

GRANT SCHOOL DISTRICT 3  
LONG-RANGE FACILITY PLAN - 2020





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## Physical Condition Assessment - Summary:

The schools and facilities of Grant Union School District are rapidly aging and deteriorating beyond what the maintenance team can repair and fix at current funding levels. The systems within many of the schools are nearing the end of their lifespans and are in major need of replacement. Additionally, there are major issues regarding the security, health and safety of students at most of the school buildings. Consistent issues with flooding at the High School and signs of repeated water intrusions at the other sites, along with existence of asbestos tile are major issues that negatively impact student and staff health, as well as learning. GUSD has been aware of these issues, but unfortunately has been limited to spot fix repairs due to the current level of funding, compounding the health and safety issues present in the district.

Included in this section, are a series of charts that detail the conditions found in Grant School District. *Figure #1* displays a bar chart that shows categorical cost breakdowns for each district site, organized by building system. *Figure #2* shows the cost breakdowns of each district site by Building System category. Finally, *Figure #3* shows the repair and replacement costs, as well as aggregate FCI for each district site.



**Physical Condition Assessment - Data:**

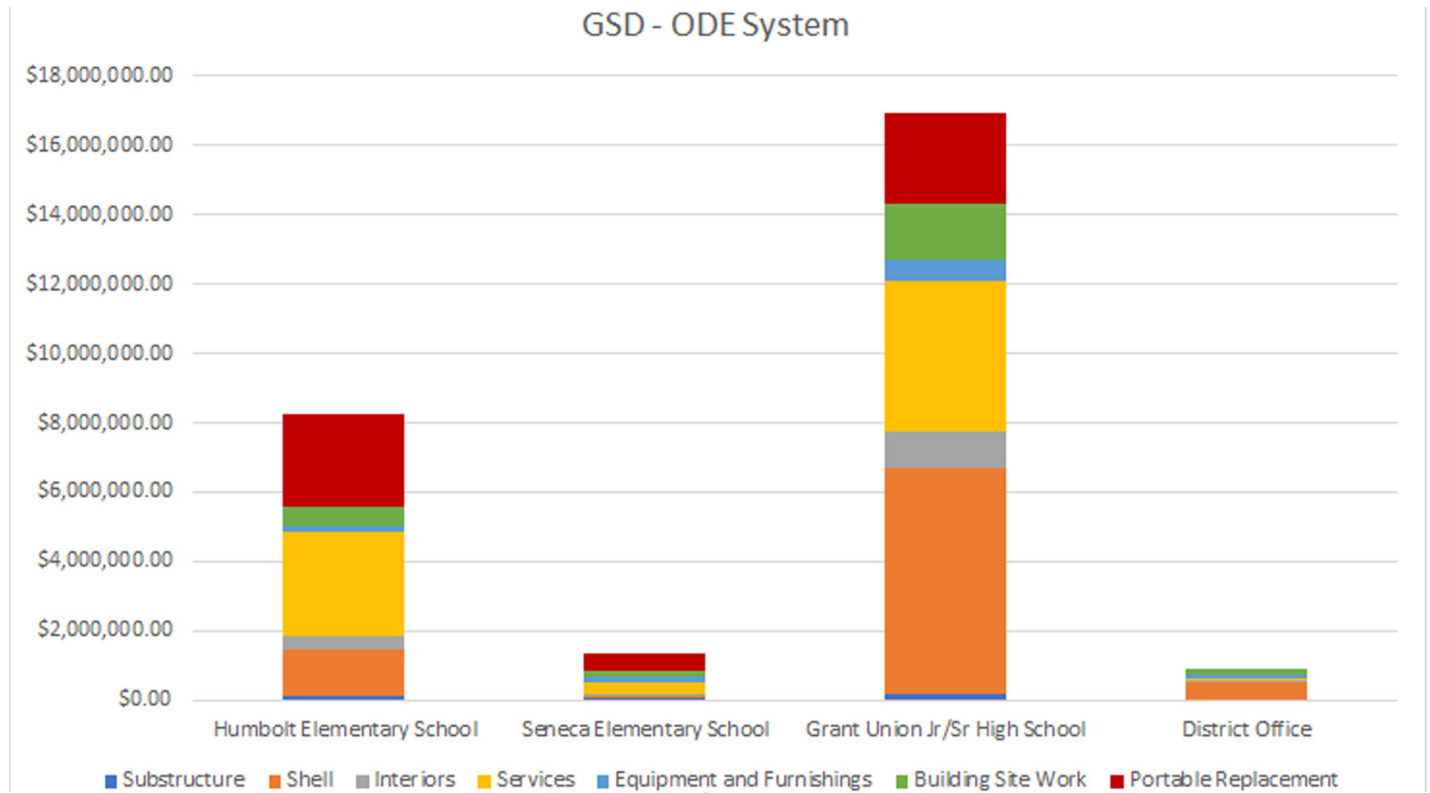


Figure #1 - Bar chart showing categorical cost breakdowns for district site, organized by building system.

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Building Site Work	Portable Replacement	Total:
Humbolt Elementary School	\$93,515.03	\$1,371,629.94	\$360,716.76	\$3,049,055.73	\$165,856.84	\$558,208.45	\$2,624,097.60	\$8,223,080.35
Seneca Elementary School	\$76,987.97	\$57,740.98	\$43,410.22	\$347,487.38	\$150,851.04	\$165,704.31	\$509,874.12	\$1,352,056.02
Grant Union Jr/Sr High School	\$154,301.20	\$6,518,259.95	\$1,055,118.96	\$4,339,406.82	\$625,024.10	\$1,623,002.94	\$2,642,976.00	\$16,958,089.97
District Office Building	\$0.00	\$503,640.69	\$31,350.07	\$70,157.72	\$111,470.16	\$160,544.39	\$0.00	\$877,163.03

Figure #2 - Chart displaying cost breakdowns of each district site by Building System category.

**Physical Condition Assessment - FCI:**

<b>Site Name:</b>	<b>Repair</b>	<b>Replace</b>	<b>FCI:</b>
Humbolt Elementary School	\$5,356,338.54	\$20,743,035.00	25.8%
Seneca Elementary School	\$838,584.82	\$4,269,272.00	19.6%
Grant Union Jr/Sr High School	\$14,146,097.98	\$45,288,102.00	31.2%
District Office	\$877,162.83	\$2,108,340.00	41.6%
<b>Total District Costs:</b>	<b>\$21,218,184.17</b>	<b>\$72,408,749.00</b>	<b>29.6%</b>

*Figure #3 - Chart showing both the repair and replacement costs, as well as aggregate FCI for each GSD site.*



**Physical Condition Assessment - Cost by System:**

*Humbolt Elementary School:*

<b>Humbolt Elementary School:</b>	<b>\$5,598,982.75</b>
Substructure	\$93,515.03
Shell	\$1,371,629.94
Interiors	\$360,716.76
Services	\$3,049,055.73
Equipment and Furnishings	\$165,856.84
Building Site Work	\$558,208.45

*Seneca Elementary School:*

<b>Seneca Elementary School:</b>	<b>\$842,181.90</b>
Substructure	\$76,987.97
Shell	\$57,740.98
Interiors	\$43,410.22
Services	\$347,487.38
Equipment and Furnishings	\$150,851.04
Building Site Work	\$165,704.31

*Grant Union Jr/Sr High School:*

<b>Grant Union Jr/Sr High School:</b>	<b>\$14,315,113.97</b>
Substructure	\$154,301.20
Shell	\$6,518,259.95
Interiors	\$1,055,118.96
Services	\$4,339,406.82
Equipment and Furnishings	\$625,024.10
Building Site Work	\$1,623,002.94

*The District Office:*

<b>District Office:</b>	<b>\$877,163.03</b>
Substructure	\$0.00
Shell	\$503,640.69
Interiors	\$31,350.07
Services	\$70,157.72
Equipment and Furnishings	\$111,470.16
Building Site Work	\$160,544.39

### **Collaboration with Local Government:**

In July 2019, the District sent out a letter to local taxing entities requesting a joint meeting to both share respective long-term goals, as well as brainstorm ideas for how to meet those goals within their local tax base. The District invited representatives from local business and government agencies, as well as extended the invitation to the entire community.



## Population Projections:

Per the information provided by the Grant School District, it is noticeable that enrollment is down by about 100 students over the past 10 years. This matches the data provided by the Population Research Center, out of Portland State University. Furthermore, the PRC data suggests that the population decline is likely to continue, driven largely by an aging population and natural decrease that outpaces net immigration.

Grant County is projected to decrease in size by about 600 people over the next 25 years with an Average Annual Growth Rate (AAGR) of -0.4% over the next 50 years.

## Population Projections - Executive Summary:

### Historical

Different parts of the County experience different growth patterns. Local trends within UGBs and the area outside them collectively influence population growth rates for the County as a whole. Grant County's sub-areas include Canyon City, Dayville, Granite, John Day, Long Creek, Monument, Mount Vernon, Prairie City, and Seneca.

Grant County's total population declined slightly in the 2000s (**Figure 1**); however, some of its sub-areas experienced faster population growth during this period. Canyon City, Dayville, and Granite, for example, posted positive average annual growth rates during the 2000 to 2010 period.

The sporadic population growth that did occur in Grant County in the 2000s was largely the result of net in-migration. An aging population not only led to an increase in deaths but also resulted in a smaller proportion of women in their childbearing years. This, along with more women having fewer children and having them at older ages has led to births stagnating in recent years. A larger number of deaths relative to births caused a natural decrease (more deaths than births) in every year from 2001 to 2017, resulting in steady population decline.

### Forecast

Total population in Grant County as a whole, as well as within its sub-areas, will likely decrease at a slightly faster pace in the near-term (2019 to 2044) than the long-term (2044-2069) (**Figure 1**). Population decline is largely driven by an aging population and natural decrease outpacing net in-migration. Grant County's total population is forecast to decline by roughly 605 people over the next 25 years (2019-2044) and by more than 1,030 over the entire 50-year period (2019-2069).

*Above - An Executive Summary provided by Portland State University's Population Research Center describing the historical and forecasted population trends of Grant County.*

## Population Projections - Population Forecast:

	Historical			Forecast					
	2000	2010	AAGR (2000-2010)	2019	2044	2069	AAGR (2010-2019)	AAGR (2019-2044)	AAGR (2044-2069)
<b>Grant County</b>	<b>7,935</b>	<b>7,445</b>	<b>-0.6%</b>	<b>7,102</b>	<b>6,495</b>	<b>6,067</b>	<b>-0.5%</b>	<b>-0.4%</b>	<b>-0.3%</b>
Canyon City	699	739	0.6%	709	726	751	-0.4%	0.1%	0.1%
Dayville	136	149	0.9%	145	146	148	-0.3%	0.0%	0.0%
Granite	24	38	4.7%	37	34	32	-0.4%	-0.3%	-0.3%
John Day	2,140	2,081	-0.3%	1,987	1,961	1,963	-0.5%	-0.1%	0.0%
Long Creek	228	197	-1.5%	190	173	159	-0.4%	-0.4%	-0.3%
Monument	151	128	-1.6%	121	110	101	-0.6%	-0.4%	-0.3%
Mt Vernon	604	535	-1.2%	499	462	435	-0.8%	-0.3%	-0.2%
Prairie City	1,083	909	-1.7%	859	754	670	-0.6%	-0.5%	-0.5%
Seneca	223	199	-1.1%	194	184	179	-0.3%	-0.2%	-0.1%
Outside UGBs	2,647	2,470	-0.7%	2,361	1,946	1,628	-0.5%	-0.8%	-0.7%

Figure #4 - Table depicting the historical and forecasted growth of the Grant County School District broken down by year periods, courtesy of Portland State University's Population Research Center.

	2019	2033	14-Year Change	AAGR (2019-2033)
<b>Grant County</b>	<b>7,102</b>	<b>6,706</b>	<b>-396</b>	<b>-0.4%</b>
Canyon City	709	708	-1	0.0%
Dayville	145	146	1	0.0%
Granite	37	36	-1	-0.1%
John Day	1,987	1,954	-33	-0.1%
Long Creek	190	180	-10	-0.4%
Monument	121	114	-7	-0.4%
Mt Vernon	499	479	-20	-0.3%
Prairie City	859	798	-62	-0.5%
Seneca	194	190	-4	-0.2%
Outside UGBs	2,361	2,102	-259	-0.8%

Sources: Forecast by Population Research Center (PRC).

Note: For simplicity each UGB is referred to by its primary city's name.

Figure #5 - Graph charting the current and forecasted data for growth in the Grant County School District, courtesy of Portland State University's Population Research Center.



**Population Projections - Population Forecast:**

	10 YR ENROLLMENT PROJECTION										
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
<b>K</b>	42	42	42	42	42	42	42	42	42	42	
<b>1</b>	54	43	43	43	43	43	43	43	43	43	
<b>2</b>	41	53	42	42	42	42	42	42	42	42	
<b>3</b>	46	42	54	43	43	43	43	43	43	43	
<b>4</b>	47	48	44	56	44	44	44	44	44	44	
<b>5</b>	47	47	48	44	56	45	45	45	45	45	
<i>total K-5 % change</i>	277	274	272	269	270	258	258	258	258	258	
<b>6</b>	49	47	47	48	44	56	44	44	44	44	
<b>7</b>	40	50	48	48	49	44	57	45	45	45	
<b>8</b>	54	38	48	46	46	47	43	55	43	43	
<i>total 6-8 % change</i>	143	135	143	141	138	147	144	144	132	132	
<b>9</b>	42	51	36	46	43	43	44	40	52	41	
<b>10</b>	42	40	48	34	43	41	41	42	38	49	
<b>11</b>	34	37	36	43	31	39	37	37	38	34	
<b>12</b>	39	31	33	32	39	27	35	33	33	34	
<i>total 9-12 % change</i>	157	159	154	156	156	151	157	152	161	158	
<i>total K-12 % change</i>	577	569	569	566	564	556	559	554	551	548	

Figure #6 - Chart depicting the current and forecasted data for growth in the Grant County School District, courtesy of Portland State University's Population Research Center.

