

Board Work Session
Monday, March 9, 2026 4:30 PM Pacific

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

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

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. Bond Update
 - 2.1.1. Wish List Prioritization
3. Adjourn

(sent by John Hamel, affirmed by Jessica Cruz)

Thanks for hearing my concerns yesterday in the meeting. I wanted to pass along why I am so concerned about the CTE (Career and Technical Education) program and facility. I honestly do not think we will have another bond pass in the district for another generation, or at least 15 plus years, so what we end with now is what we will have for many years. The CTE classes and programs teach students skills that ready them for the workforce and real-world experiences. I wish we had the time to have toured the building before or during the meeting, unfortunately that was not an option. I do not believe that everyone had the necessary information to make an informed decision. I am deeply concerned about the idea of moving forward with a "team room" over the repairs, maintenance, and update that the CTE/vocational building and classrooms need. I took some pictures and included them in this email so that everyone at least understood what I was referring to and the necessity to prioritize the repairs to this portion of the school. Please take a look and see the condition of the school and classrooms that will still be in use after the new building is built.

Brian please correct me if I am incorrect that the roof, windows, and HVAC show as a lower priority than a team room for club sports (that will be used sometimes for school sports) to be added to the auxiliary gym. I am under the impression that all repairs to the Vocational/ CTE building and shop except for fixing a door that does not close will ranked below the team room shell if the recommendations are sent to the board and approved, is that correct?

Links below are public and go to pictures of the CTE space

[20260305_170759.jpg](#)

[20260305_171318.jpg](#)

[20260305_170807.jpg](#)

[20260305_170850.jpg](#)

[20260305_170927.jpg](#)

[20260305_171028.jpg](#)

[20260305_171123.jpg](#)

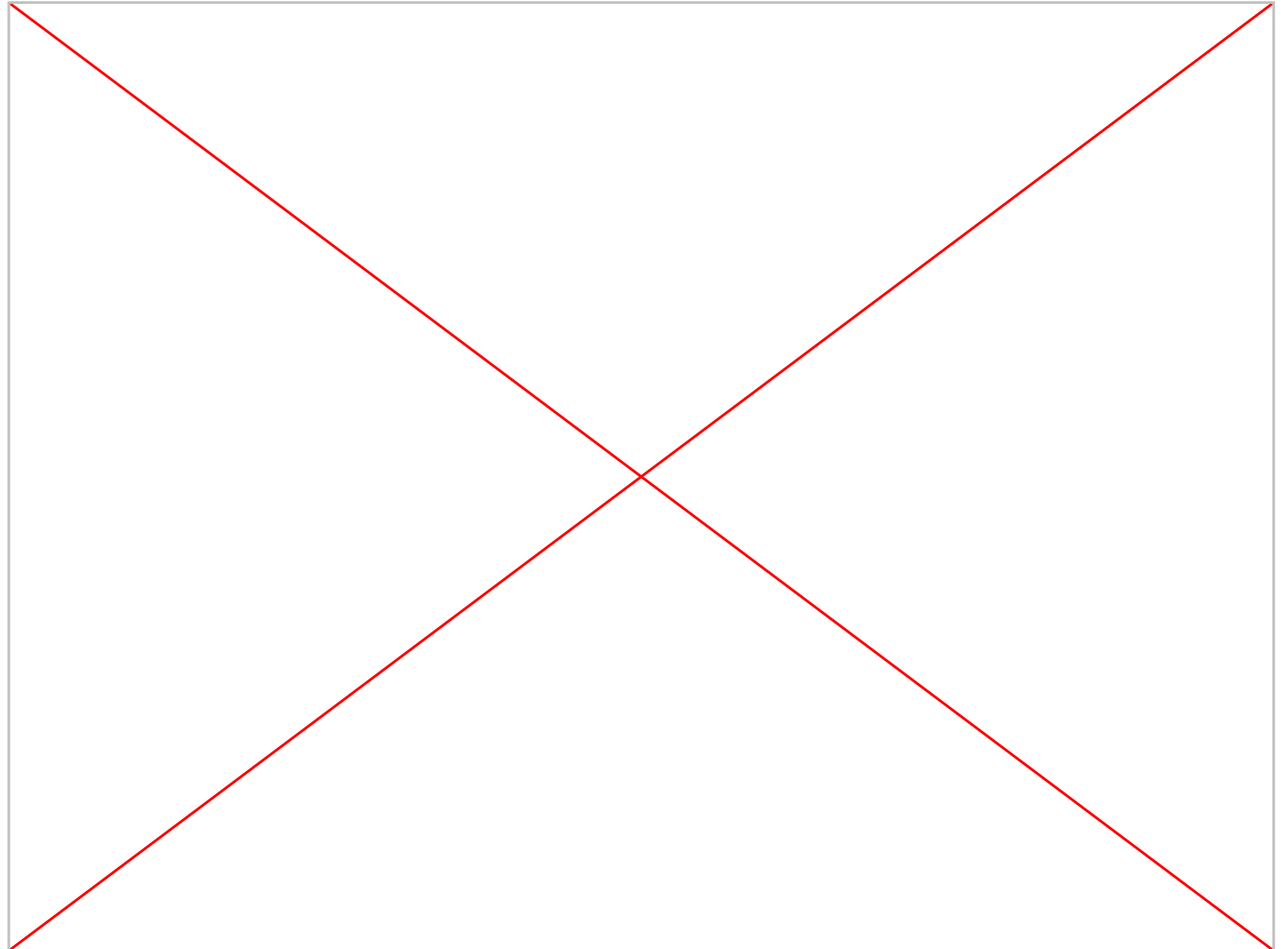
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[20260305_171251.jpg](#)



