



## MEETING MINUTES

**PROJECT:** Newberg Public Schools  
Long-Range Facility Plan

**PROJECT NO:** 2018901.00

**DATE:** 02 May 2018

**FILE NAME:** M004\_LRFC\_20180502

**SUBJECT:** Long-Range Facilities Committee Meeting 4: Facility Condition

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**MEETING DATE:** 02 May 2018

**TIME:** 5:30 - 8:30 pm

**LOCATION:** Board Room, NPS District Office

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### ATTENDEES:

#### Long-Range Facilities Committee

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The following represents the architect's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

## REVIEW

LeRoy reviewed the two 'buckets of need' that have been covered in previous meetings.

- :: Educational program
  - Needs include accommodate 21<sup>st</sup> century learning, educational program needs, and other considerations.
  - Total rough-order-of-magnitude cost for educational program needs in the District is estimated to be between \$60.8 million and \$73.5 million.
  - A couple of changes have occurred since program needs originally presented to the Committee: the CTE cost estimate went up, due to change in assumption about amount of square footage (20" bays instead of 16' bays as originally thought) and expansion of Antonia Crater cafeteria was added (estimated at \$1.1 million).
  - Review of the educational program exercise showed a spectrum of program support from personal and community perspectives. The greatest combined support was for CTE (27 votes), followed by 21<sup>st</sup> century learning (24 votes), alternative education (17 votes), early childhood education (17 votes), and special education (15 votes). "Golden ticket" dots showed the most committee support for CTE and accommodate 21<sup>st</sup> century learning.
- :: Enrollment growth
  - Based on enrollment projections, there is no indication of need over next 10 years due to growth, but the District should continue to monitor this.
  - Existing capacity appears to be able to accommodate the projected growth, assuming some boundary adjustments may be required (typically required in the scope of any long-rang plan).

## EXISTING DISTRICT FACILITIES

LeRoy provided a high-level overview of what the District looks like today.

- :: The District has 10 school facilities and additional support facilities. Three District-owned properties are undeveloped and could be utilized for trading to acquire school sites in the future.
- :: Age of facilities:
  - Age is not a straight indicator of building condition, but for a large section of development, it is a consideration that should be thought about, in conjunction with facility assessment and other factors.
  - When buildings approach 60-70 years of life, major modernization or replacement is typically considered by Districts, along with other factors such as historic nature, and whether it is an icon for the community.
  - Three elementary buildings will be at the "end of expected life cycle" within the next 10 years (more than 75 years old within the timeframe of this facility plan), including Dundee Elementary, Edwards cafeteria building, and Ewing Young Elementary.
  - The District office will be more than 130 years old by the end of the facility plan timeframe.
  - The expected building life cycle varies depending on many factors. An example of average building life in years was provided, from the Government Finance Officers Association.

:: Age and capacity:

- Looking at schools that are both older facilities and also significantly below the District's target capacity highlights potential opportunities to add capacity and create more efficient use of existing sites, if they are in an area of capacity need.
- Both Ewing Young and Dundee elementary schools fall into this category. The Ewing Young site could add up to 350 seats of additional capacity and the Dundee site could add up to 200 seats of additional capacity.
- There is not a lot of opportunity to add capacity at middle school and high school levels, but they are projected to have enough capacity in existing facilities.

## FACILITY ASSESSMENT

A facility assessment overview was provided for the Committee.

:: The assessment process:

- Most of two weeks were spent visiting all the District's sites (architect and owner representative).
- The facility assessment did not involve testing or destructive evaluation.
- A form developed by the Oregon Department of Education, new in the last couple of years, is used for evaluation.
- The intention of the form is to help the state understand how districts compare across the state. It is intended to identify deficiencies (deferred maintenance items) and estimate cost to repair deficiencies.

:: The assessment yields an FCI score, which represents the amount of money to fix deficiencies for deferred maintenance items as a percentage of the cost to fully replace the building "as-is."

:: Major expenditures in last 10-15 years were taken into account in the assessments. Funds from previous bonds have been spent. This process needs to recognize the money that has already been invested by the community in previous bonds.

:: Facility assessment findings (FCI score):

- Total cost for fixing assessed deficiencies is estimated at \$71 million in 2023 dollars.
- Facilities assessed to be in the worst condition (30% or more of replacement cost): cafeteria at Edwards, NHS greenhouse classroom, and the District office.
- Facilities assessed at 20-30% of replacement cost: Ewing Young ES and Mountain View MS.

LeRoy provided a virtual building tour with select photographs from each school, showing some examples of existing conditions.

:: Antonia Crater ES: appears to be water behind the walls; hairline cracks are visible in the siding; damage to soffits is evident

:: Dundee ES: appears to be water behind the walls; dry rot in sheathing underneath the roof; alligatoring and potholing in asphalt

:: Edwards ES: significant soffit damage in this building (water damage and dry rot); gutter is rusted through; alligatoring and potholing in asphalt; no dedicated spaces for small group work (hallways used)

:: Edwards ES Cafeteria: kitchen doesn't conform to ADA; tile chipping on floors and peeling off ceiling; seismic condition is not good (structural connections between columns and beams)

