

Board Work Session  
Tuesday, November 12, 2024 4:00 PM Pacific

Banks Middle School Library  
12850 NW Main Street  
Banks, OR 97106

Ron Frame: Present  
Corissa Mazurkiewicz: Absent  
William Moore: Present  
Leslee Sipp: Present  
Daniel Streblov: Present

Present: 4, Absent: 1.

1. Preliminaries
  - 1.1. Call to Order
  - 1.2. Roll Call
  - 1.3. Approval of Agenda
2. Discussion Items
  - 2.1. Salmonberry Trail Foundation
  - 2.2. Bond Update
3. Adjourn

# SalmonberryTrail

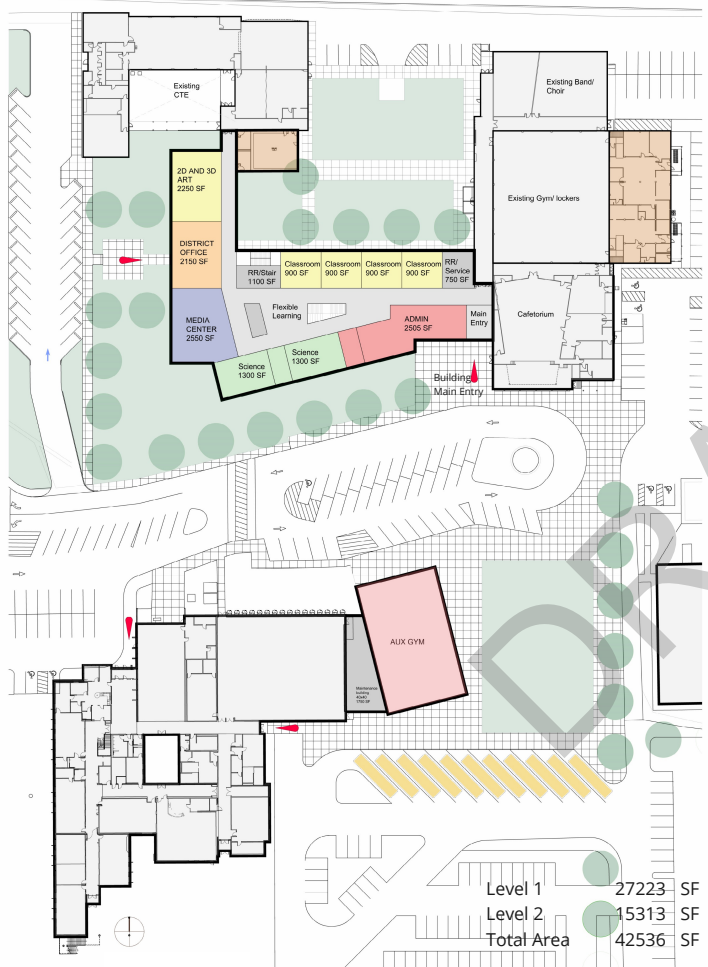
**OUR HEARTFELT THANKS GO TO ALL OUR PARTNER ORGANIZATIONS FOR THEIR STEADFAST SUPPORT, WHICH CONTINUOUSLY FUELS OUR MOMENTUM.**

