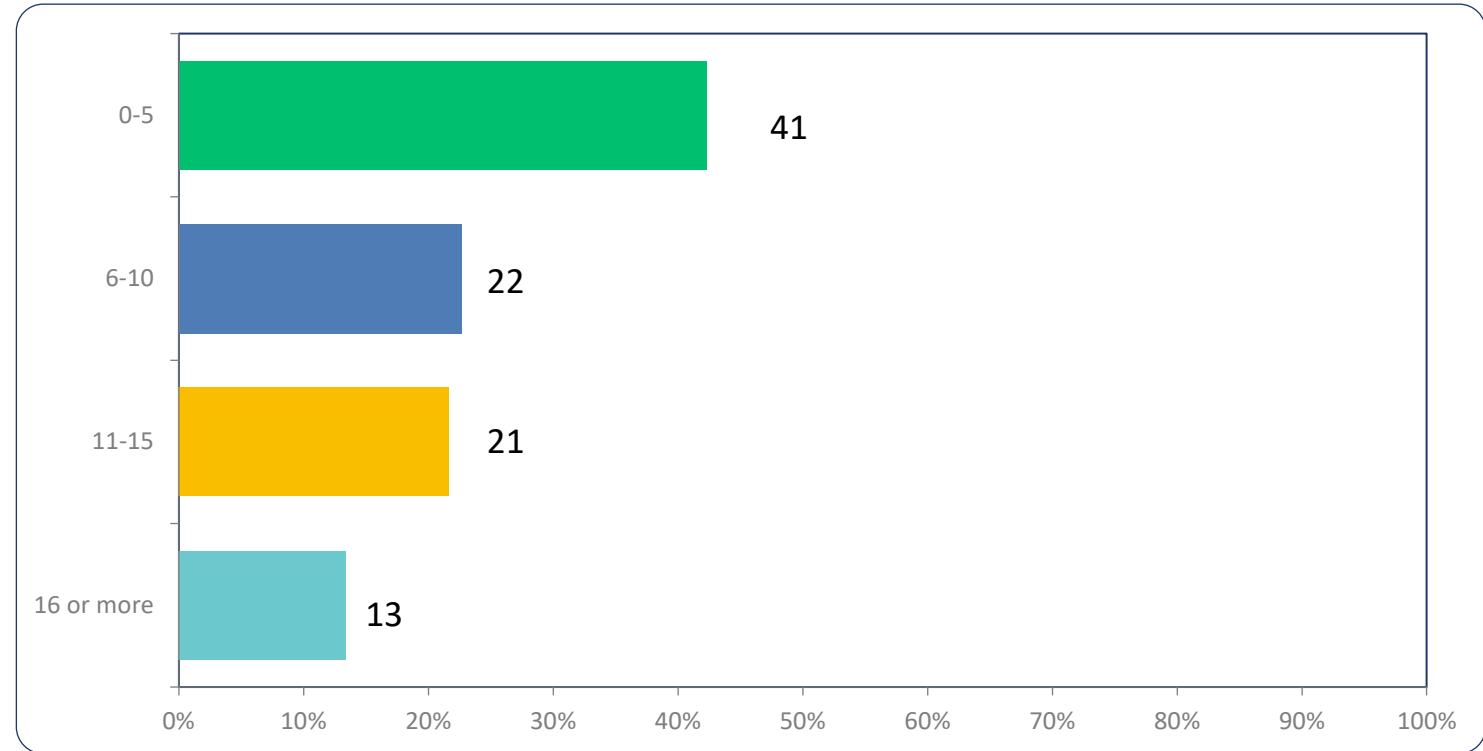


## How many years have you lived in the District?

Answered: 97 Skipped: 24

Respondents indicated the number of years they lived in the district in the following way:

- 42% 0-5 Years
- 23% 6-10 Years
- 22% 11-15 Years
- 13% 16+ Years
- 20% Did not respond