## **Community Involvement:**

BLRB met with Grant School District community members and asked for input at every stage of the process. From the initial kickoff meeting held in early November 2019, to our last meeting in May 2020, BLRB has made an effort to make the community an active participant in the Long-Range Facility Planning process. The next few pages contain the agenda's of each meeting, as well as the meeting minutes that document this process.



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## Community Involvement - Meeting #1 Agenda:

Long Range Facility Plan OAR 581-027-0040  
GRANT SCHOOL DISTRICT

### MEETING #1

November 6, 2019

## AGENDA

### MEETING #1 – ODE FACILITY CONDITION ASSESSMENT & LRFV OVERVIEW

- Introductions
  - Facilitation Team
  - Sign-in Sheet
  - Attendees
  - Process Overview
- ODE Facility Condition Assessment Report
  - Base Information
  - Observable Systems
  - Assessment Process
  - Checklists
  - Summary of Findings
    - Humboldt Elementary
    - Seneca School
    - Grant Union Jr./Sr. High School
    - Grant SD Administration Building
- Long Range Facility Planning
  - FCA
  - Population Projections
  - Collaboration with Local Governments
  - Community Involvement
  - Publically Owned Historical Buildings
  - Educational Adequacy
  - 10-year Proposed Plan
- Questions & Answers
- Next Steps – December 11, 2019
  - Review the facts
    - Population & Growth
    - Collaboration with Local Governments
    - Historical Buildings
  - Educational Adequacy
  - Planning to meet the Needs

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## Community Involvement - Meeting #1 Meeting Minutes:



November 6, 2019

**GRANT School District #3**  
Long Range Facility Planning  
Meeting Minutes – Meeting #1

**Attendees**

Allison Field	GC Economic Dev.
Cam Marlowe	Blue Mountain Hospital
Robert Waltenberg	Grant ESD
Angie Jones	People Mover
Lisa Weigum	Community Counseling Solutions
Didgette McCracken	OSU Extension Service
Bret Uptmor	Grant School District #3
Heidi Slaybaugh	BLRB Architects
Richard Higgins	BLRB Architects

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**General items/Agenda:**

This Open Community Meeting was held to introduce and solicit feedback regarding the Oregon Department of Education Facility Assessment and Long Range Facility Planning process. The process is being completed per OAR 581-027-0040.

1. The meeting agenda was as follows:
  - a. Introductions
    - i. attendees
    - ii. facilitation team – BLRB Architects
    - iii. process overview
  - b. ODE Facility Condition Assessment Reporting
    - i. Humbolt Elementary School
    - ii. Seneca Elementary School
    - iii. Grant Union Jr./Sr. High School
    - iv. Grant SD Administration Building
  - c. Long Range Facility Plan overview
    - i. Facility Condition Assessment
    - ii. Population Trends
    - iii. Collaboration with Local Governments
    - iv. Publically Owned Historic Buildings
    - v. Educational Adequacy
    - vi. 10-yeat Proposed Plan
2. The detailed Physical Condition Assessment (PCA) worksheet for Seneca was reviewed in detailed to illustrate the process and outcome built into the data sheets.
  - a. A summary of total improvement costs (\$21.2M) and replacement costs (\$72.4M) provided.
  - b. Attendees asked if data from other school districts was available as a data reference. Specifically, a summary of FCI's would be useful for comparing Grant SD to other school districts.
    - i. BLRB committed to requesting the information from ODE.
  - c. Attendees asked how the "Cost with Escalation" rates were calculated since the 2021 cost were an increase of 14% over 30 months versus 4% per year for years after 2021
    - i. BLRB Committed to requesting a clarification from ODE
3. School Capacity Analysis
  - a. The methodology for calculating School Capacity was described.
  - b. Each school's student capacity was reviewed and some minor modifications were identified for correction.
  - c. Attendees asked how do you factor in the need for early education within their facilities.



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## Community Involvement - Meeting #1 Meeting Minutes:

- i. BLRB responded that this specific capacity analysis is just a snap-shot in time for conditions as they are right now, not past or future needs.
4. Population Projection - The process for evaluation was outlined to include multiple sources to reach a general conclusion. For instance - Grant County Economic Development Report, Cohort survival calculation and PSU Population Forecast Program.
5. Superintendent Uptmor outlined his regular meetings with local leaders and governments was an on-going process for cooperative efforts in the John Day area.
6. Community Involvement
  - a. Open public meetings have been scheduled for:
    - i. Mtg. #1 - November 6, 2019
    - ii. Mtg. #2 - December 11, 2019
    - iii. Mtg. #3 - January 8, 2019
    - iv. Mtg. #4 - February 5, 2020
  - b. Additional Outreach efforts will be made to increase attendance at subsequent meetings.
7. The identification process for Historical buildings was discussed. The original Grant Union High School and Seneca Schools most likely will require coordination with SHPO should alteration be planned.
8. Educational Adequacy
  - a. Prior to the Community Meeting an Educational Adequacy evaluation process was conducted at the Jr. /Sr. High School with a limited number of attendees. The results of the evaluation process were shared at the meeting.
  - b. An adequacy reviewed may be schedule at Humbolt Grade School December 11, 2019 prior to the Community Meeting #2.
9. Creating a 10-year Proposed Plan
  - a. Clarification of information requested above (FCI database, inflation rates, Humbolt Educational Adequacy) will be useful in next steps of the process.
  - b. More advertisement and Community participation will be useful in the next steps
  - c. The basis of the decision process should considered 2 sources of information:
    - i. Impact on Learning – Educational Adequacy
    - ii. Facility Maintenance - Physical Condition Assessment (PCA)
10. Next Meeting is scheduled for December 11, 2019.

*Meeting Minutes prepared by BLRB shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to BLRB within three (3) calendar days of distribution of this document.*

Prepared by Richard Higgins, AIA

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## Community Involvement - Meeting #2 Meeting Agenda:

Long Range Facility Plan OAR 581-027-0040  
GRANT SCHOOL DISTRICT

### MEETING #2

January 22, 2020

## AGENDA

### MEETING #2 – LONG RANGE FACILITY PLAN - START THE PLANNING PROCESS

#### Welcome

- Introductions by Bret & BLRB
- Sign-in sheet
- Follow-up form November 6, 2019
  - ODE distribution of FCI's
  - ODE Spreadsheet inflation rate for 30 months (14 months)
  - Minutes of the meeting

#### Definition of Long-Range Facility Planning

#### Reviewing the Data

- Demographics & Enrollment
- Historic Buildings
- Educational Adequacy

#### Explanation of Needs/Budget

- By Educational Adequacy
- By Building Systems

#### Next Step – Brainstorming a DRAFT Plan

#### Wrap-up & Closing

#### Next Meeting #3 January 8, 2020 – Planning to Meet the Needs

- Identify the Deficiencies
- Identify the Necessary Changes
- Identify Alternatives to New Construction or Major Renovations

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## Community Involvement - Meeting #2 Meeting Minutes:



November 6, 2019

**GRANT School District #3**  
Long Range Facility Planning  
Meeting Minutes – Meeting #1

### Attendees

Allison Field	GC Economic Dev.
Cam Marlowe	Blue Mountain Hospital
Robert Waltenberg	Grant ESD
Angie Jones	People Mover
Lisa Weigum	Community Counseling Solutions
Didgette McCracken	OSU Extension Service
Bret Uptmor	Grant School District #3
Heidi Slaybaugh	BLRB Architects
Richard Higgins	BLRB Architects

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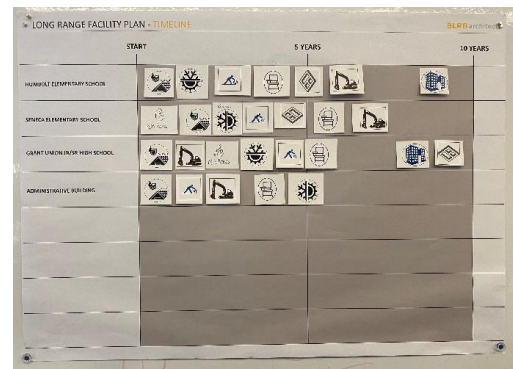
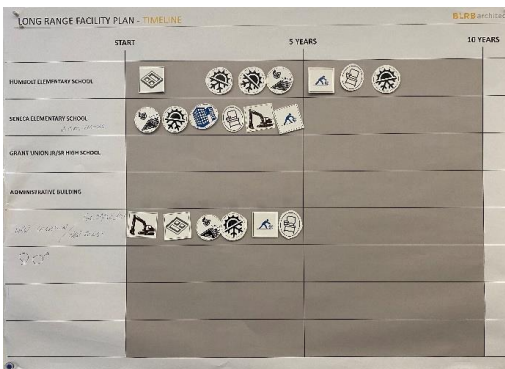
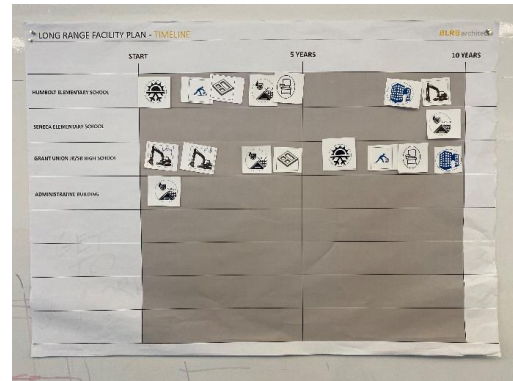
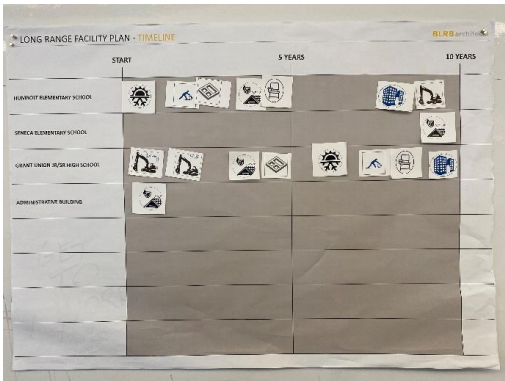
### General items/Agenda:

This Open Community Meeting was held to introduce and solicit feedback regarding the Oregon Department of Education Facility Assessment and Long Range Facility Planning process. The process is being completed per OAR 581-027-0040.

1. The meeting agenda was as follows:
  - a. Introductions
    - i. Sign-in sheet
    - ii. Follow-up from November 6, 2019
      1. ODE distribution of FCI
      2. ODE Spreadsheet inflation rate for 30 months
      3. facilitation team – BLRB Architects
  - b. IFMA – Definition of LRFP
  - c. Reviewing the Data
    - i. Demographics & Enrollment
    - ii. Historic Buildings
    - iii. Educational Adequacy
  - d. Explanation of Needs/Budget
  - e. Brainstorming a DRAFT Plan
    - i. 10 year timeline
    - ii. Emoji - Needs
    - iii. Dollars & Sense
  - f. Wrap-up & Closing
    - i. Thoughts for the Day
    - ii. Next Meeting
2. Presentations of DRAFT LRFP
  - a. Team #1 – Over-achievers
    - i. Humbolt ES
      1. Replace wood doors
      2. Add heating and cooling
      3. Upgrade the parking lot
      4. Make school accessible to the disabled
    - ii. Seneca School
      1. Make school accessible to the disabled
      2. Add prep kitchen
      3. Update interiors
    - iii. Grant Union

## Community Involvement - Meeting #2 Meeting Minutes:

1. Restore the exterior enclosure – roof, walls, windows
  2. Mitigate the Flooding problem
  3. Make school accessible to the disabled
  4. Replace old, obsolete fixtures
- b. Team #2 – Out-of-the-Box
- i. Humbolt – Repair most urgent utilities and services
  - ii. Seneca – Secure more grant funding to make repairs to the historic structure
  - iii. Grant Union
    1. Mitigate the Flooding problem by building new on a different site
    2. Reuse the main elements of existing Grant Union for other purposes
- c. Team #3 – Warm Safe & Dry
- i. Humbolt ES
    1. Phase I
      - a. Replace and/or repair Heating and AC systems
      - b. Make the interior finishes look better
      - c. Stabilize the existing structure
      - d. Replace the wood doors
    2. Phase II - Replace the portable buildings
  - ii. Seneca School – Upgrades in the Future (7-8 years)
  - iii. Gant Union
    1. Repair the parking lot and mitigate the Flooding problem
    2. Repair exterior envelop and structure
  - iv. District Office – Replace roof system





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## Community Involvement - Meeting #2 Meeting Minutes:

3. Thoughts for the Day
  - a. Each of the DRAFT LRFP's distinctly different strategies for each building. Seneca has historic value.
  - b. Create a bigger, broader description of the issues and how repair would benefit the patrons
  - c. Take the information shared tonight and distribute it to the entire community.
  - d. Teacher concerns and frustrations do matter. The little things add-up to a big challenge. Think outside the box.
  - e. Look across the county and take other county needs – Jail project, hospital project, pool project will require the support of the patrons through bond referendums. The transportation board looks for grants
  - f. Keep the staff informed. We can't wait to address the issues because as time goes by the challenges get bigger.
  - g. Take these issues to the teachers and administration for input.
  - h. Publish the list of deficiencies
  - i. Create a bigger, broader description of the issues and how repair would benefit the patrons
  - j. Grant County is a resilient community who will make it work
  - k. The outreach program should expand representation of support
  - l. The culture
  - m. Focus on what's best for the kids
  - n. Let's not forget the conditions under which our teachers teach and kids learn – sweltering heat & freezing cold (when the boiler fails)
4. Next Meeting is scheduled for December 11, 2019.

