


FW: SFSD Schlador Campus and Ag Shop: Demo, revised plan for 8 CLASSROOMS; LIABILITIES and AIA CODE OF ETHICS ISSUES; and STUDENT LOBBY ADDITION

gene@innovdc.com <gene@innovdc.com>

Tue 10/10/2023 3:49 PM

To: Design Build Associates LLC <steven@designbuildassociatesllc.com>

 1 attachments (91 KB)
20150520113034679.pdf;

Superintendent knew.....

From: gene@innovdc.com <gene@innovdc.com>

Sent: Monday, October 9, 2023 10:01 AM

To: 'Design Build Associates LLC' <steven@designbuildassociatesllc.com>

Subject: FW: SFSD Schlador Campus and Ag Shop: Demo, revised plan for 8 CLASSROOMS; LIABILITIES and AIA CODE OF ETHICS ISSUES; and STUDENT LOBBY ADDITION

Thank you.

Gene Pfeifer

”True Sustainability Releases Funds for Priorities”

503-873-6393

From: gene@innovdc.com <gene@innovdc.com>

Sent: Friday, September 22, 2023 1:32 PM

To: 'drue_scott@silverfalls.k12.or.us' <drue_scott@silverfalls.k12.or.us>

Cc: 'vonfluelaw@hotmail.com' <vonfluelaw@hotmail.com>

Subject: FW: SFSD Schlador Campus and Ag Shop: Demo, revised plan for 8 CLASSROOMS; LIABILITIES and AIA CODE OF ETHICS ISSUES; and STUDENT LOBBY ADDITION

Good morning, Scott-

Thank you for being available for questions yesterday.

The attached previous email confirms that you did receive the reports from the three independent professional designer from me on February 26, 2021.

Owen Von Flue last night acknowledged discussion of same with me previously.

When chairman of the High School Relocation , the caveat was that the Schlader School on Schlader Street would become the middle school. My subcommittee report and all documents are in my files.

My concerns are that you stated that the current task force made the bond decision. That you did not....However, it is now clear that you did not provide them with adequate information to make a valid decision, Additionally, your website states information that is incorrect, and indicates gross negligence.

Please consider the merits of our meeting as soon as possible. That may be meritorious versus the alternatives.

Please respond in the next several days.
Thank you.

Gene Pfeifer
Past chairman, SFHS relocation
“True Sustainability Releases Funds for Priorities”
503-873-6393

From: gene@innovdc.com <gene@innovdc.com>
Sent: Saturday, February 27, 2021 1:33 PM
To: 'Scott Drue5303-5' <drue_scott@silverfalls.k12.or.us>
Subject: FW: SFSD Schlador Campus and Ag Shop: Demo, revised plan for 8 CLASSROOMS; LIABILITIES and AIA CODE OF ETHICS ISSUES; and STUDENT LOBBY ADDITION

Good day, Scott-

Our candid meeting on Friday was very much appreciated.

Attached is my original drawing of a better solution for interim classrooms on the Schlaor Campus; other than the current modules to the NE. The eight classrooms and support space fit within the walls of the once existing AG Shop. My anticipation was a complete “tenant improvement”, with carpet, AC ceilings, etc. It would have tied in more appropriately with the reuse of the entire campus.

More informative, the attached comprehensive narrative should be helpful to you in the current space consideration needs. This includes comments on the analysis by Geoff James, AIA, including a new “STUDENT LOBBY”.

A very important suggestion included from me in Mr. James discussion and budget, is the addition of a central point security and improved function student lobby and portico on the south side of the existing Schlador Campus. The concept includes a 2000 sf new lobby with a one way drive through for student delivery and bus access off the street. Much safer and functional delivery location close to administrative offices. There is elevator to provide handicapped access to all levels of the Schlador class rooms from the student waiting lobby. Refer to my copy to you, “Silverton Middle School Study 2012”. The

budget in that copy mentions “new lobby” in many locations. Especially, see cost items in divisions 2 and 13.

Hoping that we may meet again soon, my original concept of the “Student Lobby” may be illustrated for you.

Thank you.

Gene Pfeifer
503-873-6393

From: Gene Pfeifer <gene@innovdc.com>
Sent: Saturday, August 8, 2015 10:01 PM
To: gene@innovdc.com
Subject: FW: SFSD Schlador Campus and Ag Shop: Demo, revised plan for 8 CLASSROOMS; LIABILITIES and AIA CODE OF ETHICS ISSUES

TOPIS: DEMOLITION OF USABLE SILVERFALLS SCHOOL DISTRICT PROPERTY (May, 2015)

Silver Falls School District Constituents-

The following communication is not just about saving SFSD money; but about functional and safe facilities for our youngest and most at risk students. Please read. My request is for you to call or contact Tim Roth (503-873-8274 or troth1913@gmail.com) and Andy Bellando (503-873-5303-5 or bellando_andy@silverfalls.k12.or.us) (Andy may just tell you he is doing the wishes of his board..... However, the decision for demo was made without accurate information; the Board has yet to approve the final relocation plans and a realistic budget.) to stop the immediate process of demolishing the AG shop because the attached plan (See link below) demonstrates that it may be functionally and economically used as 8 classrooms versus what they propose to do with modulars with no service functions and rain issues.

Please consider using contact information for other Board members to express your concerns further. David Beeson: espressodoble@yahoo.com; Tom Buchholz: tombuc867@aol.com; Wally Lierman: wally.e.lierman@intel.com; Julie Norris: julienorris15@gmail.com; Ervin Stadeli: imovedrak4u@aol.com; Owen Von Flue: vonfluelaw@hotmail.com; New: Aaron Koch: aaronkoch97381@gmail.com; Ron Valoff: ron.valoff@frontier.com; Todd White: tunatodd33@aol.com.