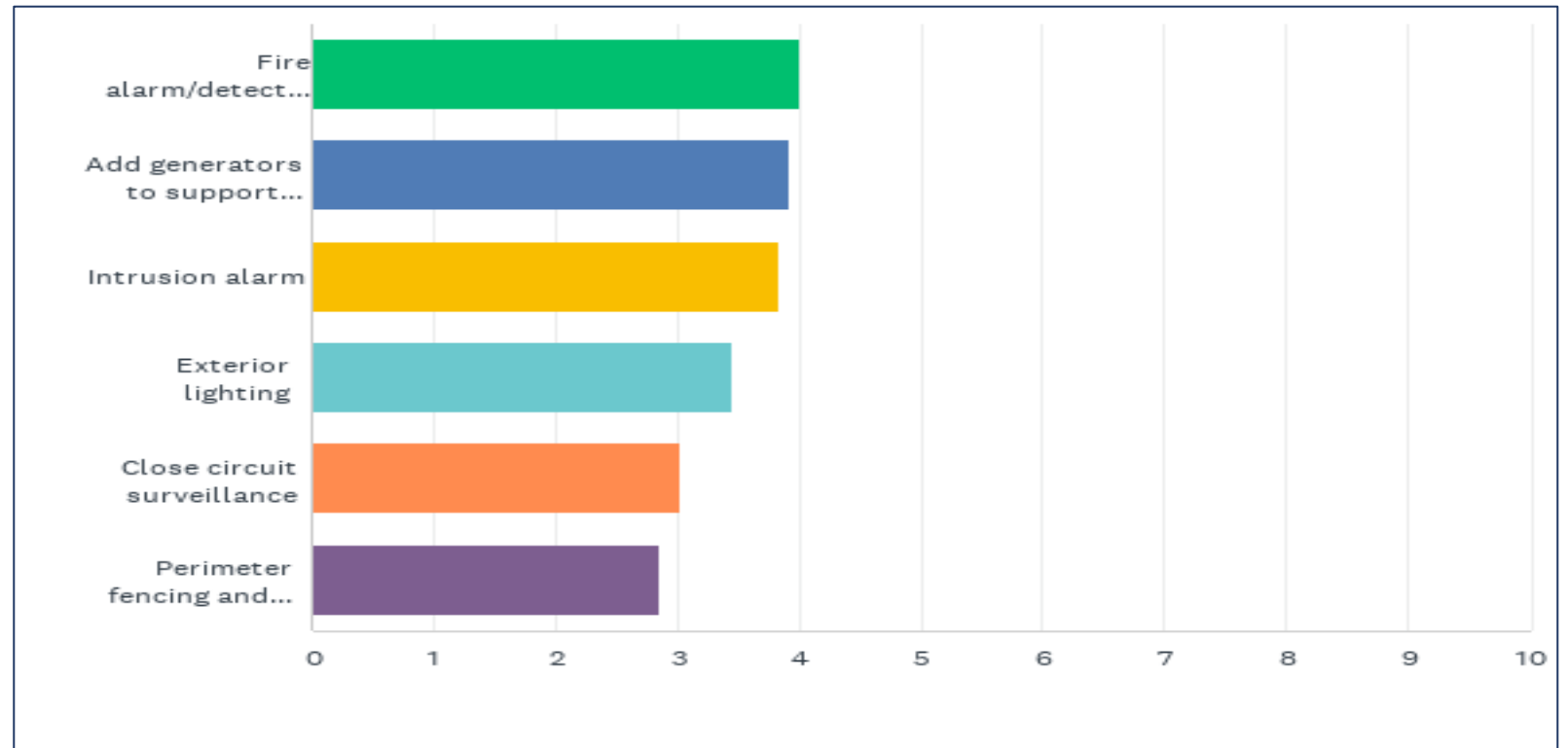
Please rank/prioritize the facility safety and security system investments you want Blachly School District to make.

Answered: 118 Skipped: 3

**Fire alarm/detection system replacement (4.01):** 13 of the respondents ranked this as the highest priority, with an additional 34 ranking this as the second highest priority and 27 ranking this as their third highest priority.

**Add generators to support power redundancy in building (3.93):** 33 of the respondents ranked this highest priority, with an additional 19 ranking this as the second highest priority and 15 ranking this as their third highest priority.

**Intrusion alarm (3.83):** 19 of the respondents ranked this as the highest priority, with an additional 26 ranking this as the second highest priority and 26 ranking this as their third highest priority.





Please rank/prioritize the facility safety and security system investments you want Blachly School District to make.