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Prepared by Richard Higgins, AIA

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## Community Involvement - Meeting #3 Meeting Agenda:

Long Range Facility Plan OAR 581-027-0040  
GRANT SCHOOL DISTRICT

### MEETING #3

March 10, 2020

## AGENDA

### MEETING #3 – 1<sup>ST</sup> DRAFT of LONG RANGE FACILITY PLAN

#### Welcome

- Introductions by Bret & BLRB
- Sign-in sheet & Introduction of Attendees
- Minutes of the meeting Jan. 22, 2020
  - Summary of discussion
  - Thoughts for the Day

#### Summary of Group DRAFT Plans

- “Warm, Safe & Dry”
- “Take to Drier Ground”
- “Progressive Improvements”

#### Comparative Analysis of Report-out

- What’s common
- What’s unique
- What’s in what’s out

#### Next Step – DRAFTING the LRFP

#### Wrap-up & Closing

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## Community Involvement - Meeting #3 Meeting Minutes:



**GRANT School District #3**  
Long Range Facility Planning  
Meeting Minutes – Meeting #3  
March 10, 2020

### Attendees

Daisy Goebel	City of John Day
Angie Jones	People Mover
Shannon Adair	1188 Brewing
Stevie Fischer	Canyon City
Scott W. Meyers	County Court / Concerned Grandpa
Didgette McCracken	OSU Extension
Lisa Wegum	CCS
Ron Lundbarn	John Day
David L Hall	School Board
Robert Wahlenburg	Grant ESD
M. Elsa Spence	Humbolt Elementary School
Bret Uptmor	GSD #3
Nick Green	City of John Day
Chris Chronin	City of John Day
Darbie Dennison	Humbolt Elementary School
Ryan Gerry	Grant Union School District
Heidi Slaybaugh	BLRB Architects
Richard Higgins	BLRB Architects

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### General items/Agenda:

This Open Community Meeting was held to introduce and solicit feedback regarding the Outcomes and Conclusions of the Meeting #2 brainstorming from the community attendees. The goal of the meeting is to approve a DRAFT LRFP for final adjustments and approval at Meeting #4 (TBD).

### MEETING #3 – 1<sup>ST</sup> DRAFT of LONG RANGE FACILITY PLAN

#### Welcome

- Introductions by Bret & BLRB
- Sign-in sheet & Introduction of Attendees
- Minutes of the meeting Jan. 22, 2020
  - Summary of discussion
  - Thoughts for the Day

#### Summary of Group DRAFT Plans

- “Warm, Safe & Dry”
- “Take to Drier Ground”
- “Progressive Improvements”

#### Comparative Analysis of Report-out

- What’s common
- What’s unique
- What’s in what’s out

#### Next Step – DRAFTING the LRFP

#### Wrap-up & Closing

The following notes and comments were recorded:

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## Community Involvement - Meeting #3 Meeting Minutes:

- a. All 3 of the proposed plans do not mitigate the seasonal flood problem for the long term. A Flood Mitigation Plan that “fixes” the problem for the Jr/Sr. High School is critical. The school sites in the floodplain and will continue to be flooded on a regular basis. The Flood Mitigation plan should effectively address the 10 and 20 year flood levels. Pumping water and temporary or permanent diversion plans only move the problem downstream.
  - b. The Community is proud of its frugal culture and heritage of “can do”. The Grant SD plan should work toward making it better now.
  - c. The LRFP should address problems now so that future generations won’t have to fix problem. “Kicking the can down the road” have been the action in the past.
  - d. The City and County have been studying the Flooding problem for years and there is a current study underway that should be reviewed in considering a Flood Mitigation Plan for Grant Union Jr/Sr. High School.
  - e. The most effective plan to mitigate the season flooding at Grant Union Jr/Sr. High School is to relocate out of the flood plain. The funding for the relocation should be assembled through numerous sources including ODE OSCIM grant and bond funding.
2. Thoughts for the Day
    - a. Don’t stay where you’re at; it’s too hard to move on later if you don’t.
    - b. No more learning in the flood zone.
    - c. Grant County does come together in crisis; why not now over this issue of our Jr/Sr. High School constantly being flooded.
    - d. Remember that young families and parents will be the ones to move us forward.
    - e. It is imperative that we protect what we have now while we plan something new and safe in the future.
    - f. Fruitless to build the HS here; it’s a waste of money to spend money on the current Grant Union.
    - g. We should be curious about what the future looks like in 10, 20 or 40 years; how about 2 – 5 years. Let’s set some goals to outline the future (Grant Union HS).
    - h. Tell our story of where we are with our facilities.
  3. Next Meeting is scheduled for December 11, 2019.

*Meeting Minutes prepared by BLRB shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to BLRB within three (3) calendar days of distribution of this document.*

Prepared by Richard Higgins, AIA

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## Community Involvement - Meeting #4 Meeting Agenda:

Long Range Facility Plan OAR 581-027-0040  
GRANT SCHOOL DISTRICT

### MEETING #4

May 19, 2020

## AGENDA

### MEETING #4 – Finalizing a Plan

#### Welcome

- Introductions by Bret & BLRB
- Sign-in sheet

#### A Walk Down Memory Lane

- LRFP Process
- Community Meetings
  - Brainstorming a Plan – Mtg. #2
  - Drafting a Plan – Mtg. #3
  - Finalizing a Plan – Mtg. #4

#### Next Steps

- School Board Review
- Submittal to Oregon Department of Education
- Qualifying for OSCIM Program

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## Community Involvement - Meeting #4 Meeting Minutes:



**GRANT School District #3**  
Long Range Facility Planning  
Meeting Minutes – Meeting #4  
May 19, 2020

### Attendees

Bret Uptmor	Superintendent, Grant Union School District
Robert Waltenburg	Grant County ESD
Lisa Weigum	Community Counseling Solutions
Elsa Spence	1 <sup>st</sup> Grade Teacher at Humbolt ES
Ryan Gerry	Principal at Grant Union HS
Nick Green	City Manager, City of John Day
Steve Mitchell	Blue Mountain Eagle
Didgette McCracken	OSU Extension, Open Campus
Rhonda McCumber	Director of Special Education, John Day SD
Allison Field	Grant County, Economic Development Director
Darbie Dennison	
Aiden Long	BLRB Architects
Heidi Slaybaugh	BLRB Architects
Richard Higgins	BLRB Architects

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### General items/Agenda:

This Open Community Meeting was held to introduce and solicit feedback regarding the Outcomes and Conclusions of the Meeting #3 drafting of LRFP's. The goal of the meeting is to present brainstorming from the community attendees. The goal of the meeting is to approve a DRAFT LRFP for final adjustments and approval at Meeting #4 (TBD).

### MEETING #4 – 1<sup>ST</sup> DRAFT of LONG-RANGE FACILITY PLAN

#### Welcome

- Introductions by Bret & BLRB
- Sign-in sheet & Introduction of Attendees

#### A Walking down Memory Lane

- LRFP Process
- Community Meetings
  - Brainstorming a Plan – Mtg. #2
  - Drafting a Plan – Mtg. #3
  - Finalizing a Plan – Mtg. #4

#### Next Steps

- School Board Review
- Submittal to Oregon Department of Education
- Qualifying for OSCIM Program

The following notes and comments were recorded:

Richard Higgins led off the meeting by asking attendees to introduce themselves. Individuals present are noted above. Richard then walked through a summary of the ODE Technical Assistance Program. He went through the various components of a LRFP, (PCA, Population Projections, Education Adequacy, Collaboration with Local Governments, Publicly Owned Historical Buildings, Community Involvement, and the 10-Year Proposed Plan). Additionally, Richard presented summaries to the attendees of the findings of the findings thus far. Next, Richard presented the three draft LRFP's that were drafted by the community in Meeting #3.

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## Community Involvement - Meeting #4 Meeting Minutes:

Richard then brought up that issue with flooding at Grant Union Jr/Sr. From the community feedback we received in our previous meetings, it became apparent that this was the most pressing issue facing the district and the people of John Day. After analyzing flood maps given to us by the district, it is clear that the current site of the Jr/Sr High School lay in a commonly flooded zone. Even on the 10-year flood depth map, the majority of the campus is flooded. Richard emphasized the community understanding that the flooding isn't a problem that can simply be patched and ignored.

With that being said, we informed the community that our report will reflect the Option 3, (presented at meeting #3), which plans to move/replace Grant Union Jr/Sr High School to a safer location.

Questions and Answers:

- What will it take to move the community forward?
- Who's willing to help communicate this LRFP to the Board?
- Thoughts for the Day?
- What's Next?

Towards the end of the meeting, Richard asked for feedback, and asked the attendees what we can do to further support and help the community.

Robert Waltenburg brought up how COVID19 has impacted the communities outlook on such an ambitious plan.

Nick Green asked if the school district has a contingency plan for how the district would handle a major flooding incident, where the school grounds is uninhabitable for an extended period of time. In response, Bret Uptmor, stated that to his knowledge, those conversations haven't happened within the District, and also that he has no evidence of any emergency plans in the event of a loss of building/relocation. Robert Waltenburg shook his head, indicating that he also wasn't aware of any ongoing conversations. Nick then highlighted the dangers that this poses for the district, stating that if these disruptions continue and become normalized, that the district may face adverse impacts due to students leaving the traditional educational method, and therefore impacting the district's overall budget. Nick suggested that the district should invest in higher capacity pumps as a stopgap/contingency, to hopefully handle a 10/50 year flooding scenario.

Nick suggested that the School District goes through a preliminary site selection process as a contingency for the event that there is catastrophic damage to the school, arguing that it would give the district a plan allowing the district to have a leg up in such an event. Additionally, Nick mentioned that he knows a community partner that has a lot of land available and who would be willing to meet with the district.

Didgette McCracken stated that we should still move forward with submitting the plan, regardless of the impacts of COVID19, rather than scrapping it. She mentioned that regardless of external forces, the plan does address some necessary priorities for the District, and those priorities haven't changed. She agreed with Nick Green, that there does need to be some sort of contingency setup in order to move forward.

Rhonda McCumber also emphasized that we do need to keep planning for the future, regardless of how it might have changed.

Bret stated that the money never did go away, but that the optimism did. The money will come back around, those sorts of things always do. He said that the district should explore what grants are available to the district for the exploratory work.

Richard closed out, by stating that we would proceed with submitting the LRFP to the state and follow up with the district to provide some forms/information regarding the site evaluation process.

*Meeting Minutes prepared by BLRB shall be deemed accurate as the record of matters discussed and conclusions reached. Corrections shall be reported to BLRB within three (3) calendar days of distribution of this document.*

Prepared by Aiden Long, BLRB Architects.

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### **City of John Day Flood Maps - Summary:**

The flood maps provided to BLRB were based off the newest flood insurance rate maps (FIRMs) issued by the City of John Day. They show flood depths throughout the city in 10, 50, 100, and 500-year scenarios. On the maps, it shows that Grant Union Jr/Sr High School lies in an area that would be flooded by a 50-year flood scenario (approximately 6 feet of flooding), and significantly flooded in a 100-year scenario, (more than 6 feet of flooding).

In the recent flooding events of 2011 and 2019, the District has been fortunate that only the basement was flooded. When an inevitable larger flooding event occurs, it's likely that the school will be rendered inoperable for an extended period of time due to flood damage and cost the community a significant amount in repairs. Unfortunately, the data suggests that if the community decides to make investments in improving the school at its existing location, those investments may be wiped out in the next big flood.