Also, if there are other parties in the District who's voice may be listened to, let me know or contact them to act as well. I do not believe this is the will of the “District”,

the people; nor in the best interest of our youngest students. Please call with any questions.

Thank you.

Gene Pfeifer

Active Citizen

503-873-6440 gene@innovdc.com

From: Gene Pfeifer [<mailto:gene@innovdc.com>]

Sent: Tuesday, May 26, 2015 4:45 PM

To: 'Tim Roth'; 'Andy Bellando'

Cc: 'SFSD Board'; 'Denise Childs'; 'david beeson'; '<tombuc867@aol.com>'; 'Wally Lierman'; 'julie Norris'; 'Ervin Stadel'; 'Owen Von Flue'; 'Aaron Koch'; 'Ron Valoff'; 'Todd White'; 'Dandy Stevens'; 'Jennifer Hannan'; 'Nancy Griffith'; 'Dan Hess'; 'John Weekes'; 'Kristine Thomas'

Subject: FW: SFSD Schlador Campus and Ag Shop: Demo, revised plan for 8 CLASSROOMS; LIABILITIES and AIA CODE OF ETHICS ISSUES

Tim Roth, Silver Falls School District Chairman, Et al

Hi Tim-

Recent events and SFSD Board meetings have displayed that, because of pressure from the District Administration for a specific pre-assumed restructuring of student populations with the use of the modular classrooms and a rush to relocate the youngest of our elementary students into Mark Twain School; hence, lack of time for the Architect consultants to do a proper independent analysis. This then has led to conditions currently proposed to, prematurely demolish District assets; will violate Oregon building code concerns for fire, life and safety; will continue to place students and athletes using the Schlador facilities in harm's way; proposes to move our youngest children into seismic conditions much worse than at Eugene Field; and presents a budget dilemma that is extremely incomplete, improperly and grossly underfunded, and fiscally irresponsible.

In light of two recent bond elections in which the voters, the owners of Silver Falls School District, twice provided a 57% resounding "NO" to a imprudent path; loss of assets; poor proposed investments of limited funds; functional and accurate decisions are now expected. Conversely, the Board has been provided with information from the Administration and consultants that is extremely incomplete and inaccurate. This communication is lengthy in order to addresses these errors and deficiencies, and is in expectation of a prompt response.

I) Eight Classrooms Versus Demolition:

Attached is a revised plan demonstrating an 8 classroom functional education environment for the current SFSD asset, previously called the Ag Shop. The average size of each class room is about 920 sq ft; compared to the use of modulars, which are 896 sq ft. The building size is approximately 10,800 sq ft, and is allowable, even with some expansion, as an "E" Occupancy, Type VB, non-sprinkled building, due to yard separations.

In the SFSD work session of May 18, 2015, Dan Hess, Principal with DOWA, IBI Group, in his interim report stated that it has now been determined that 8 additional classrooms are needed for the Schlador Campus middle school equation. This example drawing is provided in response to that stated need. With a little more thought into the design theorem, "Form Follows Function", someone else, other than myself, should have come up with this a viable and much better solution than the 4 naked double-wide modulars, with no educational support functions, and segregated by a long distance on the site plan from other necessary, safe, and efficient services, including restrooms. Unfortunately, the proposed design is so segregated that it wipes out valuable existing parking necessary for athletic and other events. If the focus were more on the "function", the "form" of modulars, as pre-assumed and pre-determined, would not be the only solution, and all assets would be in the use assessment process.

At that same work session, Mr. Hess also stated that the preliminary budget of \$2,477,924.00 (Reflecting the previous budget guess by Mr. Bellando.) was 70% accurate. The discussion then led to the following Board conclusions before final decisions are made. Superintendent Bellando's advice was "...to wait a little bit longer for decisions", You agreed, "I agree with you Andy, we need to wait a little bit."

Despite the reality of the lack of accurate and factual information at hand, the Board, through the Superintendent, through the facility manager, Joel Smallwood, continues on the path of demolishing this valuable building asset, probably worth in excess of \$500,000.00, as is, with the predetermined notion that modulars are the only solution, dysfunctional or not. This schedule anticipates demolishon prep for permitting starting on the week of June 1, 2015. Thence the actual demolition on the week of June 6, 2015. This schedule must be abated and reviewed by the new Board; with proper design and cost information.

On the regular board meeting on May 11, 2015, Mr. Hess presented a guesstimated the range of cost for the remediation and up-grading of the AG Shop, currently more than 50% classrooms, from \$600,000.00 to \$1,000,000.00. This was another guess. At the 4/27/2015 Board work session, when Mr. Hess first introduced a 7 classroom drawing from a member of the District, he had guessed that the cost based on necessary in a new building, not including any exterior work, was \$650,000.00 total;

and he then hoped that the cost of modulars would be less (per the expectations of the Administration). When Mr. Hess came then on May 18, 2015, neither of the possible paths, modular or updating of the AG Shop, had yet been value engineered with comprehensive budget results.

Additionally, the District's Administration's own schedule projections testify that to do the demolition at any time in the next 3 months is not a critical path issue. The logical and fiscally responsible conclusion should be evident that any consideration of any demolition needs to be placed on the agenda of the new board, after appropriate review of costs and function are secured, and not guessed. Interimly, the teaching staff deserve and need the opportunity to evaluate which design and cost path would be the most productive for the primary function of SFSD; that is, scholastic achievement in a safe environment.

The balance of the narrative regarding the demolition of the shop building (see the PDF floor plan) for temporary modules has been redacted to avoid confusion with the current issue of an over reaching \$142 million bond.