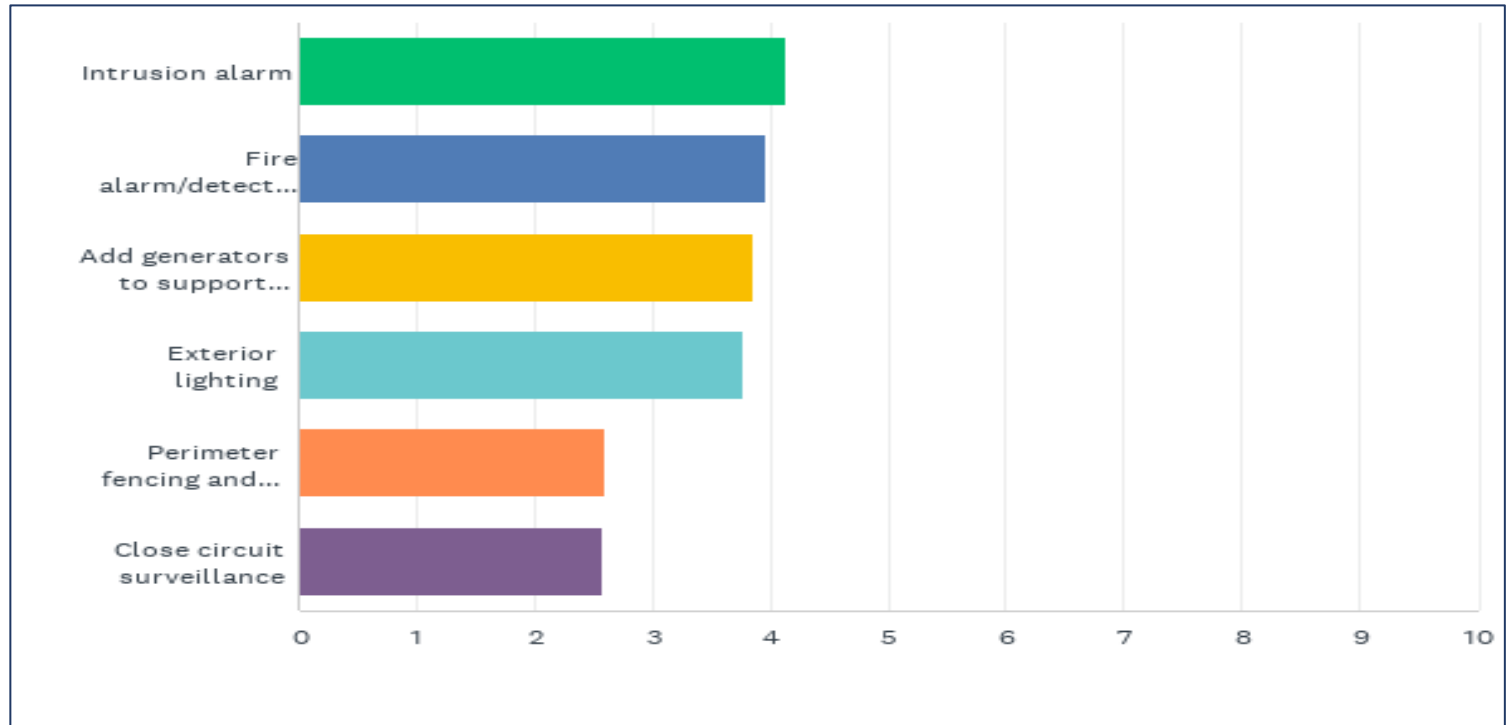
*(STUDENTS' Responses)*

Answered: 49 Skipped: 0

**Intrusion alarm (4.14):** 8 of the respondents ranked this as the highest priority, with an additional 15 ranking this as the second highest priority and 14 ranking this as their third highest priority.

**Fire alarm/detection system replacement (3.96):** 4 of the respondents ranked this as the highest priority, with an additional 14 ranking this as the second highest priority and 12 ranking this as their third highest priority.

**Add generators to support power redundancy in building (3.85):** 13 of the respondents ranked this highest priority, with an additional 6 ranking this as the second highest priority and 7 ranking this as their third highest priority.



## Please rank/prioritize the facility site investments you want Blachly School District to make.

**Interior upgrades including wall, floor and ceiling finishes (3.59):** 40 of the respondents ranked this as the highest priority, with an additional 27 ranking this as the second highest priority.