## City of John Day Flood Maps - 10 Year Flood Scenario:

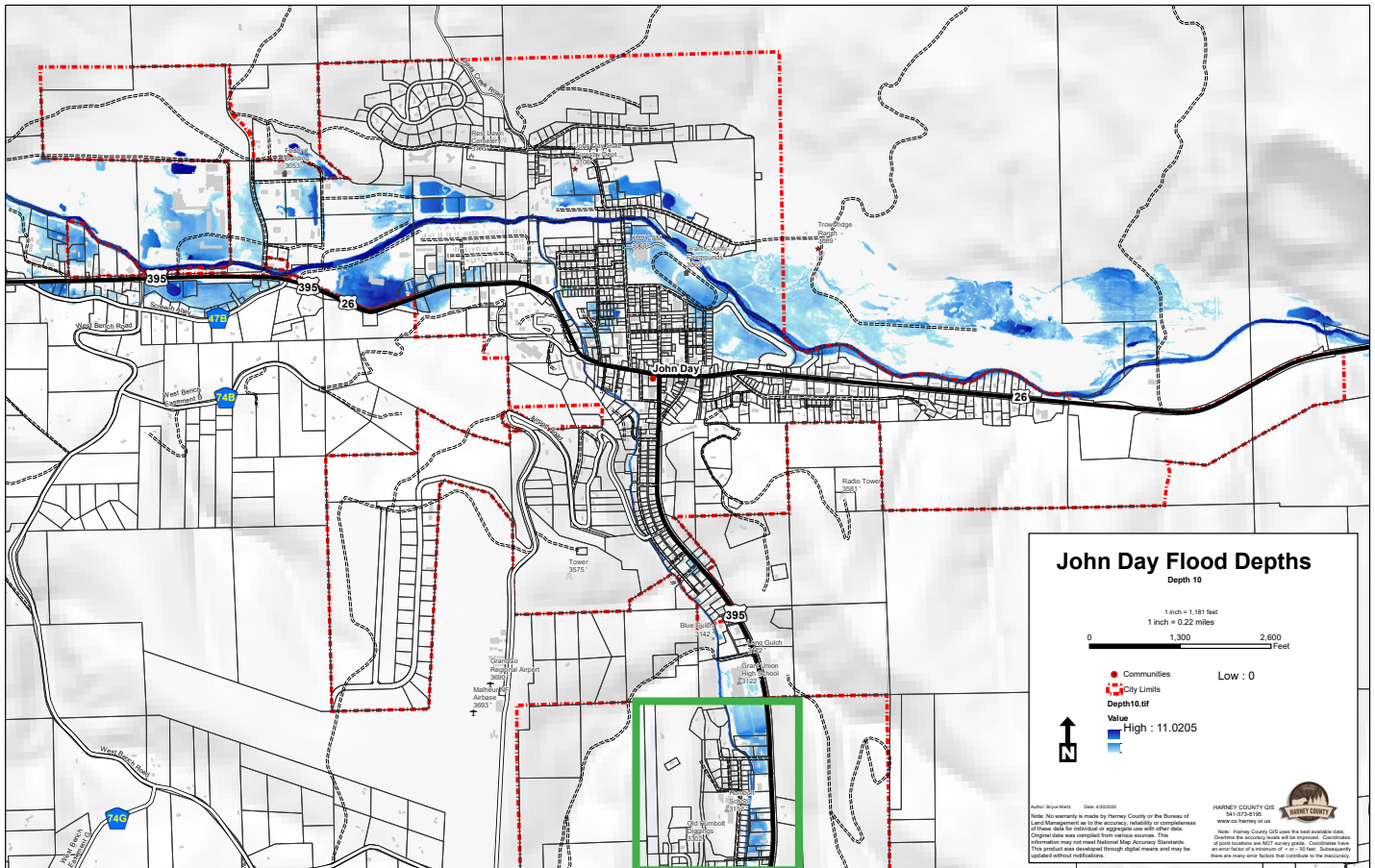


Figure 6: The 10 Year Flood Scenario shown here highlights the areas of the City of John Day that would experience flooding. The gradient ranges from 0 feet of flooding (white) to approximately 12 feet of flooding (darkest blue). The green box indicates the Grant Union High School site.

**City of John Day Flood Maps - 50 Year Flood Scenario:**

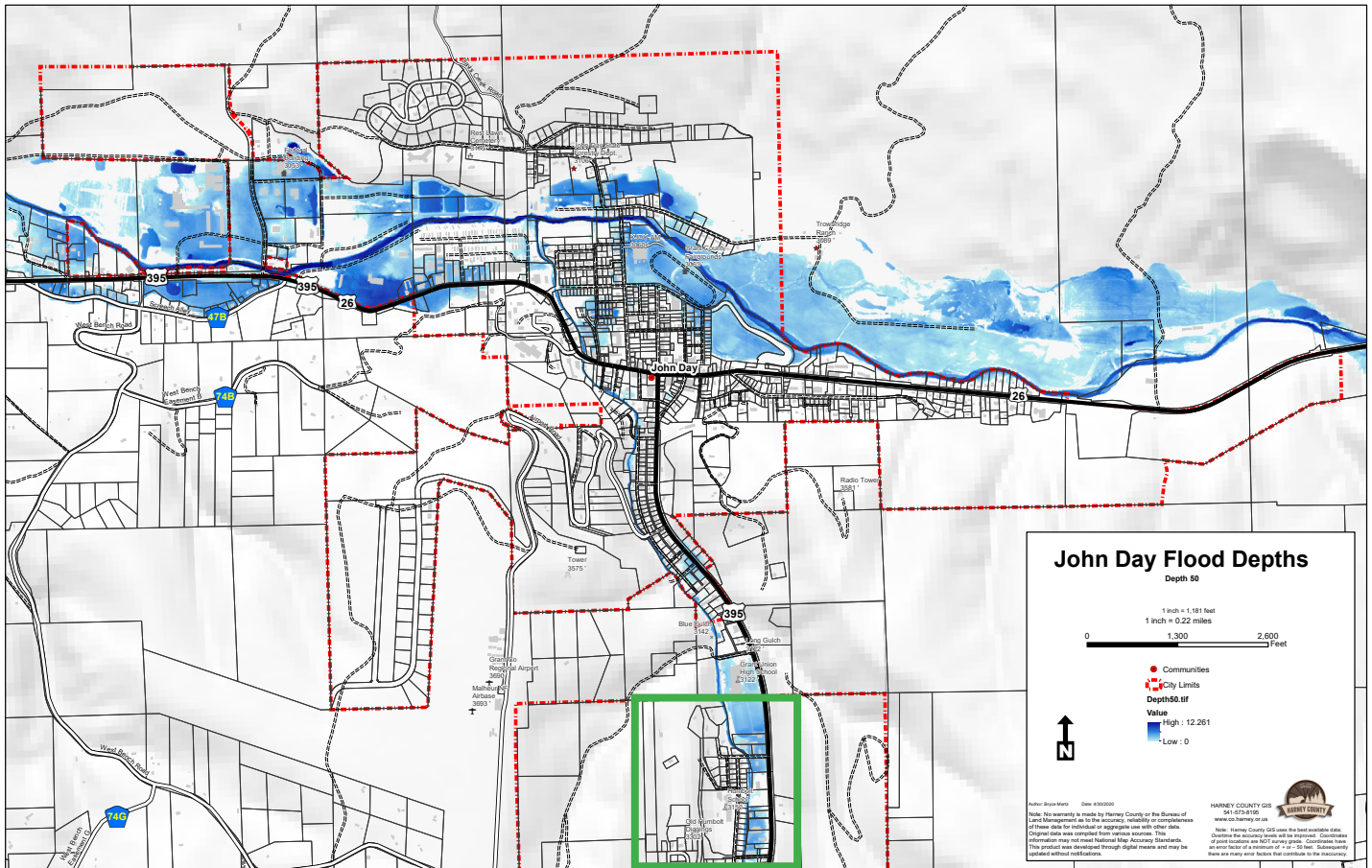


Figure 7: The 50 Year Flood Scenario shown here highlights the areas of the City of John Day that would experience flooding. The gradient ranges from 0 feet of flooding (white) to approximately 13 feet of flooding (darkest blue). The green box indicates the Grant Union High School site.

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## Historic Buildings:

As part of a Long-Range Facility Plan (LRFP), we first identify any buildings belonging to the district that appear in either the National Historic Register or the State’s historical sites database. Even if a site doesn’t appear on either of the lists, it is important to have conversations with the district asking if any of the buildings have historical significance. If a district is found to own historic buildings that require extensive renovation or simply cannot serve as a school, it’s important to discuss whether the historic building can be repurposed as an administrative building or community center.

ORS 358.653 applies to all public entities and local taxing districts. All buildings in excess of 50 years old are required to be evaluated for their historical characteristics and submitted to the State Historic Preservation Office (SHPO). The impact of any capital improvements must be reviewed and evaluated with SHPO regardless of whether or not it’s on national or state registry of historical places.

All the original buildings assessed are considered eligible for listing on the National Register of Historic Places. This is based on the initial evaluation of the buildings being at least 50 years old while still maintaining their historic integrity (meaning only a few minor alterations). Additional documentation and evaluation of historic significance will be required in order to submit a request for official eligibility determination through the State Historic Preservation Office if a nomination for the National Register of Historic Places is desired.

Site Name	Construction Date	Historic Eligibility
Humbolt Elementary School	1956	Yes
Seneca Elementary School	1932	Yes
Grant Union Jr/Sr High School	1936	Yes

Figure #8 - Construction date and historic eligibility of all sites owned by the GSD.

## Historic Buildings - Humbolt Elementary School:

### OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

This form is for: <b>federal</b> cultural resource reviews (Section 106); <b>state</b> cultural resource reviews (ORS 358.653)									
<b>SECTION 1: PROPERTY INFORMATION</b>				<b>SHPO Case Number:</b>					
Property Name: Humbolt Elementary School									
Street Address: 329 North Humbolt Street									
City: Canyon City, OR 97820			County: Grant						
Agency Project #			Project Name: ODE Building ID #20080100						
If there is not a street address, include the Township, Range, and Section, cross streets, or other address description									
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: Public				
Are there one or more buildings or structures? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)									
Is the property listed in the National Register of Historic Places? <input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO									
Original Construction date: 1955 <input type="checkbox"/> Check box if date is estimated									
Siding Type(s) and Material(s): Wood B&B Siding			Window Type(s) and Material(s): Aluminum						
Has the property been physically altered? <input type="checkbox"/> No Alterations <input checked="" type="checkbox"/> Few Alterations <input type="checkbox"/> Major / Many Alterations									
<b>SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box</b>									
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>									
<input checked="" type="checkbox"/> The property is considered <b>Eligible</b> at this time because it is already listed in the National Register <b>or</b>									
<ul style="list-style-type: none"> <li>• is at least 50 years old <b>and</b> retains its historic integrity (minimal alterations to key features)</li> <li>• has potential significance (architectural or historical)</li> </ul>									
<input type="checkbox"/> The property is considered <b>Not Eligible</b> at this time because it:									
<ul style="list-style-type: none"> <li>• is less than 50 years old <b>or</b> is 50 years or older but there have been major alterations to key features</li> <li>• is known to have no significance, based on National Register-level documentation and evaluation</li> </ul>									
<b>SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box</b>									
<input checked="" type="checkbox"/> The project has <b>NO EFFECT</b> on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.									
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is <b>NO ADVERSE EFFECT</b> . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.									
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an <b>ADVERSE EFFECT</b> . Major impacts include full or partial demolition, complete residing, full window replacement, etc.									
<b>STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only</b>									
<b>Eligibility:</b> <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.									
<b>Effect:</b> <input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.									
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RLS									
ILS									
Signed: _____			Date: _____						
<b>CONTACT INFORMATION STAMP</b>									
Comments:									

## Historic Buildings - Humbolt Elementary School:

### OREGON SHPO CLEARANCE FORM

*Do not use this form for ODOT or Federal Highway projects or to record archaeological sites*

SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE	
<i>Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.</i>	
<p>The original school building comprising of the multi-purpose room, administration office, and two classroom pods with four classrooms each.</p> <p>Sometime between 1955 and 1972 a second classroom building was added to the west of the original building on the hillside. In 1972 an additional classroom pod was added to the north end of this second classroom building, matching the layout of the original classroom pods with a common entry, boys and girls restrooms, and four classrooms.</p> <p>In 1988 an addition was added to the south of the second classroom building providing two kindergarten classrooms, restrooms, lobby and testing area.</p> <p>More recently, a separate gymnasium was added to the south of the original school building, attached by roof structure only (date unknown).</p>	
SECTION 5: PROJECT DESCRIPTION	
<i>Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.</i>	
Project is a facility assessment and long-range facility plan. There is no work on the actual building(s) proposed at this time.	
SECTION 6: FUNDING SOURCE	
<input type="checkbox"/> ARRA <input type="checkbox"/> FCC <input type="checkbox"/> FERC <input type="checkbox"/> HUD <input type="checkbox"/> ODOE <input type="checkbox"/> USDARD <input type="checkbox"/> USFS <input checked="" type="checkbox"/> Other: Oregon Department of Education	
SECTION 7: AGENCY CONTACT INFORMATION	
Name of Organization Submitting the Project: BLRB Architects	
Project Contact Name and Title: Heidi Slaybaugh, Architect, Senior Associate	
Street Address, City, Zip: 721 SW Industrial Way, Suite 130, Bend, OR 97702	
Phone: 541-330-6506	Email: hslaybaugh@blrb.com
Date of Submission: 7/1/2020	
SECTION 8: ATTACHMENTS	
<b>REQUIRED</b>	<input checked="" type="checkbox"/> 3 – 4, color, 4 x 5 photographs of the subject property, digital or print. One photo is sufficient for vacant property
<b>AS NEEDED</b> <i>Contact SHPO staff with questions</i>	<input checked="" type="checkbox"/> Project area map, for projects including more than one tax lot
	<input checked="" type="checkbox"/> Additional drawings, reports, or other relevant materials
	<input checked="" type="checkbox"/> Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.
<b>SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301</b> <b>Documents meeting all aspects of the digital submission policy may be submitted by email to</b> <b>ORSHPO.Clearance@oregon.gov</b>	



## Historic Buildings - Humbolt Elementary School:

### OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

#### CONTINUATION SHEET

- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendices.