BOND PROJECT UPDATES

1. PROJECT SCOPE
2. BUDGET UPDATES
3. BID ALTERNATES / WISH LIST
4. AUXILIARY GYM TEAM ROOMS



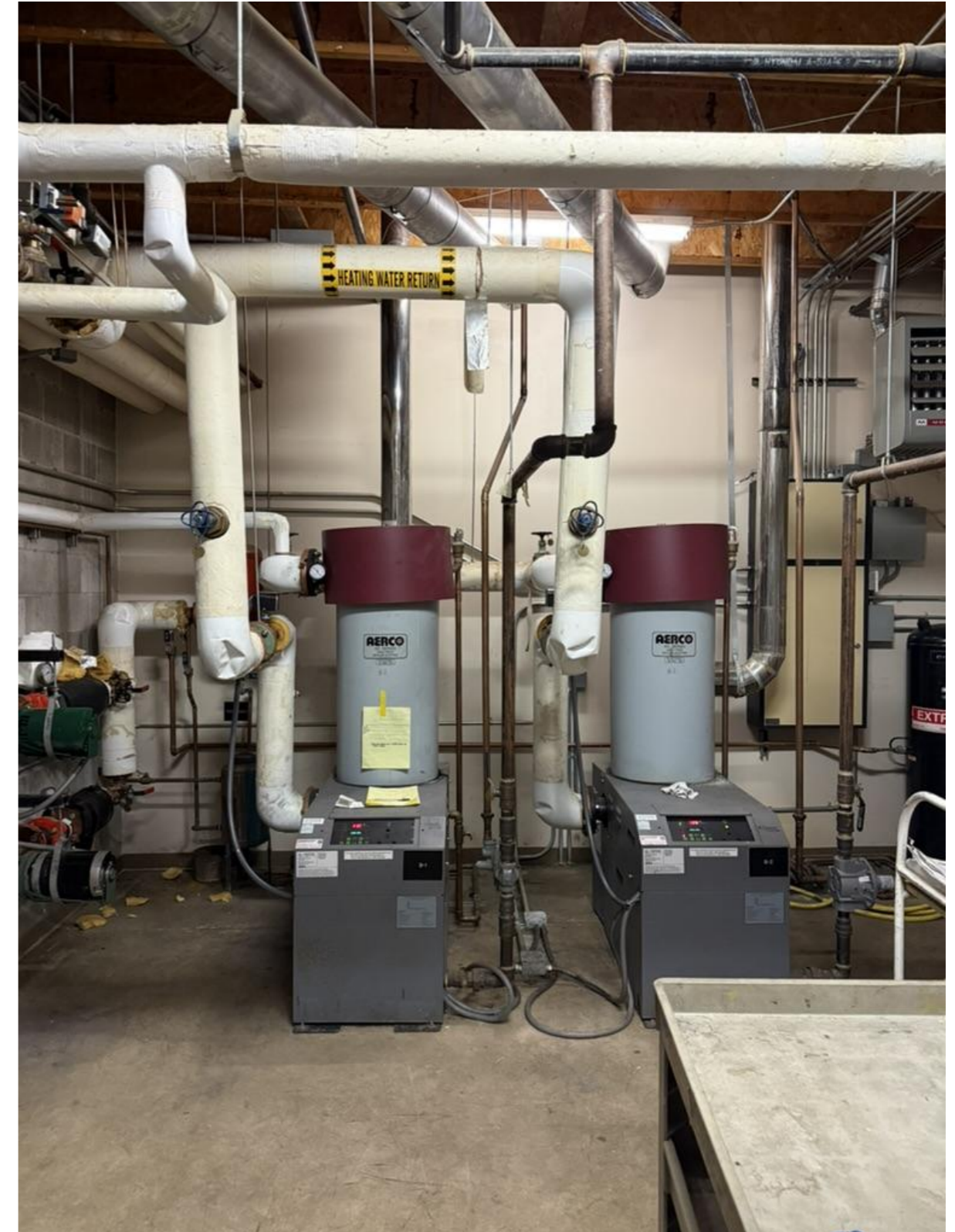
BANKS HIGH SCHOOL SCOPE

- 2 Story Classroom Addition Replacement
- Replaces both North and South Wings
- Includes New Library Media Center
- Centralized Admin Area & Counseling & Special Education
- West Gym Re-Roof / Transition Interior Finishes (painting, etc.)
- Historical Salvage
 - Mural
 - Salvage wood for Wainscot
 - Historical Timeline
 - Reuse Bricks
- Vehicular Circulation Upgrades
 - Bus Turn Around
 - Emergency Entrance/Exit
- Cafeteria Refresh
 - Includes Boiler & Air Handler upgrades
 - Paint, Stage Curtain, Light Bar
- Locker Room Complete Renovation



MIDDLE SCHOOL & ES SCOPE

- Secure Vestibule Renovation at both sites
 - Access Controls
 - New Doors / Frames / Hardware
- HVAC at BES
 - Boiler Replacement
 - Hot Water Replacement
 - Roof Top Unit(s) Replacements
- Roof Replacement & Repair for Shingle Roofing Areas



AUXILIARY GYM SCOPE

- New Full Sized Basketball Court, 2 Side Courts
- New Restrooms
- Additional Storage
- New Bleacher / Spectator area
- Scoreboard / Scorekeeping
- New Maintenance Facility
 - Office & Storage



BANKS HIGH SCHOOL VALUE ENGINEERING

- Main Building to CTE Covered Walkway
- Landscaping in Central Courtyard
- Hardscaping (concrete benches, concrete walkways)
- Irrigation in front of CTE Building
- Building Material Changes
 - For Example: Building Soffit, Sheetmetal Change at Cornice