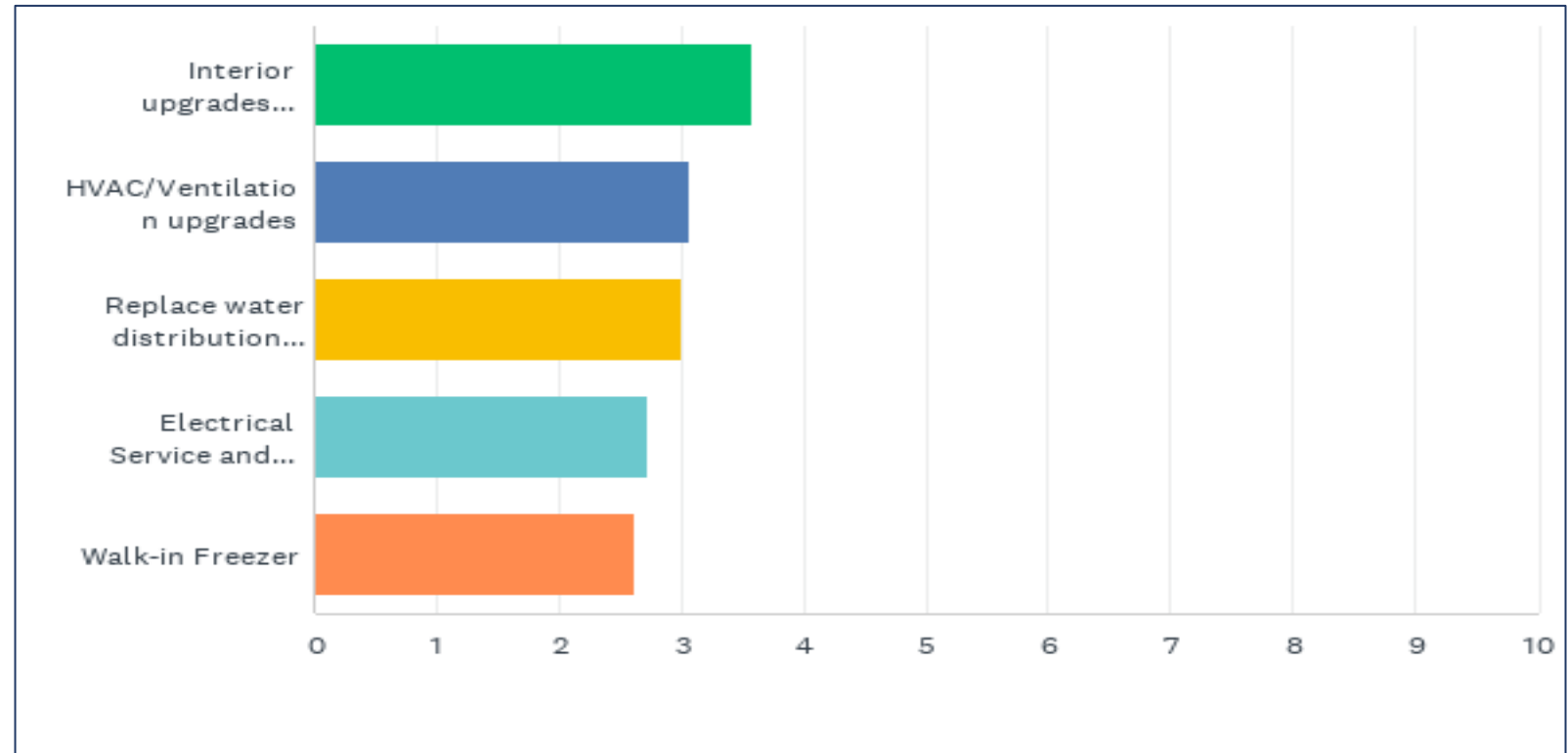
**HVAC/Ventilation upgrades (3.08):** 18 of the respondents ranked this highest priority, with an additional 19 ranking this as the second highest priority and additional 35 ranking as their third priority.

**Replace water distribution system (3.0):** 27 of the respondents ranked this as the highest priority, with an additional 17 ranking this as the second highest priority and additional 26 ranking as their third priority.

**Electrical Service Distribution to alleviate overload in facility (2.72)**

**Walk-in Freezer (2.63)**

Answered: 114 Skipped: 7





FACILITIES MASTER PLAN | FACILITY SITE INVESTMENTS

Please rank/prioritize the facility site investments you want Blachly School District to make.