Site Plan



Floor Plan of School

**Historic Buildings - Humbolt Elementary School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



Front (East) Elevation of School



Closeup of Front Entry (East) Elevation of School

**Historic Buildings - Humbolt Elementary School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



West Elevation of Original Classroom Wing and Gymnasium Addition



Classroom Wing Exterior Corridor

## Historic Buildings - Seneca Elementary School:

### OREGON SHPO CLEARANCE FORM

*Do not use this form for ODOT or Federal Highway projects or to record archaeological sites*

<i>This form is for: <b>federal</b> cultural resource reviews (Section 106); <b>state</b> cultural resource reviews (ORS 358.653)</i>									
<b>SECTION 1: PROPERTY INFORMATION</b>				<b>SHPO Case Number:</b>					
Property Name: Seneca Elementary School									
Street Address: 100 Park Ave									
City: Seneca, OR 97873			County: Grant						
Agency Project #			Project Name: ODE Building ID #20080200						
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>									
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: Public				
Are there one or more buildings or structures? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)									
Is the property listed in the National Register of Historic Places? <input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO									
Original Construction date: 1932 <input type="checkbox"/> Check box if date is estimated									
Siding Type(s) and Material(s): Stucco o/Masonry & Wood Lap Window Type(s) and Material(s): Vinyl & Aluminum									
Has the property been physically altered? <input type="checkbox"/> No Alterations <input checked="" type="checkbox"/> Few Alterations <input type="checkbox"/> Major / Many Alterations									
<b>SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box</b>									
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>									
<input checked="" type="checkbox"/> The property is considered <b>Eligible</b> at this time because it is already listed in the National Register <b>or</b>									
<ul style="list-style-type: none"> <li>• is at least 50 years old <b>and</b> retains its historic integrity (minimal alterations to key features)</li> <li>• has potential significance (architectural or historical)</li> </ul>									
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<ul style="list-style-type: none"> <li>• is less than 50 years old <b>or</b> is 50 years or older but there have been major alterations to key features</li> <li>• is known to have no significance, based on National Register-level documentation and evaluation</li> </ul>									
<b>SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box</b>									
<input checked="" type="checkbox"/> The project has <b>NO EFFECT</b> on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.									
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is <b>NO ADVERSE EFFECT</b> . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.									
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an <b>ADVERSE EFFECT</b> . Major impacts include full or partial demolition, complete residing, full window replacement, etc.									
<b>STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only</b>									
<b>Eligibility:</b> <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.									
<b>Effect:</b> <input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.									
<div style="border: 1px solid gray; padding: 5px; display: inline-block;"> <p style="margin: 0;">RECEIVED STAMP</p> <table border="1" style="border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">RLS</td> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;">ILS</td> <td style="padding: 2px;"> </td> </tr> </table> </div>						RLS		ILS	
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Signed: _____			Date: _____						
<b>CONTACT INFORMATION STAMP</b>									
Comments:									



## Historic Buildings - Seneca Elementary School:

### OREGON SHPO CLEARANCE FORM

*Do not use this form for ODOT or Federal Highway projects or to record archaeological sites*

SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE	
<p><i>Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.</i></p> <p>The original four-room schoolhouse was built in 1932 out of brick. At a later date, the brick was covered with stucco on all exterior walls, except for the area above the main front doors. In 2017, the original windows were replaced with vinyl throughout, except that the original wood tri-partite windows above the main entry doors still remain. Entry doors have been replaced with metal doors. The roof has been replaced with standing seam metal.</p> <p>A Quonset hut was added to the right rear of the building for use as a gymnasium, attached with a small one-story hallway, date unknown. A 3-room classroom addition was added to the left rear of the building and attached to the Quonset hut with a covered hallway. The classroom addition and gymnasium have aluminum window units.</p>	
SECTION 5: PROJECT DESCRIPTION	
<p><i>Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.</i></p> <p>Project is a facility assessment and long-range facility plan. There is no work on the actual building(s) proposed at this time.</p>	
SECTION 6: FUNDING SOURCE	
<input type="checkbox"/> ARRA <input type="checkbox"/> FCC <input type="checkbox"/> FERC <input type="checkbox"/> HUD <input type="checkbox"/> ODOE <input type="checkbox"/> USDARD <input type="checkbox"/> USFS <input checked="" type="checkbox"/> Other: Oregon Department of Education	
SECTION 7: AGENCY CONTACT INFORMATION	
Name of Organization Submitting the Project: BLRB Architects	
Project Contact Name and Title: Heidi Slaybaugh, Architect, Senior Associate	
Street Address, City, Zip: 721 SW Industrial Way, Suite 130, Bend, OR 97702	
Phone: 541-330-6506	Email: hslaybaugh@blrb.com
Date of Submission: 7/1/2020	
SECTION 8: ATTACHMENTS	
<b>REQUIRED</b>	<input checked="" type="checkbox"/> 3 – 4, color, 4 x 5 photographs of the subject property, digital or print. One photo is sufficient for vacant property
<b>AS NEEDED</b> <i>Contact SHPO staff with questions</i>	<input checked="" type="checkbox"/> Project area map, for projects including more than one tax lot
	<input checked="" type="checkbox"/> Additional drawings, reports, or other relevant materials
	<input checked="" type="checkbox"/> Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.
<b>SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301</b> <b>Documents meeting all aspects of the digital submission policy may be submitted by email to</b> <b>ORSHPO.Clearance@oregon.gov</b>	

Historic Buildings - Seneca Elementary School:

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*

**CONTINUATION SHEET**

- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendices.



Site Plan



Floor Plan of School

**Historic Buildings - Seneca Elementary School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



Front (South Elevation) of Original Schoolhouse (with Quonset Hut Gym Addition in Rear)



Closeup of Original Schoolhouse Entry

**Historic Buildings - Seneca Elementary School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



East Elevation of Original Schoolhouse



East Elevation of Quonset Hut Gym Addition in Rear



**Historic Buildings - Seneca Elementary School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



West Elevation of Original Schoolhouse & Classroom Addition



Rear (North Elevation) of Quonset Hut & Classroom Addition

## Historic Buildings - Grant Union Jr/Sr High School:

### OREGON SHPO CLEARANCE FORM

*Do not use this form for ODOT or Federal Highway projects or to record archaeological sites*

This form is for: <b>federal</b> cultural resource reviews (Section 106); <b>state</b> cultural resource reviews (ORS 358.653)									
<b>SECTION 1: PROPERTY INFORMATION</b>			<b>SHPO Case Number:</b>						
Property Name: Grant Union Jr/Sr High School									
Street Address: 911 S. Canyon Blvd									
City: John Day, OR 97875			County: Grant						
Agency Project #			Project Name: ODE Building ID #20080300						
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>									
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: Public				
Are there one or more buildings or structures? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)									
Is the property listed in the National Register of Historic Places? <input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO									
Original Construction date: 1936 <input type="checkbox"/> Check box if date is estimated									
Siding Type(s) and Material(s): Concrete/Stucco			Window Type(s) and Material(s): Aluminum						
Has the property been physically altered? <input type="checkbox"/> No Alterations <input type="checkbox"/> Few Alterations <input checked="" type="checkbox"/> Major / Many Alterations									
<b>SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box</b>									
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>									
<input checked="" type="checkbox"/> The property is considered <b>Eligible</b> at this time because it is already listed in the National Register <b>or</b>									
<ul style="list-style-type: none"> <li>• is at least 50 years old <b>and</b> retains its historic integrity (minimal alterations to key features)</li> <li>• has potential significance (architectural or historical)</li> </ul>									
<input type="checkbox"/> The property is considered <b>Not Eligible</b> at this time because it:									
<ul style="list-style-type: none"> <li>• is less than 50 years old <b>or</b> is 50 years or older but there have been major alterations to key features</li> <li>• is known to have no significance, based on National Register-level documentation and evaluation</li> </ul>									
<b>SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box</b>									
<input checked="" type="checkbox"/> The project has <b>NO EFFECT</b> on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.									
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is <b>NO ADVERSE EFFECT</b> . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.									
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an <b>ADVERSE EFFECT</b> . Major impacts include full or partial demolition, complete residing, full window replacement, etc.									
<b>STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only</b>									
<b>Eligibility:</b> <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.									
<b>Effect:</b> <input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.									
<div style="border: 1px solid gray; padding: 5px; display: inline-block;"> <table border="1" style="border-collapse: collapse;"> <tr><td style="padding: 2px;">RLS</td><td style="width: 20px;"></td></tr> <tr><td style="padding: 2px;">ILS</td><td></td></tr> </table> </div>						RLS		ILS	
RLS									
ILS									
Signed: _____			Date: _____						
<b>CONTACT INFORMATION STAMP</b>									
Comments:									

## Historic Buildings - Grant Union Jr/Sr High School:

### OREGON SHPO CLEARANCE FORM

*Do not use this form for ODOT or Federal Highway projects or to record archaeological sites*

SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE	
<p><i>Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.</i></p> <p>Numerous additions have been provided to the original schoolhouse building, none impacting the original structure's front façade.</p> <p>At an unknown date, addition #1 was added to the southwest side of the building consisting of a new boiler room, four classrooms, art room and shop.</p> <p>In 1967, the major addition was created relocating the main building entry away from the original entry to a new administrative addition on the south side of the original connecting to the library, to the south of the addition #1 an addition consisting of 2-classrooms, kitchen, multi-purpose room, and full-size gymnasium with support spaces was created, and to the north side of addition #1 a full-size shop was added.</p> <p>In 1980, the original windows were replaced with aluminum units in the original schoolhouse building, although the original arched wood windows remain above the old entry doors. The entry doors were replaced with metal doors.</p>	
SECTION 5: PROJECT DESCRIPTION	
<p><i>Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.</i></p> <p>Project is a facility assessment and long-range facility plan. There is no work on the actual building(s) proposed at this time.</p>	
SECTION 6: FUNDING SOURCE	
<input type="checkbox"/> ARRA <input type="checkbox"/> FCC <input type="checkbox"/> FERC <input type="checkbox"/> HUD <input type="checkbox"/> ODOE <input type="checkbox"/> USDARD <input type="checkbox"/> USFS <input checked="" type="checkbox"/> Other: Oregon Department of Education	
SECTION 7: AGENCY CONTACT INFORMATION	
Name of Organization Submitting the Project: BLRB Architects	
Project Contact Name and Title: Heidi Slaybaugh, Architect, Senior Associate	
Street Address, City, Zip: 721 SW Industrial Way, Suite 130, Bend, OR 97702	
Phone: 541-330-6506	Email: hslaybaugh@blrb.com
Date of Submission: 7/1/2020	
SECTION 8: ATTACHMENTS	
<b>REQUIRED</b>	<input checked="" type="checkbox"/> 3 – 4, color, 4 x 5 photographs of the subject property, digital or print. One photo is sufficient for vacant property
<b>AS NEEDED</b> <i>Contact SHPO staff with questions</i>	<input checked="" type="checkbox"/> Project area map, for projects including more than one tax lot
	<input checked="" type="checkbox"/> Additional drawings, reports, or other relevant materials
	<input checked="" type="checkbox"/> Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.
<p><b>SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301</b>  <b>Documents meeting all aspects of the digital submission policy may be submitted by email to</b>  <b>ORSHPO.Clearance@oregon.gov</b></p>	

Historic Buildings - Grant Union Jr/Sr High School:

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

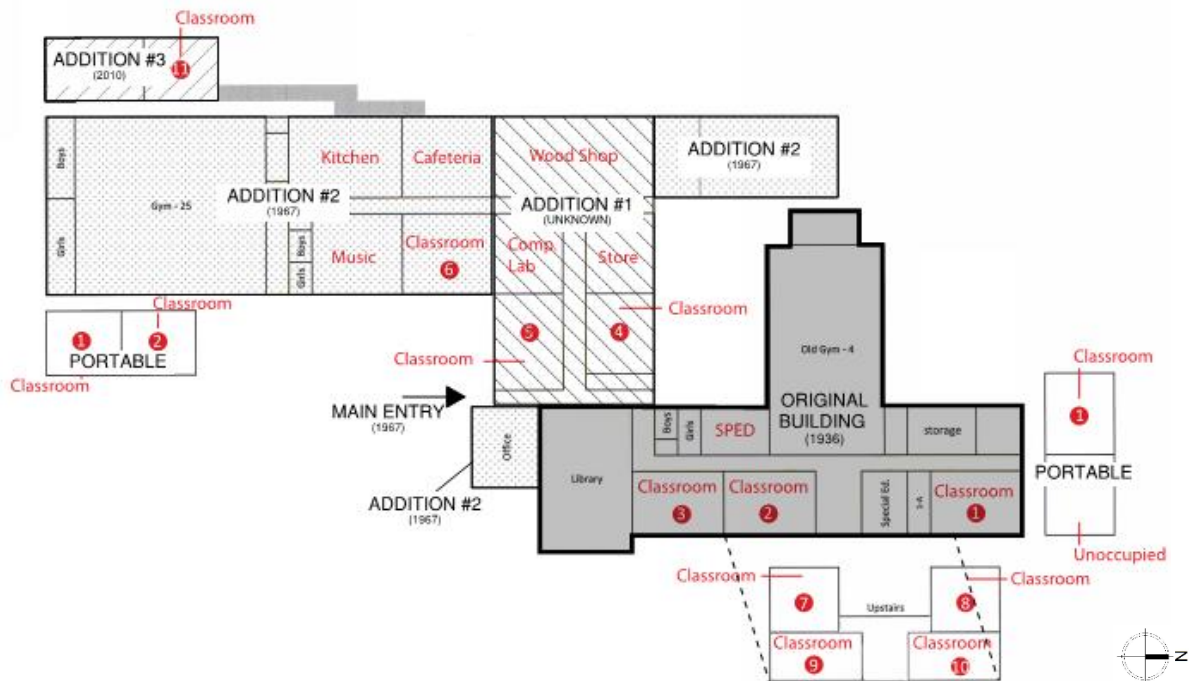
*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*

**CONTINUATION SHEET**

- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendices.