- Tree Removal
- High School Parking Lot Layout (code minimum parking count)
- Additional Value Engineering will continue without impacting scope.





BUDGET EXECUTIVE SUMMARY

EXECUTIVE SUMMARY of Project				
A		B	C	D
Budget		Description	Original Budget	Current Budget
Original budget #				
1	BHS		\$ 47,059,269	\$ 47,618,919
2	AUX GYM		\$ 6,375,033	\$ 7,005,033
3	Banks ES Maintenance		\$ 153,750	\$ 935,209
6	SAFETY		\$ 372,383	\$ 408,538
		Subtotal	\$ 55,305,194	\$ 55,967,699
A	District Costs		\$ 2,919,018	\$ 1,056,513
B	Program Contingency		\$ -	\$ 1,200,000
C	Other Additional Funds		\$ -	\$ 863,305
D	BSD Program Totals		\$ 58,224,211	\$ 59,087,517



Program Contingency

2. Program Financial Risk		
Metric	Value	
Total Program Budget	\$59,087,517	
Total Committed	\$52,864,231	
Remaining Contingency	\$4,770,438	Sum of project, contractor, program and interest
Contingency % Remaining	8.1%	= Contingency / Total Program Budget
<i>*Team Rooms</i>	\$400,000	<i>Cold Shell option only (\$250k estimated cost to complete)</i>
<i>*Remaining Contingency</i>	\$4,470,438	<i>Remaining amount if Team Room shell approved, Adding Buxton Sale Funds</i>
<i>*Contingency % Remaining</i>	7.6%	<i>Updated % Contingency if Team Room shell approved</i>
Financial Risk Notes		
Program contingency remains within acceptable thresholds.		
Escalation pressure on remaining bid packages is being monitored.		
Owner contingency recommended minimum: 4–6% of remaining work.		