|  |  |   |
|--|--|---|
| AARP Oregon                                    | Nehalem Community Trust                    | REI   |
| America Walks                                  | Neil Kelly Company                         | Rices Horses  |
| Bike Portland                                  | Northwest Senior and Disability Center     | Rice & Shine  |
| Bird Alliance of Oregon                        | Northwest Steelheaders                     | River Studio Gallery  |
| Blue Heron French Cheese Company               | National Coast Trail Association           | Rockaway Roastery   |
| Chris King Precision Components                | Old Wheeler Hotel                          | State Forest Trusts of Oregon                                 |
| City of Banks                                  | Oregon Coast Scenic Railroad               | The Intertwine  |
| City of Garibaldi                              | Oregon Coast Trail                         | The Roost   |
| City of Manzanita                              | Oregon Coast Trail Foundation              | The Salmonberry Restaurant                                    |
| City of Nehalem                                | Oregon Coast Visitor Association           | The Salmonberry Trail Foundation                              |
| City of Rockaway Beach                         | Oregon Department of Energy                | Tillamook Air Museum  |
| City of Tillamook                              | Oregon Department of Environmental Quality | Tillamook Chamber of Commerce                                 |
| City of Wheeler                                | Oregon Department of Forestry              | Tillamook County  |
| Columbia Pacific Economic Development District | Oregon Department of Fish and Wildlife     | Tillamook County Pioneer Museum                               |
| Confederated Tribes of the Grand Ronde         | Oregon Department of Transportation        | Tillamook Estuary Partnerships                                |
| Copy Pilot                                     | Oregon Equestrian Trails                   | Friends of Kilches Trail and Point Reserve                    |
| Cycle Oregon                                   | Oregon Outdoor Association                 | Tillamook Creamery  |
| Economic Development Council of Tillamook      | Oregon Recreation Trails Advisory Council  | Trailkeepers of Oregon  |
| Forge Graphic Works                            | Oregon Regional Solutions                  | Travel Oregon   |
| Former, Oregon State Senator Betsy Johnson     | Oregon Trails Coalition                    | Twin Rocks Camp   |
| Former, Oregon Governor Kate Brown             | Oregon State Representative Cyrus Javadi   | Visit Tillamook Coast   |
| Landscape Architects of Oregon                 | Oregon State Representative Ken Helm       | US Congresswoman Suzanne Bonamici                             |
| Level  | Oregon State Senator Suzanne Weber         | US Senator Jeff Merkley                                       |
| LL Stub Stewart State Park                     | Oregon State Senator Michael Dembrow       | US Senator Ron Wyden  |
| Love, Oregon                                   | Oxalis Group                               | Walker Macy   |
| Manning Bible Church                           | Parametrix                                 | Washington County   |
| Mumble Street                                  | Peace Fox and Ernie Fox Fund, OCF          | Washington County Visitor Association / Visit Tualatin Valley |
| MJ Murdock Trust                               | Pelican Brewery                            | We Might Be Human   |
| MODA Health Services                           | Pelican & Piper                            | Western Rivers Conservancy                                    |
| Metro Regional Government                      | Port of Garibaldi Corporation              | Wheeler Beauty Shop   |
| Neah-Kah-Nie School Board                      | Port of Tillamook Bay Corporation          | Wheeler Masonic   |
| Neah-Kah-Nie Smokehouse                        | Public Coast Farms                         | Wheeler On The Bay Lodge                                      |
| Neah-Kah-Nie Superintendent                    | Rails to Trails Conservancy                | Wheeler Station Antique                                       |



**BECOME A  
SALMONBERRY TRAIL  
PARTNER**

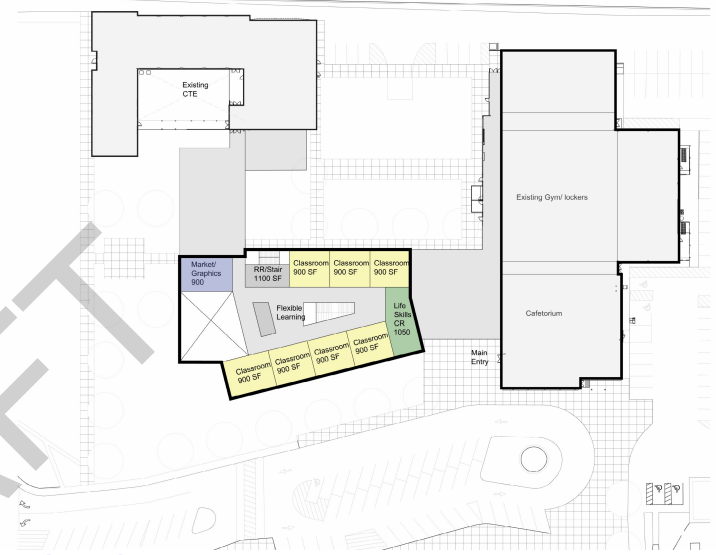
[salmonberrytrail.org/partners](https://salmonberrytrail.org/partners)



**1st Level PHASE I**

Concept 1  
Omit Existing District Office:

|                  |           |           |
|------------------|-----------|-----------|
| Total Area       | 42536     | SF        |
| Program          | 42478     | SF        |
| <b>Over Area</b> | <b>58</b> | <b>SF</b> |