Site Plan



Floor Plan of School



**Historic Buildings - Grant Union Jr/Sr High School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



East (front) Elevation of Original Schoolhouse with Office/Library Addition on Left and Portables on Right



North (side) Elevation of Original Schoolhouse with Portables in Foreground

**Historic Buildings - Grant Union Jr/Sr High School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



West (rear) Elevation of Original Schoolhouse



South (side) Elevation of Original Schoolhouse with Administrative Addition



**Historic Buildings - Grant Union Jr/Sr High School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



East (front) Elevation of Various Additions - Office/Library Addition on Right, Classrooms Center, Gymnasium Left, and Portable Left Foreground



South (side) Elevation of Gymnasium and Classroom Additions, Field House in Foreground Right with Original Schoolhouse in Background

**Historic Buildings - Grant Union Jr/Sr High School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



East (front) Elevation of Original Schoolhouse



Closeup of Original Schoolhouse Entry



**Historic Buildings - Grant Union Jr/Sr High School:**

**OREGON SHPO CLEARANCE FORM  
CONTINUATION SHEET**

*Do not use this form for ODOT, Federal Highway projects or to record archaeological sites*



East (front) Elevation of Gymnasium / Classroom Wings



Closeup of Current School Entry (adjacent to gymnasium)

## Educational Adequacy:

BLRB created a quantifiable evaluation to calculate education adequacy of schools based upon the ODE criteria outline of issues to consider. The categories included:

- Support for Programs (Core & Support Program Facilities)
- Technology
- Supervision & Security
- Instructional Aides
- Physical Characteristics
- Learning Environment
- Relationship of Spaces

Each category has subsets of conditions to be evaluated individually. The subset conditions were evaluated by a cadre of teaching professionals to be adequate, somewhat adequate, or totally inadequate & needs immediate attention. The numerical score of 3 to 1 is correlated to the 3 levels of adequacy. The highest (or adequate) score would be a 3; and the lowest possible score (totally inadequate) would be a 1.

The subset scores were totaled and averaged to calculate an overall adequacy score for each element. Similarly, the combined score of all 8 categories are averaged to calculate an overall score for the school.

Below, you can see the criteria and the ratings the conditions evaluated by the School District's cadre of professionals received. On the next page, an example of the worksheet given to the District's employees can be found.

### GRANT SD - EDUCATIONAL ADEQUACY RATINGS

3 = ADEQUATE  
2 = marginally adequate  
1 = TOTALLY INADEQUATE, NEEDS IMMEDIATE ATTENTION

		Grant Union Jr/Sr HS	Humbolt Elementary	Seneca School
<b>Capacity, Core Curriculum</b> - facilitates for student enrollment	AVG. SCORE	2.0	1.7	1.5
<b>Capacity, Specialty Programs</b> -provisional special spaces	AVG. SCORE	2.0	1.8	3.0
<b>Technology</b> - data and communications infrastructure	AVG. SCORE	1.2	1.0	1.0
<b>Supervision and Security</b> - physical configuration & systems	AVG. SCORE	1.5	1.0	1.5
<b>Instructional Aides</b> - equipment necessary to deliver curriculum	AVG. SCORE	1.3	1.0	2.7
<b>Physical Characteristics</b> - Meets preferred class enrollment	AVG. SCORE	1.7	1.0	2.2
<b>Learning Environment</b> - comfortable and conducive	AVG. SCORE	1.2	1.5	1.5
<b>Relationship of Spaces</b> - proximity and access	AVG. SCORE	1.6	1.6	2.2
	Total Score	12.4	10.5	15.6
	Total Possible	24	24	24
	Bldg AVG score	1.6	1.3	1.9

## Educational Adequacy - Handout:



### GRANT SD - EDUCATIONAL ADEQUACY RATINGS

3 = ADEQUATE  
2 = MARGINALLY ADEQUATE  
1 = TOTALLY INADEQUATE, NEEDS IMMEDIATE ATTENTION

		Grant Union Jr/Sr HS	Humbolt Elementary	Seneca School
<b>Capacity, Core Curriculum</b> - facilities to meet the needs of students	<b>AVG. SCORE</b>	0.0	0.0	0.0
Core facilities				
Special Needs				
Cafeteria/Food Service				
School Office				
Counseling				
Media Center/Library				
<b>Capacity, Specialty Programs</b> - provisional special spaces	<b>AVG. SCORE</b>	0.0	0.0	0.0
Art & Music				
Science				
CTE				
P.E. & Athletics				
Community Spaces				
Sustainability & learning				
<b>Technology</b> - data and communications infrastructure	<b>AVG. SCORE</b>	0.0	0.0	0.0
Data Network & distribution				
Power distribution				
Wi-Fi & Wireless				
Audio enhancement				
Video/interactive technology				
Fire & Life Safety				
<b>Supervision and Security</b> - physical configuration & systems	<b>AVG. SCORE</b>	0.0	0.0	0.0
Passive security & visibility				
Physical barrier & control				
Access controls and cameras				
Site and landscape				
<b>Instructional Aides</b> - equipment necessary to deliver curriculum	<b>AVG. SCORE</b>	0.0	0.0	0.0
Teacher & Student storage				
Student display spaces				
Fixtures, Furnishings & Equipment				
<b>Physical Characteristics</b> - Meets preferred class enrollment	<b>AVG. SCORE</b>	0.0	0.0	0.0
General Ed				
Art & Music				
Science				
CTE				
P.E. & Athletics				
Special Needs				
<b>Learning Environment</b> - comfortable and conducive	<b>AVG. SCORE</b>	0.0	0.0	0.0
Heating, Ventilating & Air Conditioning				
Natural ventilation				
Indoor Air Quality				
Day-lighting				
Acoustics				
Accessibility				
<b>Relationship of Spaces</b> - proximity and access	<b>AVG. SCORE</b>	0.0	0.0	0.0
Proximity to shared spaces				
Outdoor learning				
Bus & Parking access				
Pedestrian access				
Access to playgrounds and fields				
	<b>Total Score</b>	0.0	0.0	0.0
	<b>Total Possible</b>	24	24	24
	<b>Bldg AVG score</b>	0	0	0
	<b>Percent of Total</b>	0%	0%	0%

## Educational Adequacy - Summary of Findings:

	Support for Programs	Technology	Supervision & Security	Instructional Aids	Physical Characteristics	Learning Environments	Relationship to Spaces	Portable Replacement	Total:
Humbolt Elementary School	\$0.00	\$359,238.86	\$256,901.66	\$165,856.84	\$332,882.45	\$4,161,346.68	\$322,756.26	\$2,624,097.60	\$5,598,982.75
Seneca Elementary School	\$96,523.68	\$73,937.50	\$0.00	\$54,327.36	\$5,047.80	\$427,762.84	\$184,582.71	\$509,874.12	\$842,181.90
Grant Union Jr/Sr High School	\$541,492.92	\$662,679.75	\$486,105.82	\$454,491.74	\$981,976.49	\$9,867,373.43	\$1,320,993.83	\$2,642,976.00	\$14,315,113.97
District Office Building	\$0.00	\$0.00	\$0.00	\$111,470.16	\$31,350.07	\$593,826.06	\$140,516.73	\$0.00	\$877,163.03

Figure #9 - Chart displaying cost breakdowns of each district site, organized by each Educational Adequacy category.

Early on in our assessment process, BLRB decided to draw a correlation between categories in our Educational Adequacy survey, and the costs reflected on the ODE's Facility Condition Assessment (FCA). Figure #9, (above) shows the cost breakdowns of each district site, organized by each Educational Adequacy category. Figure #10, (right), shows the aggregate Educational Adequacy rankings for every school site in the Grant County School District. Figure #11, (below) shows that same data as an easily digestible stacked bar chart.

School Name	Educational Adequacy
Humbolt Elementary School	26.99%
Seneca Elementary School	19.73%
Grant Union Jr/Sr High School	31.61%
District Office Building	41.60%

Figure #10 - Educational Adequacy rankings for each school in the GSD.

**Educational Adequacy - Summary of Findings:**

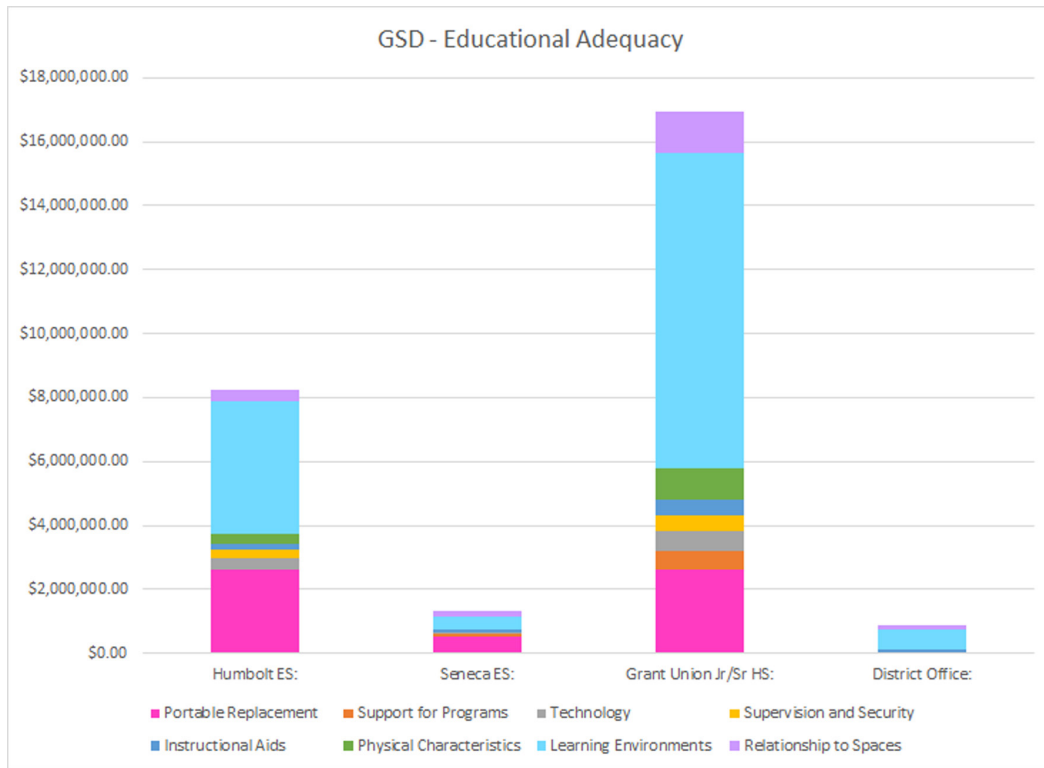


Figure #11 - Bar chart showing cost breakdowns for district site, organized by Educational Adequacy category.

**Educational Adequacy - Individual Cost Breakdowns:**

*Humbolt Elementary School:*

<b>Humbolt ES:</b>		<b>\$5,598,982.75</b>
Portable Replacement	\$2,624,097.60	
Support for Programs - Capacity	\$0.00	
Technology	\$359,238.86	
Supervision and Security	\$256,901.66	
Instructional Aids	\$165,856.84	
Physical Characteristics	\$332,882.45	
Learning Environments	\$4,161,346.68	
Relationship to Spaces	\$322,756.26	
<b>Total w/ Portables</b>		<b>\$8,223,080.35</b>

*Seneca Elementary School:*

<b>Seneca ES:</b>		<b>\$842,181.90</b>
Portable Replacement	\$509,874.12	
Support for Programs - Capacity	\$96,523.68	
Technology	\$73,937.50	
Supervision and Security	\$0.00	
Instructional Aids	\$54,327.36	
Physical Characteristics	\$5,047.80	
Learning Environments	\$427,762.84	
Relationship to Spaces	\$184,582.71	
<b>Total w/ Portables</b>		<b>\$1,352,056.02</b>

*Grant Union Jr/Sr High School:*

<b>Grant Union Jr/Sr HS</b>		<b>\$14,315,113.97</b>
Portable Replacement	\$2,642,976.00	
Support for Programs - Capacity	\$541,492.92	
Technology	\$662,679.75	
Supervision and Security	\$486,105.82	
Instructional Aids	\$454,491.74	
Physical Characteristics	\$981,976.49	
Learning Environments	\$9,867,373.43	
Relationship to Spaces	\$1,320,993.83	
<b>Total w/ Portables</b>		<b>\$16,958,089.97</b>

*The District Office:*

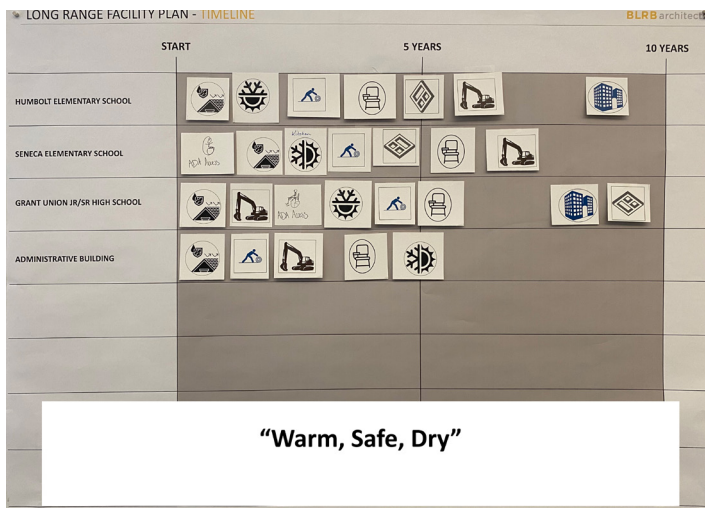
<b>District Office</b>		<b>\$877,163.03</b>
Portable Replacement	\$0.00	
Support for Programs - Capacity	\$0.00	
Technology	\$0.00	
Supervision and Security	\$0.00	
Instructional Aids	\$111,470.16	
Physical Characteristics	\$31,350.07	
Learning Environments	\$593,826.06	
Relationship to Spaces	\$140,516.73	
<b>Total w/ Portables</b>		<b>n/a</b>

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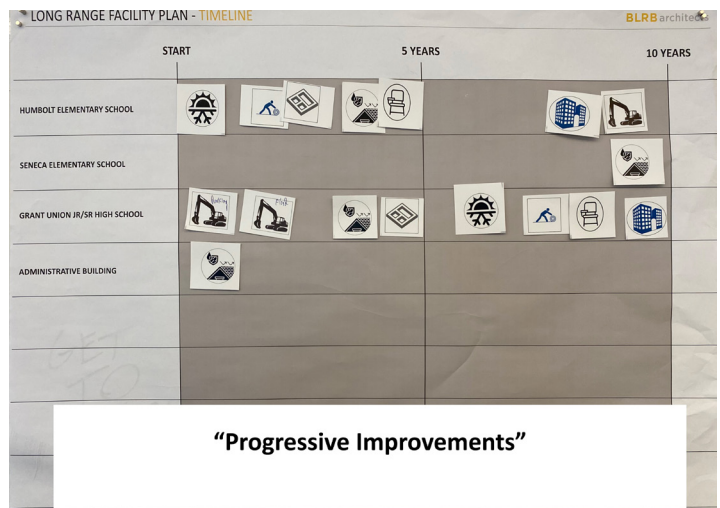


## 10 Year Proposed Plan:

At community meeting #2, held on January 22, 2020, BLRB asked members of the GCS D community to create draft 10 year plans to address the facility needs of the district. For each table of assembled community members, BLRB provided an empty timeline and icons that represented specific needs of each site. We asked that they didn't consider financial limitations, but rather treat it as an exercise to help us identify what community members saw as the biggest needs. After the meeting, we collected the three community created timelines (Examples 1, 2 & 3), and used them to create the framework for our *draft* proposals.