**Interior upgrades including wall, floor and ceiling finishes (3.96):** 21 of the respondents ranked this as the highest priority, with an additional 14 ranking this as the second highest priority and additional 4 ranking as their third priority.

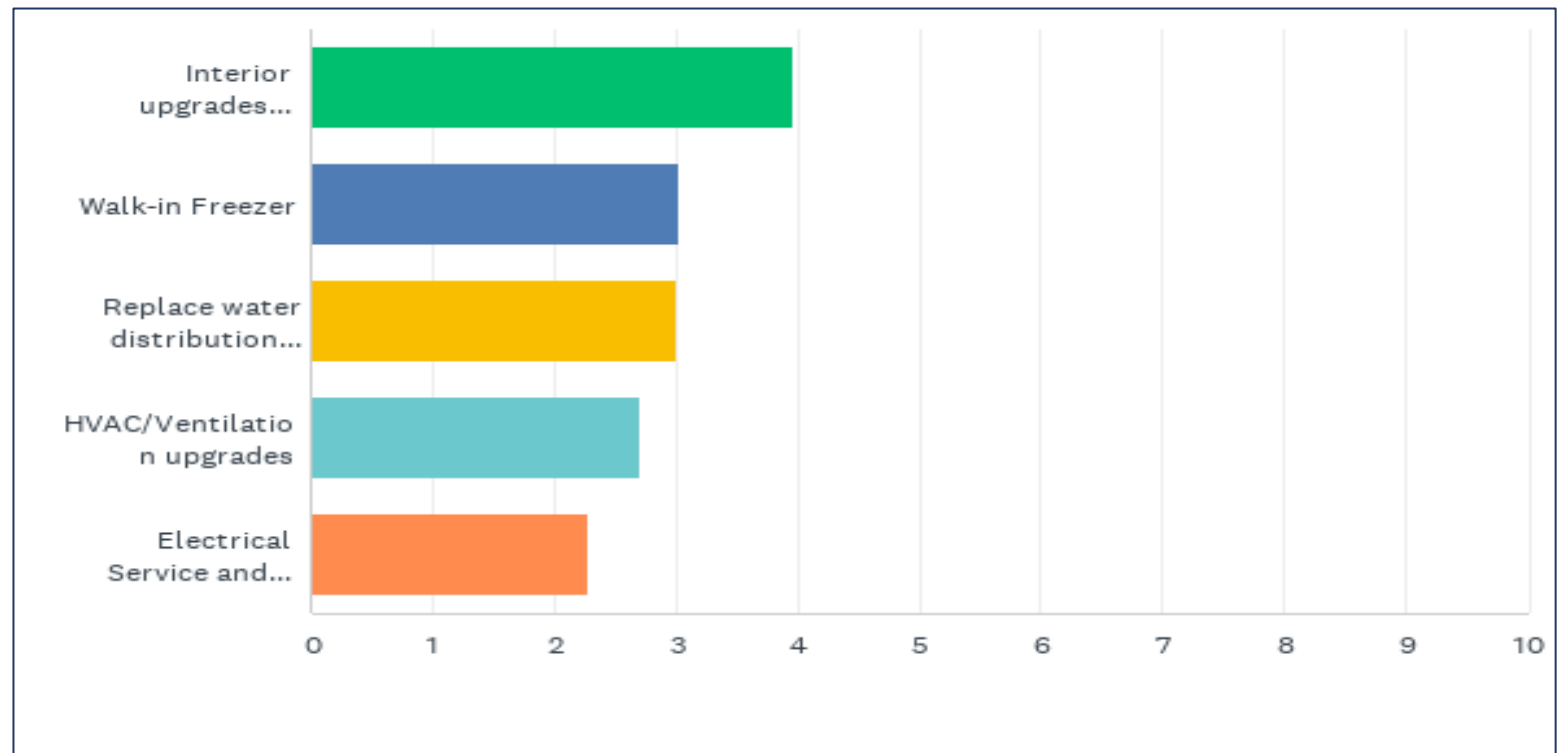
**Walk-in Freezer (3.02)** 7 of the respondents ranked this highest priority, with an additional 17 ranking this as the second highest priority and additional 6 ranking as their third priority.