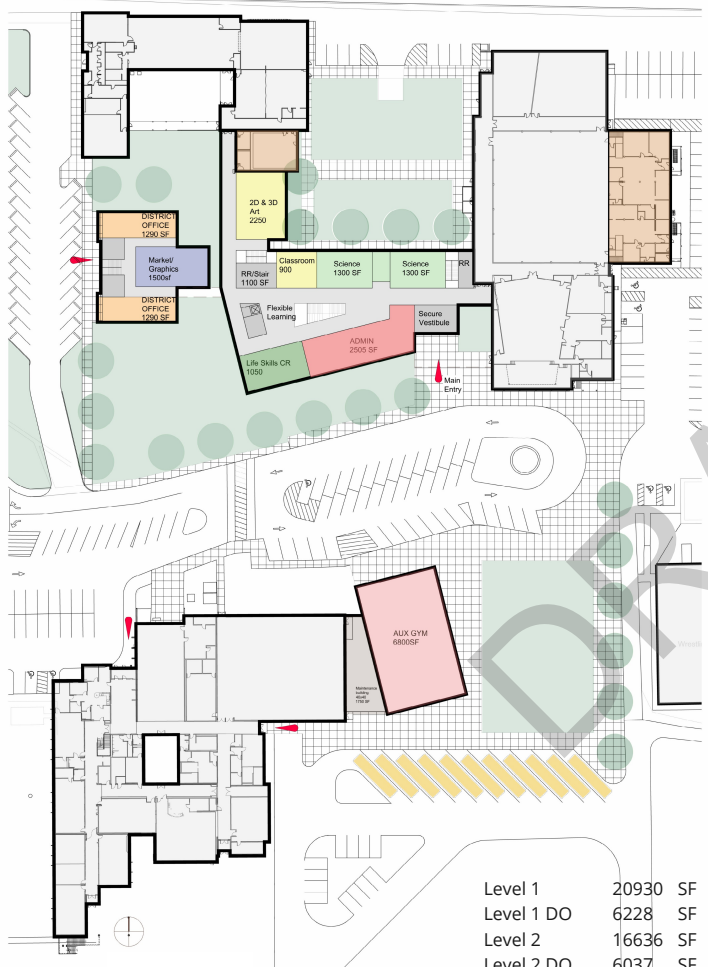
**2nd Level PHASE I**

**Opportunities**

- Efficient use of plan, programs are consolidated on more compact footprint
- Construction phasing is simplified, contributing to cost and scheduling improvements.
- Minimized disruption
- Compact structure provides a more efficient MEP system and less ductwork
- More future parking to the west - double loaded.
- Compact building footprint reduces exterior envelope.
- Prominent new School - Clearly representative of the school district's commitment to getting the most out of the community's investment.

**Challenges & Risks**

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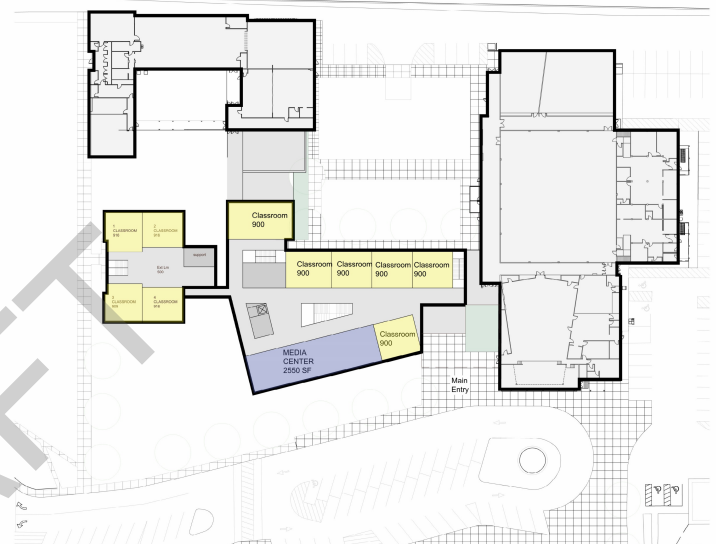


**1st Level PHASE I**

**Concept 2**

**Keep Existing District Office:** 4 CR and District Office program located in Existing District Office Building

|                  |             |           |
|------------------|-------------|-----------|
| Level 1          | 20930       | SF        |
| Level 1 DO       | 6228        | SF        |
| Level 2          | 16636       | SF        |
| Level 2 DO       | 6037        | SF        |
| Total Area       | 49831       | SF        |
|                  |             |           |
| Total Area       | 49831       | SF        |
| Program          | 42478       | SF        |
| <b>Over Area</b> | <b>7353</b> | <b>SF</b> |



**2nd Level PHASE I**

**Opportunities**

- District Office building remains with PHASE I program - 4 classrooms, marketing/ graphics and District office at the ground floor
- Maintain historic exterior architectural language - Brick facade

**Challenges & Risks**

- Will take considerable funds to bring existing District Office building up to code and to upgrade to exterior walls and roof to make it usable.
- Given current estimated structural upgrades exterior windows are minimal, possible impact on exterior windows at exterior walls
- Need to add elevator or walk at 2nd floor to existing District Office building
- Potential finish floor elevations not aligning from existing District Office building to new School - possible complicated ramping to achieve ADA accessibility
- Existing District Office building occupies additional site area along the west where additional parking could be challenging
- Separate mechanical, plumbing or electrical systems may potentially be needed for the existing District Office building.
- Classrooms inside existing District Office will feel removed/separated from the rest of the school.

**ROM - 7m-9m**