BUDGET EXECUTIVE SUMMARY

Grand Summary

PROJECT BUDGET

Date 2/17/2026

Banks School District

Location Code

Bond 4xx

Summer 20xx

Architect:

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	\$5,623,699	\$5,556,199	\$3,384,964	\$67,500	\$2,171,235	\$2
2.0 Professional Services (390)	\$1,578,500	\$1,947,175	\$1,722,568	\$1,050,669	\$224,607	\$671,899	\$1
3.0 Building Construction (520)	\$40,597,800	\$45,190,946	\$44,587,678	\$2,673,481	\$603,268	\$41,914,197	\$1
4.0 Site / Off-Site Construction (530)	\$3,780,800	\$235,730	\$5,730	\$0	\$230,000	\$5,730	\$0
5.0 Hazardous Material Abatement (322)	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0
6.0 Furniture/Fixtures/Equipment (460, 461)	\$800,000	\$749,426	\$9,692	\$6,171	\$739,734	\$3,521	\$0
7.0 Permits / PIP/PUP Fees / SDCs / TDCs (6	\$1,248,000	\$1,247,086	\$232,857	\$221,252	\$1,014,229	\$11,605	\$1
8.0 Owner's Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9.0 Owner Contingency	\$1,867,541	\$973,637	\$0	\$0	\$973,637	\$0	\$0
10.0 Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0

11.0 TOTAL BUDGET

\$55,305,194 \$55,967,699 \$52,114,723 \$7,336,536 \$3,852,976 \$44,778,187 13%

Total Budget +/-

\$662,505

Rev 2022-01

Grand Summary

Approved by:

6/4/2024

Brian Sica Superintendent

Date:



Bond Wish List

Need x Cost x Timing = Priority	Additional Revenue
<ul style="list-style-type: none">● The prioritization of the wish list considered three variables. Note: Everything on the “Wish List” is a priority based on the overall facilities needs of the district<ul style="list-style-type: none">○ The needs of the students/district○ The feasibility due to cost○ The impacts of the timing of the decision<ul style="list-style-type: none">■ “At what point of the project could the decision be made■ We are using the rule that the later into the project the less risk we will have	<ul style="list-style-type: none">● While not revenue, the project teams will continue to look for value engineering throughout the process● The school district receives a “county excise tax” on all new construction<ul style="list-style-type: none">○ Current residential rate is \$1.57 per sqft○ A 2000 sqft house will yield \$3140.<ul style="list-style-type: none">■ If Banks averages 80 such homes per year over the next decade the district will receive \$251,200/year or ~\$2.5M to be used for facilities and maintenance. (The does not account for increases in rate or varying size of homes)● The District is pursuing a Federal CTE Revitalization Grant.



Bond Wish List



Banks School District

Bond Wish List

High School						
	Description	Estimate	Priority (1-3)	Need Decision By	Work Done Date	Notes
HS1	Wilkes Bid Alternate	\$150,000	1			Emergency Access is Base Bid, this is for full improvement
HS5	Existing North/South Hallway Improvements Alternate - Full	\$100,000	1			Option 2 – Full scope Improvements – new ceiling and lights, wall finish and grind concrete floors.
HS9	Kelly Field Grandstand (existing) upgrades	\$12,000	1			Paid by "non-Bond" funds
HS6	Cafeteria/Performance Stage Improvements	\$65,000	1			Curtain, Light Bar, Paint - Grant Funding Possibility
HS12	CTE Windows, Siding & Finishes	\$125,000	1			Replace windows and repair rotten siding, IDF cage, some interior finishes
HS2	North/ South Canopy from new addition to CTE building Alternate	\$240,000	2			
HS10	CTE HVAC Improvements	\$175,000	2			Need assessment
HS14	Maintenance Fund Post Bond Goal	\$500,000	2			Estimated goal amount listed as a placeholder
HS11	CTE Roof Replacement	\$175,000	3			
HS3	West lawn irrigation (out in front of the new District Office)	\$25,000	3			
HS4	Replace existing walkway from CTE building out to Main Street	\$25,000	3			
HS7	Perimeter Fencing	\$10,000	3			Revisit CEPTED report
HS8	Special Education Space Improvements	\$20,000	3			Paint, Flooring
HS13	Permanent Video Equipment in gymnasium	\$30,000	3			
Middle School						
	Description	Estimate				Notes
MS1	Aux Gym Team Room Alternate (Cold Shell)	\$400,000	1			Based on bids for shell out option (estimated total cost)
MS2	Additional Safety/Security Enhancements	\$50,000	2			secure perimeter, cameras, revisit CPTED report
MS4	MS Roof	\$175,000	2			Shingles only
MS5	MS HVAC	Need Scope	2			More information needed in order to provide cost estimate
MS3	Permanent Video Equipment in gymnasiums	\$30,000	3			Max reaching out to vendors for more specific cost
Elementary School						
	Description	Estimate				Notes
ES4	Accessible Playground Surfacing and Equipment	\$120,000	1			
ES1	Additional Safety/Security Enhancements	\$50,000	2			Cameras, revisit CEPTED report
ES2	ES Roofing (Flat section)	\$250,000	2			
ES3	ES Parking Lot	\$200,000	2			Assume 4" Asphalt paving section required (vs. overlay)
ES6	Electronic Readerboard	\$50,000	3			
ES5	Permanent Video Equipment in gymnasium	\$30,000	3			Max reaching out to vendors for more specific cost

BUDGET SURPLUS



The wish list shows the high priority items at each site. One high priority item is the Team Room Add for the Aux Gym. Adding the team rooms would complete the replacement of the Barn, including storage. While there are other high priority needs it is the most time sensitive decision as any delay would cause a significant increase in costs including reconstruction of the new aux gym. The addition would require an additional \$400K.