**Replace water distribution system (3.00):** 12 of the respondents ranked this as the highest priority, with an additional 5 ranking this as the second highest priority and additional 13 ranking as their third priority.

**HVAC/Ventilation upgrades (2.71):** 2 of the respondents ranked this highest priority, with an additional 6 ranking this as the second highest priority and additional 18 ranking as their third priority.

(STUDENTS' Responses)

Answered: 48 Skipped: 1



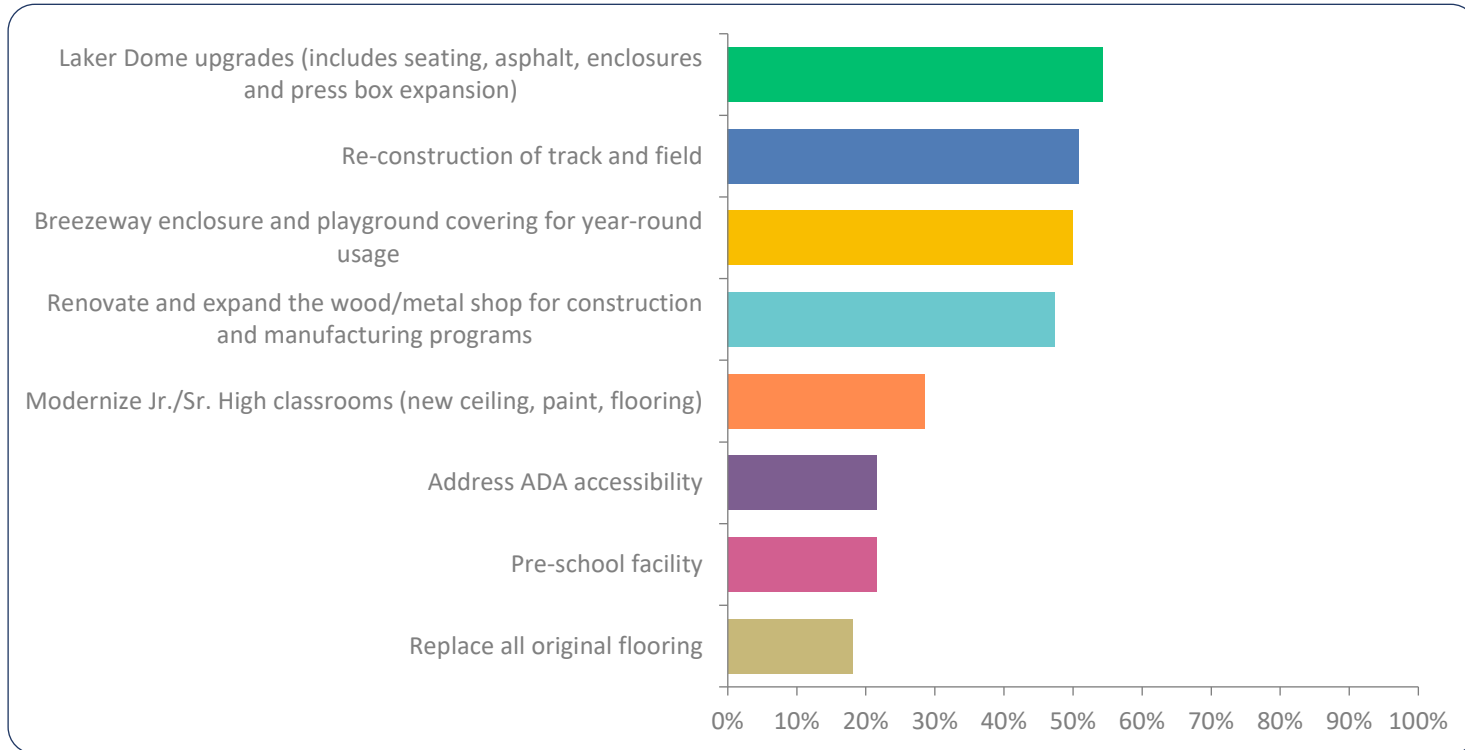


## Please select your top three priorities.

Answered: 116 Skipped: 5

**The top three priorities to investment in included:**

- 1) *Laker Dome (54.31%)*
  - 2) *Reconstruction of track and field: (50.86%)*
  - 3) *Breezeway enclosure: (50.0%)*
- w/ Renovate and expand wood/metal shop at (47.41%)*