Draft Plan #1 - Community Mock up "Warm, Safe & Dry"



Draft Plan #2 - Community Mock up "Progressive Improvements"

At the next community meeting, held on March 10, 2010, BLRB presented three draft proposals created from the community timelines, and listened to community feedback. After some candid conversations with community members, as well as with school officials and teaching staff, it was decided what best aligned with the District and Community's vision, was based off of Plan #3 (Draft Plan #3). Through this iterative process, we arrived at a proposed plan that meets the needs of both the district and community.



Draft Plan #3 - Community Mock up "Take to Drier Ground"



## 10 Year Proposed Plan - Option #1 - Narrative:

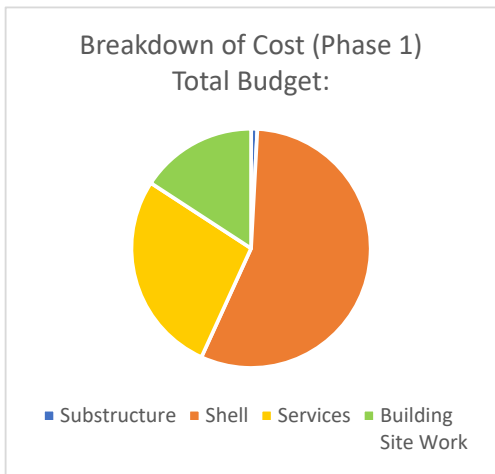


### “Option #1”

Cost Overview:

Phase I Project Cost: \$ 11,064,981.35

Phase II Project Cost (8 Years Out): \$ 13,882,296

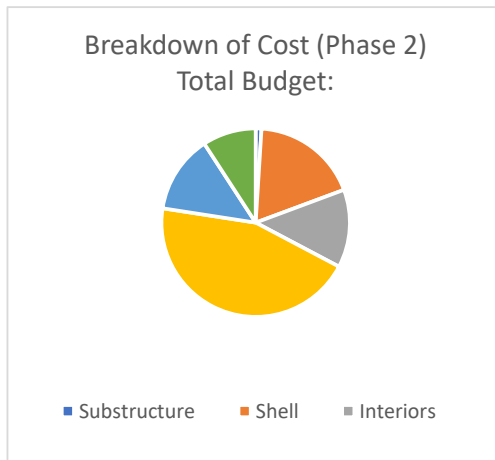


This plan works to solve the universally identified issues facing the District in the next 5 years, and then addresses the other needs further down the line.

In Phase I, at **Humbolt Elementary School**, work commences to upgrade the *Substructure* (slab on grade repairs), and *Services* (heating/cooling, plumbing, fire protection, and electrical).

At **Grant Union Jr/Sr High School**, the unanimously agreed upon priorities are addressed, namely *Shell* (floors, roofs, exterior walls, and windows/doors) and *Building Site Work* (repaving the parking lots).

Phase II of this Long-Range Facility Plan, (around 2028), encompasses the needs identified by at least two of the three community draft plans created in the last meeting.



For **Humbolt Elementary School**, this includes *Shell* (concrete floor repair, windows, exterior doors, metal roof repair), *Interiors* (resilient tile flooring, water damaged ceiling tile), *Equipment & Furnishings* (fixed furnishings), and *Building Site Work* (parking lot paving, playground, storm sewer).

At this point, work would begin at **Seneca Elementary School** to upgrade the *Substructure* (slab on grade repairs), *Shell* (girls restroom floor repair), *Interiors* (interior doors, ceiling tile), *Services* (lighting/security, heating & controls, plumbing), *Equipment & Furnishings* (new warming kitchen, fixed furnishings), as well as *Building Site Work* (parking lot paving, exterior basketball court).

Moving on to **Grant Union Jr/Sr High School**, Phase II would address the *Substructure* (slab on grade repairs), *Interiors* (water damage, asbestos abatement), and *Services* (in-room ventilator units, plumbing fixtures, fire protection), as well as *Equipment & Furnishings* (upgraded science classrooms, kitchen equipment, movable furnishings).

Phase II would also repair the issues identified at the **Administrative Building**. These are the *Shell* (roof replacement, exterior windows), the *Interiors* (ceiling tile replacement, wallboard), *Services* (in-room ventilator units & controls, plumbing piping), *Equipment & Furnishings* (movable furnishings), and *Building Site Work* (parking lot repaving).

## 10 Year Proposed Plan - Option #1 - Data Sheet:

"Option #1" – Data Sheet



### "Option #1"

#### Phase I

**Phase I Construction Cost: \$ 7,033,423.18**

**Phase II Project Cost: \$ 11,064,981.35**

#### Humbolt ES:

Total Construction Cost: *Substructure*

**\$1,985,453.13**

Total Project Cost: *Services*

\$3,123,514.87

*Repair Slab on Grade*

*Update Plumbing Fixtures*

*Repair Domestic Water Distribution*

*Repair Sanitary Waste*

*Major Repair Boiler*

*Update Air Handler*

*Repair Furnace*

*Replace Ductwork*

*Replace In-room ventilator unit*

*Replace In-room radiant unit*

*Add Fire Sprinklers*

*Upgrade Lighting and Branch Wiring*

*Add Clock / Intercom System*

*Add Closed Circuit Surveillance*

*Add Access Control System*

*Add Intrusion Alarm System*

*Replace Fire Alarm / Detection*

*Add Lighting Control System*

#### Grant Union Jr/Sr:

Total Construction Cost: *Shell*

**\$5,047,970.05**

Total Project Cost:

\$7,941,466.49

*Repair Wood Roof Construction*

*Repair Exterior Walls - Framed w/ Stucco*

*Replace Exterior Steel Windows*

*Repair Exterior Hollow Metal Doors*

*Replace Metal Roof Coverings*

*Building Sitework*

*Repave Parking Lots*

*Update Site Development*

*Update Storm Sewer*

*Replace Site Lighting*

*Grade Gravel / Access Roads*

*Add Submersible Water Pump*

*Replace Loading Dock*

## 10 Year Proposed Plan - Option #1 - Data Sheet:

"Option #1" – Data Sheet



### Phase II

**Phase 2 Construction Cost: \$ 6,764,193.01**

**Phase 2 Project Cost: \$ 13,882,296.50**

#### Humbolt ES:

Total Construction Cost:	Shell
<b>\$1,561,411.13</b>	Interiors
Total Project Cost:	Equipment & Furnishings
\$3,232,470.60	Building Site Work

#### Seneca ES:

Total Construction Cost:	Substructure
<b>\$535,330.47</b>	Shell
Total Project Cost:	Interiors
\$1,108,253.93	Services
	Equipment & Furnishings
	Building Site Work

#### Grant Union Jr/Sr:

Total Construction Cost:	Substructure
<b>\$4,051,390.47</b>	Interiors
Total Project Cost:	Services
\$8,387,285.27	Equipment & Furnishings

#### Administration Building:

Total Construction Cost:	Shell
<b>\$557,566.12</b>	Interiors
Total Project Cost:	Services
\$1,154,286.70	Equipment & Furnishings
	Building Site Work

Total Project Cost, including an  
adjustment for 8 years of inflation for  
Phase II:

\$ 13,882,296.50 – PH. I
+ \$ 11,064,981.35 – PH. II
<b>\$ 24,947,277.85</b>

## 10 Year Proposed Plan - Option #2 - Narrative:



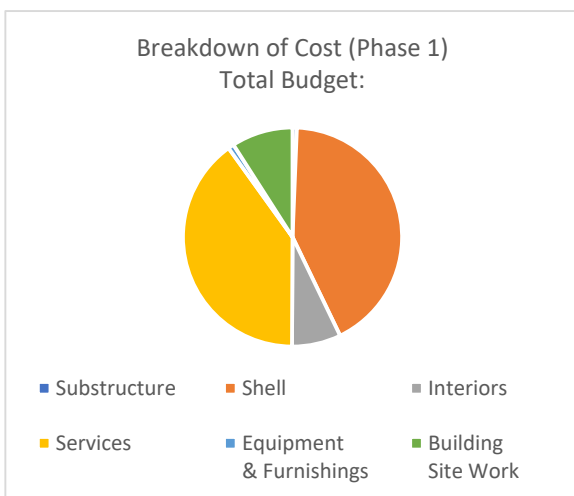
### “Option #2”

**Cost Overview:**

Phase 1 Project Cost: \$19,234,505

Phase 2 (8 Years Out) Project Cost: \$1,899,296.02

This plan works to solve the commonly identified issues facing the District in the next 5 years, and then addressing less urgent needs further down the line. This plan frontloads the bulk of the costs into Phase I.



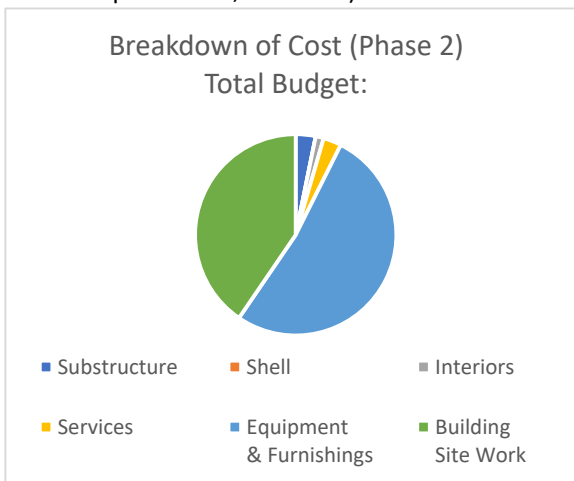
Much like in “Option #1,” in Phase I of “Warm, Safe & Dry,” **Humbolt Elementary School** receives upgrades to *Substructure*, (slab on grade repairs) and *Shell* (concrete floor repair, windows, exterior doors, metal roof repair). Additionally, improvements are made to the *Interiors*, (resilient tile flooring, water damaged ceiling tile), *Services*, (heating/cooling, plumbing, fire protection, and electrical) and *Equipment & Furnishings*, (fixed furnishings).

At **Seneca Elementary School**, Phase I provides improvements to the *Shell* (girls restroom floor repair), *Interiors* (interior doors, ceiling tile) and *Services* (lighting/security, heating & controls, plumbing).

For **Grant Union Jr/Sr High School**, the noted issues concerning *Substructure* (slab on grade repairs), *Shell* (floors, roofs, exterior walls, and windows/doors),

*Interiors* (water damage, asbestos abatement), *Services* (in-room ventilator units, plumbing fixtures, fire protection), and *Building Site Work* (repaving the parking lots), are repaired.

At the **Administrative Building**, work begins on the repairs to the building’s *Shell* (roof replacement, windows).



Phase II (2028) of this plan revisits each site after the most pressing issues have been taken care of and fixes the remaining inadequacies.

At **Humbolt Elementary School**, this leaves only *Building Site Work* (parking lot paving, playground repair, storm sewer).

For **Seneca Elementary School**, *Substructure* (slab on grade repairs), *Equipment & Furnishings* (new warming kitchen, fixed furnishings), and *Building Site Work* (parking lot paving, exterior basketball court), would all be addressed.

**Grant Union Jr/Sr High School** receives updated *Equipment & Furnishings* (upgraded science classrooms, additional kitchen equipment, movable furnishings).

Lastly, the work at the **Administrative Building** covers *Interiors* (ceiling tile replacement, wallboard), *Services* (in-room ventilator units & controls, plumbing piping), *Equipment & Furnishings* (movable furnishings), and *Building Site Work* (parking lot repaving).