The BMT is proposing allocating \$300K from the Bond contingencies and using the remaining proceeds from the sale of the Buxton School \$100K.

The proposal for the teams rooms was presented to the Bond Oversight Committee on March 4, 2026. They supported the proposal with one dissenting opinion. The dissent was to prioritize the Career and Technical Education Space and was well received by the committee. The District will continue to address the wish list, including the CTE space, through value engineering, competitive bidding, contingencies and overall district revenue.



Questions and Discussion

Upcoming Milestones



Banks School District

Bond Oversight Committee Meeting

Summary

Date: March 4, 2026

Overview

The Banks School District Bond Oversight Committee met to review the status of the district's bond-funded construction projects, discuss budget updates, and consider prioritization of remaining project items. The meeting focused on progress at the high school construction site, district-wide facility improvements, and the allocation of remaining bond funds.

Superintendent Sica welcomed participants and noted the time-sensitive nature of decisions as construction continues. The meeting also incorporated questions previously submitted by Cornerstone representative John Abel, which aligned with the topics discussed.

High School Construction Project

The primary bond project involves the demolition of the south wing of Banks High School and the construction of a new two-story academic building. The facility will feature larger classrooms, a new library, and a smaller district office space. Construction planning also includes a seamless architectural connection between the new structure and the remaining portions of the high school.

Additional related work includes:

- Re-roofing the high school gymnasium
- Complete renovation of the locker rooms, including identical men's and women's facilities
- Cafeteria HVAC upgrades
- Coordination with the State Historic Preservation Office to incorporate historically appropriate elements into the design

Site circulation improvements were also discussed. The district has received approval to utilize the Wilkes Street house property as a student entrance and exit, which will improve traffic flow and campus access.

District-Wide Bond Improvements

The committee also reviewed updates on other district bond projects:

- Elementary School: Installation of a secure vestibule, replacement of the HVAC system, and replacement of half of the roof, with plans to address the remaining section in the future.
- Middle School: Installation of a secure vestibule to improve campus security.
- Auxiliary Gym: Construction of a pre-manufactured multi-court facility designed for ADA accessibility.
- Maintenance Facility: A new maintenance building will be constructed adjacent to the auxiliary gym.

Value Engineering and Cost Management

The project team continues to apply value engineering strategies to manage costs while maintaining the integrity of the design.

Adjustments made during this process include:

- Removing a covered walkway between the new academic building and the vocational building
- Eliminating courtyard landscaping elements
- Prioritizing canopies at the bus drop-off area for student safety and weather protection
- Changes in materials without impacting scope/quality

Tree removal and preservation efforts were also discussed, including plans to save a leaning oak tree where possible.

Budget Update

The committee reviewed the updated financial summary for the bond program.

Original Budget: \$55,305,000

Current Budget: \$55,967,000

The budget reflects additional proceeds from bond sales and an OSCIM grant. Current projections show approximately \$1.2 million, plus potential interest, in unallocated funds, though final available funds will depend on construction bids and remaining project costs.

Prioritization of Remaining Projects

The committee discussed a “wish list” of potential improvements that could be completed if sufficient funds remain. Timing and cost escalation were important considerations.

After discussion, the committee prioritized the construction of team rooms near the auxiliary gym. These rooms will provide storage and operational space for youth sports programs that currently lack adequate facilities. Committee members noted that completing these rooms during the current construction phase would avoid significantly higher costs in the future.

Cornerstone representative John Abel will review remaining bond line items to determine whether approximately \$400,000 could be reallocated to support the team room project.

Future Considerations

The committee also discussed the needs of the Career and Technical Education (CTE) building. While no immediate funding decision was made, the district committed to continuing to evaluate improvements to the CTE facility as additional funds become available. It was noted that all items on the wish list are priorities for the District and they do not represent every need.

Members expressed interest in viewing the building in person to better understand the scope of potential improvements.

Next Steps

- Schedule an on-site construction tour, including the CTE building.
- Schedule the next Bond Oversight Committee meeting for late April or early May.
- Confirm and communicate the groundbreaking date for the new academic building.
- Review potential reallocation of bond funds to support the team rooms project.