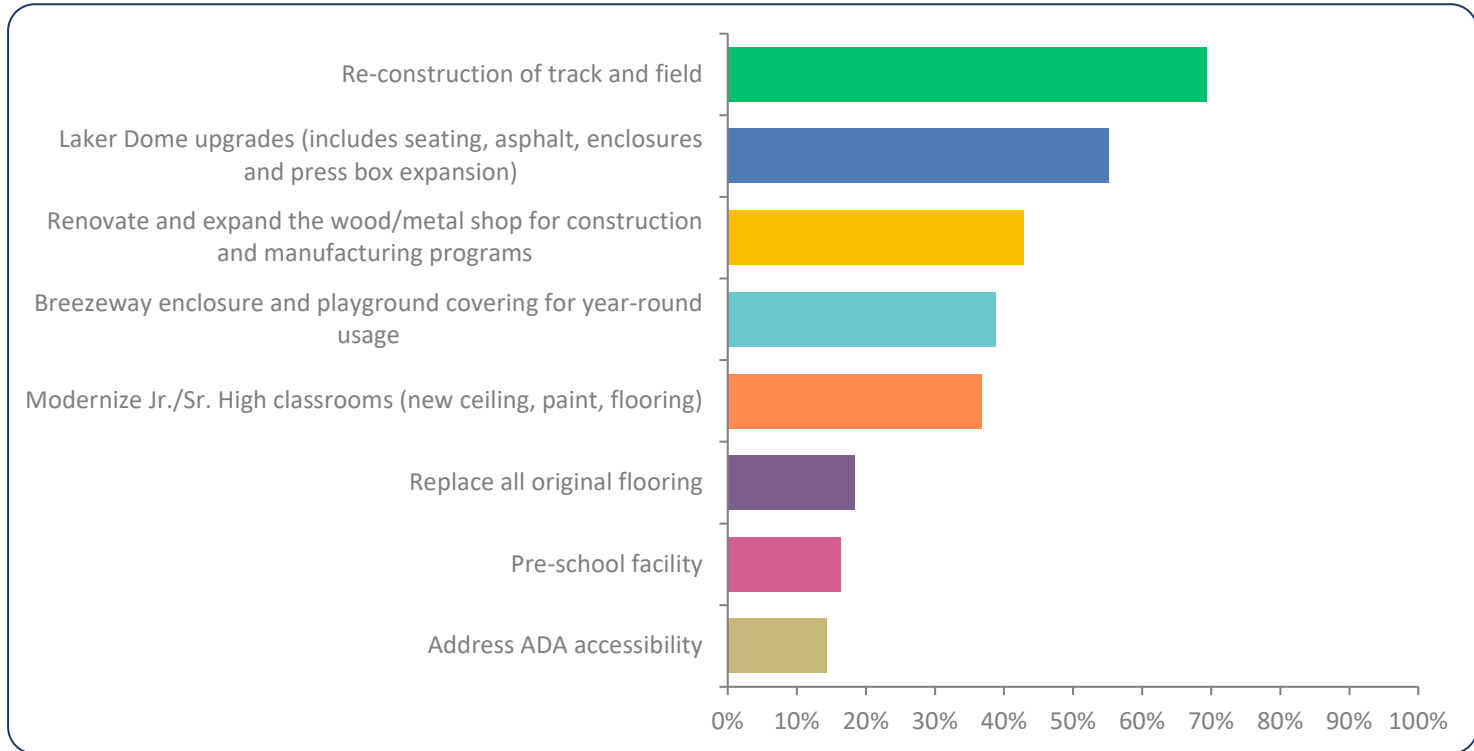
## Please select your top three priorities.

*(STUDENTS' Responses)*

Answered: 49 Skipped: 0

**The top three priorities to investment in included:**

- 1) *Reconstruction of track and field: (69.39%)*
- 2) *Laker Dome Upgrades (55.10%)*
- 3) *Renovate and expand wood/metal shop (42.86%)*
- 4) *Breezeway enclosure: (38.78%)*





Please indicate your level of support for making improvements and upgrades to Blachly School District facilities.