## 10 Year Proposed Plan - Option #2 - Data Sheet:

“Option #2” – Data Sheet



### “Option #2”

#### Phase I

**Phase I Construction Cost: \$ 12,263,620.00**

**Phase I Project Cost: \$ 19,293,126.98**

#### Humbolt ES:

Total Construction Cost: *Substructure*

**\$3,192,040.69**

Total Project Cost: *Shell*

\$5,021,718.41

#### *Interiors*

#### *Services*

#### Equipment & Furnishings

- Repair Slab on Grade*
- Replace Concrete Floor*
- Repair Wood Roof*
- Touch up Framed w/ Wood Siding*
- Replace Exterior Steel Windows*
- Replace Exterior Wood Doors*
- Repair Metal Roof Coverings*
- Repair Wood Interior Doors*
- Replace Resilient Tile Floor Finishes*
- Repair Ceramic Tiles Floor Finishes*
- Repair Glued up Ceiling Tiles*
- Update Plumbing Fixtures*
- Repair Domestic Water Distribution*
- Repair Sanitary Waste*
- Major Repair Boiler*
- Update Air Handler*
- Repair Furnace*
- Replace Ductwork*
- Replace In-room ventilator unit*
- Replace In-room radiant unit*
- Add Fire Sprinklers*
- Upgrade Lighting and Branch Wiring*
- Add Clock / Intercom System*
- Add Closed Circuit Surveillance*
- Add Access Control System*
- Add Intrusion Alarm System*
- Replace Fire Alarm / Detection*
- Add Lighting Control System*
- Update Fixed Furnishings*

## 10 Year Proposed Plan - Option #2 - Data Sheet:

"Option #2" – Data Sheet



### Seneca ES:

Total Construction Cost: *Shell*

**\$285,175.80**

Total Project Cost:

\$448,638.57

*Interiors*

*Services*

*Repair Concrete Floors*  
*Replace Stair and Landing at Quonset Hut*

*Repair Wood Interior Doors*  
*Repair Lay-In Ceiling Tiles*

*Update Plumbing Fixtures*  
*Repair Domestic Water Distribution*  
*Repair Sanitary Waste*  
*Repair Rainwater Drainage*  
*Repair HVAC - Boiler*  
*Replace In-room Radiant Unit*  
*Add HVAC - Controls*  
*Upgrade Lighting and Branch Wiring*  
*Add Clock / Intercom System*  
*Replace Closed Circuit Surveillance*  
*Add Access Control System*  
*Add Intrusion Alarm System*  
*Replace Fire Alarm / Detection*  
*Add Lighting Control System*

### Grant Union Jr/Sr:

Total Construction Cost: *Substructure*

**\$8,466,265.77**

Total Project Cost:

\$13,319,129.31

*Shell*

*Interiors*

*Repair Slab on Grade*  
*Repair Wood Roof Construction*  
*Repair Exterior Walls - Framed w/ Stucco*  
*Replace Exterior Steel Windows*  
*Repair Exterior Hollow Metal Doors*  
*Replace Metal Roof Coverings*  
*Replace Hollow Metal Interior Doors*  
*Replace Resilient Floor Tiles*  
*Update Ceramic Floor Tiles*  
*Repair Wallboard Ceiling Finish*  
*Replace Lay-In Ceiling Tiles*  
*Replace Glued-Up Ceiling Tiles*

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## 10 Year Proposed Plan - Option #2 - Data Sheet:

"Option #2" – Data Sheet

### Services

## **BLRB** architects

*Replace Plumbing Fixtures*  
*Repair Domestic Water Distribution*  
*Repair Sanitary Waste*  
*Repair Rainwater Drainage*  
*Repair Energy Supply*  
*Update Air Handler*

*Replace Ductwork*  
*Replace In-room ventilator unit*  
*Update HVAC - Controls*  
*Add Fire Sprinklers*  
*Add Clock / Intercom System*  
*Replace Closed Circuit Surveillance*  
*Add Access Control System*  
*Add Intrusion Alarm System*  
*Replace Fire Alarm / Detection*  
*Replace Crawlspace Ventilators*

### Building Sitework

*Repave Parking Lots*  
*Update Site Development*  
*Update Storm Sewer*  
*Replace Site Lighting*  
*Grade Gravel / Access Roads*  
*Add Submersible Water Pump*  
*Replace Loading Dock*

### Administration Building:

Total Construction Cost: *Shell*

**\$320,137.74**

Total Project Cost:

\$503,640.69

*Replace Wood Roof Construction*  
*Replace Steel Exterior Windows*  
*Replace Metal Roof Coverings*  
*Replace Glass Windowpanes*

## 10 Year Proposed Plan - Option #2 - Data Sheet:

“Option #2” – Data Sheet



### Phase II

**Phase II Construction Cost: \$ 1,533,996.19**

**Phase II Project Cost: \$ 2,413,282.81**

#### Humbolt ES:

Total Construction Cost: *Building Site Work*

**\$354,823.58**

Total Project Cost:

\$734,564.24

#### Seneca ES:

Total Construction Cost: *Substructure*

**\$250,154.67** *Equipment*

Total Project Cost: *Building Site Work*

\$517,876.17

#### Grant Union Jr/Sr:

Total Construction Cost: *Equipment & Furnishings*

**\$633,094.75**

Total Project Cost:

\$1,310,647.86

#### Administration Building:

Total Construction Cost: *Interiors*

**\$237,428.39** *Services*

Total Project Cost: *Equipment & Furnishings*

\$491,529.91 *Building Site Work*

*Total Project Cost, including an  
adjustment for 8 years of inflation for  
Phase II:*

*\$ 19,293,126.98 – PH. I*

*+ \$ 2,413,282.81 – PH. II*

***\$ 21,706,409.80***



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## 10 Year Proposed Plan - Option #3 - Narrative:

### “Option #3”

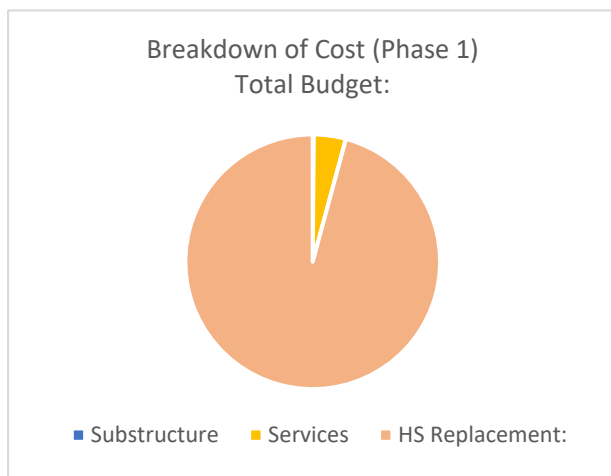


#### Cost Overview:

Phase I Project Cost: \$48,430,673

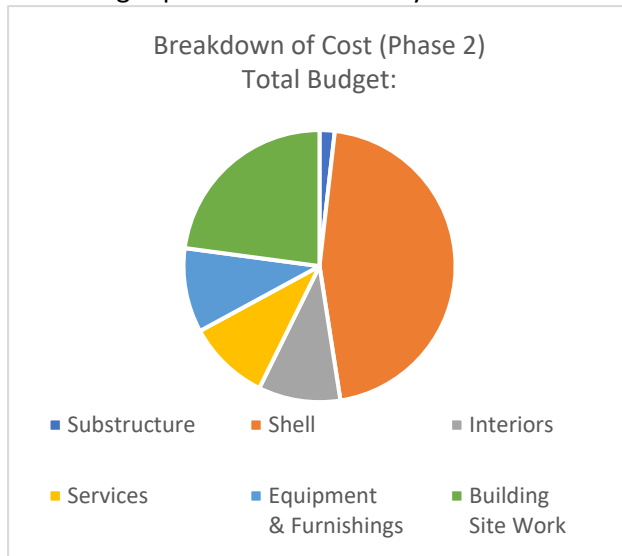
Phase II (8 Years Out): \$5,800,377

This certainly is the most expensive, but also the most expansive of the three plans. “Option #3” focuses on immediately addressing the commonly agreed upon needs, as well as provides a new Jr/Sr High School for the community, and then addresses the rest of the district’s needs.



Phase 1 includes the unanimously agreed upon improvements at **Humbolt Elementary School**, which includes *Substructure*, (slab on grade repairs) and *Services*, (heating/cooling, plumbing, fire protection, and electrical). Rather than attempting to repair the issues found at **Grant Union Jr/Sr High School**, construction on a new high school commences and is completed in Phase I.

After the new **Grant Union Jr/Sr High School** is finished (2028), Phase II begins. This encompasses all the remaining repairs needed at every site in the district.



For **Humbolt Elementary School**, this includes *Shell* (concrete floor repair, windows, exterior doors, metal roof repair), *Interiors*, (resilient tile flooring, water damaged ceiling tile), *Equipment & Furnishings*, (fixed furnishings), and *Building Site Work* (parking lot paving, playground, storm sewer).

At **Seneca Elementary School**, upgrades to the *Substructure* (slab on grade repairs), *Shell* (girls restroom floor repair), *Interiors* (interior doors, ceiling tile), *Services* (lighting/security, heating & controls, plumbing), as well as *Equipment & Furnishings* (new warming kitchen, fixed furnishings) and *Building Site Work* (parking lot paving, exterior basketball court) take place.

At the **Administrative Building**, issues concerning the *Shell* (roof replacement, windows), *Interiors* (ceiling tile replacement, wallboard), *Services* (in-room ventilator units & controls, plumbing piping), *Equipment & Furnishings* (movable furnishings), and *Building Site Work* (parking lot repaving), would all be addressed.

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## 10 Year Proposed Plan - Option #3 - Data Sheet:

“Option #3” – Data Sheet



### “Option #3”

#### Phase I

**Phase I Construction Cost: \$ 47,273,554.83**

**Phase I Project Cost: \$ 48,411,616.57**

##### Humbolt ES:

Total Construction Cost: *Substructure*

**\$1,985,453.13**

Total Project Cost: *Services*

\$3,123,514.87

*Repair Slab on Grade*

*Update Plumbing Fixtures*

*Repair Domestic Water Distribution*

*Repair Sanitary Waste*

*Major Repair Boiler*

*Update Air Handler*

*Repair Furnace*

*Replace Ductwork*

*Replace In-room ventilator unit*

*Replace In-room radiant unit*

*Add Fire Sprinklers*

*Upgrade Lighting and Branch Wiring*

*Add Clock / Intercom System*

*Add Closed Circuit Surveillance*

*Add Access Control System*

*Add Intrusion Alarm System*

*Replace Fire Alarm / Detection*

*Add Lighting Control System*

##### Grant Union Jr/Sr:

Total Construction Cost:

**\$45,288,101.70**

Total Project Cost:

\$45,288,101.70

*New School Replacement*

## 10 Year Proposed Plan - Option #3 - Data Sheet:

“Option #3” – Data Sheet



### Phase II

**Phase II Construction Cost: \$ 2,712,802.54**

**Phase II Project Cost: \$ 4,267,780.96**

#### Humbolt ES:

Total Construction Cost:	<i>Shell</i>
<b>\$1,561,411.13</b>	<i>Interiors</i>
Total Project Cost:	<i>Equipment &amp; Furnishings</i>
\$3,232,470.60	<i>Building Site Work</i>

#### Seneca ES:

Total Construction Cost:	<i>Substructure</i>
<b>\$535,330.47</b>	<i>Shell</i>
Total Project Cost:	<i>Interiors</i>
\$1,108,253.93	<i>Services</i>
	<i>Equipment</i>
	<i>Building Site Work</i>

#### Administration Building:

Total Construction Cost:	<i>Shell</i>
<b>\$557,566.12</b>	<i>Interiors</i>
Total Project Cost:	<i>Services</i>
\$1,154,286.70	<i>Equipment &amp; Furnishings</i>
	<i>Building Site Work</i>

Total Project Cost, including an adjustment for 8 years of inflation for Phase II:

\$ 48,411,616.57 – PH. I
+ \$ 4,267,780.96 – PH. II
<b>\$ 52,679,397.53</b>

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## 10-Year Proposed Plan:

*10 Year proposed plan would relocate Grant Union Jr/Sr High School out of the flood plain immediately as well as critical improvements at Humbolt Elementary School, and then allocate funds to update GSD's remaining sites over the 10 year time period.*

The Grant School District's Long-Range Facility Plan is to first address the most critical needs of the district: issues with flooding at the High School, and critical improvements at Humbolt Elementary school. Currently, Grant Union High School is in a flood plain, and experiences regular flooding as a result. The community decided that this is unacceptable for students and teachers alike. Instead of putting a bandaid on the issue, the community opted for the more surgical approach and decided to relocate the High School to higher ground. Replacement/relocation of GUHS will positively impact every student in the GSD service area. Additionally, in Phase 1 of the proposed 10-Year Plan critical improvements are to be made at Humbolt Elementary School. The school had the second lowest FCI of all student facilities in the district, only falling behind the flooded high school.

This approach is very front heavy in terms of financial investment. To replace/relocate the facilities that Grant Union Jr/Sr High School currently has, the district anticipates spending at least \$ 71,247,241. This number is likely to increase, as it does not include the exploratory site research that needs to occur for the District to confidently select a new location. At the two elementary schools, the total expected cost of repairs falls around \$ 7,464,239.40, (6,355,985.47 in total for repairs at Humbolt Elementary School, and \$ 1,108,253.93 at Seneca Elementary School). Finally, the Administrative Building is in need of heavy repairs, as it currently sits in a renovated Mechanics Shed. With an FCI of 41.6%, it is in the worse shape of any building in the district. However, Student health and safety are the priority for both the District and the community, and so these improvements had to wait until all the other sites were provided for. In order to repair the Administrative Office, the District expects to spend around \$ 1,154,286.70 for much needed repairs.

In total under this 10-year facilities plan, GSD expects to invest \$ 78,638,537.42 over the next 10 years into new facilities that better serve students and the greater John Day community.

## **Impacts of COVID19:**

Between Meeting's 3 & 4, the global pandemic hit. Unfortunately, the timing of this could not have been worse, as we were now operating in a rapidly adjusting socio-economic climate. Where just a few weeks prior was optimism about the ability to raise funding for the legitimate threats facing the district, soon was replaced with justified anxiety about passing a bond on an already hard-hit economy. In the final community meeting, much discussion was had about whether or not we should scrap the plan entirely. Ultimately, the decision was made to proceed with the submittal. Perhaps best said by Grant School District Superintendent Bret Uptmor during our closing conversation, "The money didn't go away; the optimism did." This optimism will return to the community, and when it does, they will still need a plan to improve and move forward.

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