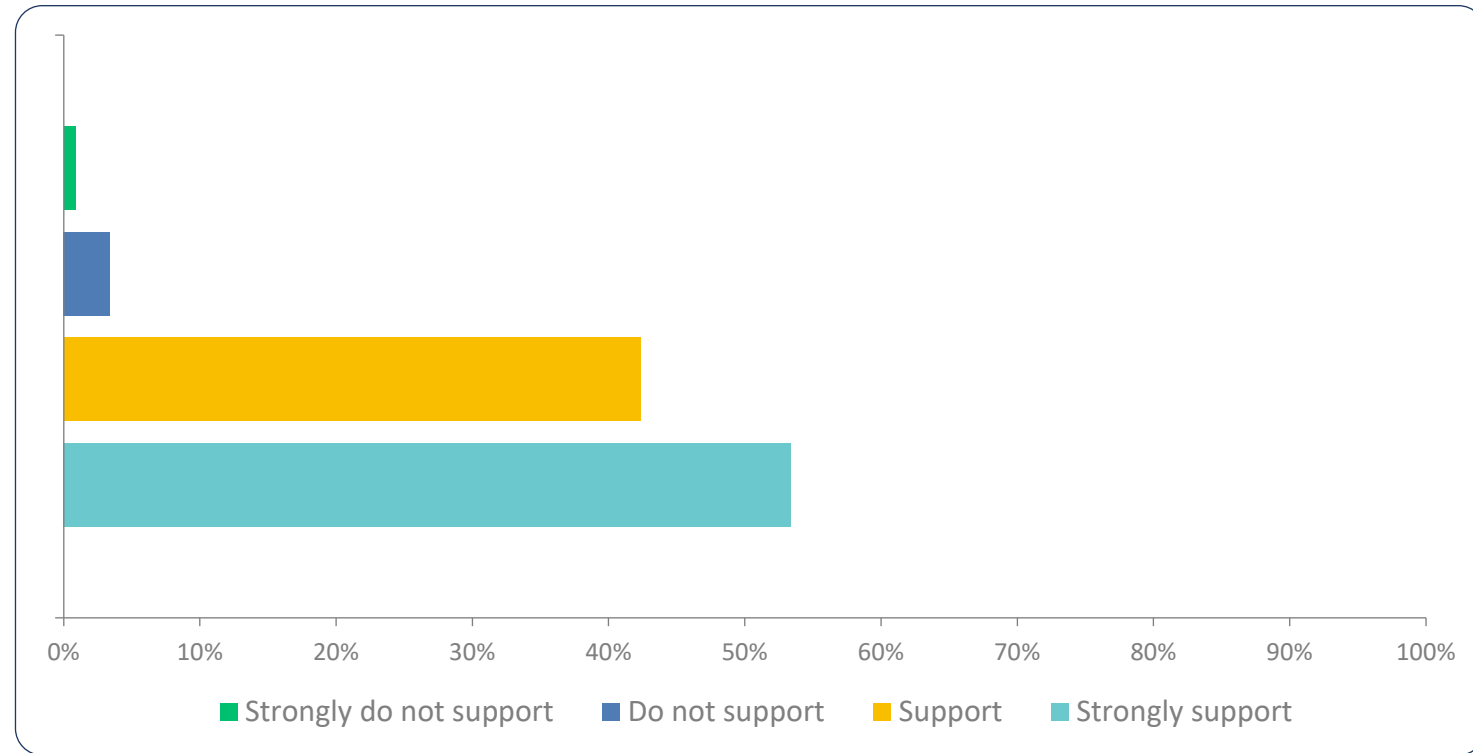
Answered: 118 Skipped: 3

Respondents indicated their level of support in the following way:

- 53% Strongly support
- 42% Support
- 3% Do not support
- 1% Strongly do not support

Students:

- 39% Strongly support
- 57% Support
- 4. % Do not support



Are there other improvements and/or renovations you would like Blachly School District to consider for its facility and property? There were 73 narrative comments.

- CTE – *Shop offerings and culinary arts*
- Environmental Science
- FFA
- Field trips
- Gifted
- SPED/Life skills

### Program Expansion / enhancements



- Art Classroom upgrade
- Breezeway upgrade/outdoor classroom
- Gym renovations
- Improve track & lower field
- Football Bleachers
- Increase parking spaces
- Science room upgrades
- Shop facility renovations
- Upgrade Laker Dome

### Facility Upgrades / additions