- :: Ewing Young ES: roof is worn through in some places; cracking in masonry at corners of gym building; dry rot and ceiling staining are evident
- :: Joan Austin ES: efflorescence in the brick that may suggest moisture coming through; evidence of rust and water damage
- :: Mabel Rush ES: floor damage; pavement damage; playground drainage is an issue; water damage
- :: Chehalem Valley MS: portables are not in good condition; crack on wall on second floor at structural connection, this should be looked into; carpets and roofs are deteriorating; exterior wall material showing damage due to possible water leakage
- :: Mountain View MS: woodpecker damage on exterior building skin; leakage and cracking throughout; building does not have a lot of places for lockers and locker configuration creates problems (lack of observation); corridors are very narrow and do not function well for a middle school; tears in roofing material; door flashing is showing wear; staining across exterior masonry may indicate water coming behind the brick
- :: Newberg HS
  - Main Building: has had a lot of work done to it; the main student hall and cafeteria are in good condition; rusting handrails, broken cementitious boards on exterior, sheet flooring damage, broken bollards, joint sealant between soffit panels is rotting
  - Buildings H and J (CTE): panel material on exterior is damaged; corroded conditions in the mechanical rooms, roof in Building J is sagging (beams have additional structural members strapped to it, indicating a possible structure issue) and leaking
  - Buildings L: leaking, some window sills appear to never have been installed (gap between brick and foundation wall), sealant is rotting on exterior joints
  - Building M: minor issues only, holding up relatively well
  - Building N (gymnasiums): exterior panels show water intrusion from behind, some panels damaged, bathrooms need to be redone, there are a lot of ongoing leaks (buckets hanging from the ceiling), seismic issues
  - Building K (post-high school life skills): some roof issues and broken wall panels on the exterior
  - Greenhouse classroom: compromised computer storage and network (next to furnace and water leakage), indoor air quality concerns
- :: District Office: appears to be an unreinforced masonry building, based on age and what was observed; the building did receive some seismic upgrades in the late eighties, but it was prior to significant seismic code changes in 1997; evidence of water infiltration in the walls, which is difficult to fix in an unreinforced masonry building; roof needs to be replaced; third floor has significant active leaking.
- :: Districts never allocate 100% of the maintenance need; it is usually a percentage.

## FULL MODERNIZATION ASSESSMENT

- :: Adjustment made to state assessment to represent the percentage of replacement cost to make the building equivalent to a new facility (75-year lifespan).
  - Full modernization costs include state FCI assessment costs, seismic upgrades, energy upgrades, major system replacement, and educational suitability.
  - Costs are rough-order- of-magnitude only, developed with very high-level estimates.
  - This metric helps compare the cost to fix everything compared to a new building.

- :: Total estimated District need for full modernization is approximately \$292 million in 2023 project cost dollars.
  - No district ever tries to tackle all of the assessed need at once. When the Committee balances need and community support, it may end up to be a small percentage of the total (15-30% of total).
- :: Assessment findings:
  - 60-70% of replacement cost is the typical threshold where districts consider facility replacement.
  - Facilities with scores at 60% or above include Edwards Cafeteria, Ewing Young Elementary, and the District office. These should be part of the conversation if considering any facility replacements in the District.
  - Facilities with scores approaching 60% should also be considered, in combination with other factors. These facilities include Dundee Elementary, Mountain View Middle School, NHS Buildings H and J (CTE), NHS Building N (gymnasiums), and the NHS greenhouse classroom.
  - Buildings that are not dealt with now will need to hold out for at least another 13 years (and likely another 20-30 years).

## EDUCATIONAL SUITABILITY

How well does the facility create a successful environment for learning, inspiring, and building community?

- :: Area per student is one metric to assess educational suitability, using national benchmarks from School Planning and Management. Area per student can impact many factors:
  - Inclusion of administrative and support functions
  - Physical education increases due to emerging state requirements
  - Diversity of learning spaces
- :: Schools that are more than 20 SF below the national benchmark include Mabel Rush ES, Mountain View MS, NHS, and Springbrook.
- :: Smaller schools may have higher numbers because share the same common spaces (such as gym) among fewer students.
- :: What does this really mean in the District's existing schools:
  - Some classrooms throughout the district are undersized: less flexible to reconfigure furniture for different activities, may have limited or no connection to other learning spaces, and can be functionally limited (such as NHS gym having low beams that don't work well for basketball and other sports).
  - Most schools don't have shared learning space outside of the classrooms: limited or no space for one-on-one or small group projects, limited ability for outside of classroom supervision, and disruption of learning caused by using learning spaced as thoroughfare.
  - Lack of natural light: can make spaces dark and uninviting, lack of visual relief, and damaged blinds limit use.
  - Wayfinding / character / community: narrow hallways at Mountain View and unwelcoming environments.



#### DEFERRED MAINTENANCE & RECENT CAPITAL EXPENDITURES

- :: Total deferred maintenance need is \$13.5 million, but seismic-related work is pulled out (\$5.8 million), so remainder of \$7.7 million is roughly 10% of total FCI deferred maintenance (does not represent full repair of all district maintenance, just a list of what is on the radar currently).
- :: Recent capital expenditures: approximately \$63 million has been invested in District facilities since 2002, from two recent bonds (2002 and 2011).
  - It takes more of today's dollars to do the work that was done.
  - Look at individual buildings at the high school, rather than one lump sum.

#### NEED SUMMARY

- :: Growth need: \$0.
- :: Educational program need: \$60.8 - \$73.5 million.
- :: Facility condition need (full modernization): \$292.2 million.

#### NEXT STEPS

- :: The next meeting will be held in the same location (District Office Board Room) on **Wednesday, May 30th** at 5:30 pm.
- :: A copy of the presentation materials is attached and meeting minutes will be posted on the District website.

# Long-Range Facility Plan



## Welcome!

- :: Please sign in
- :: Get a name tag
- :: Introduce yourself to someone you don't know
- :: Grab a drink and snack
- :: Turn off your cell phones or place on "stun"
- :: Workshop will start promptly at **5:30 PM**

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# Agenda: Meeting 4 May 2, 2018

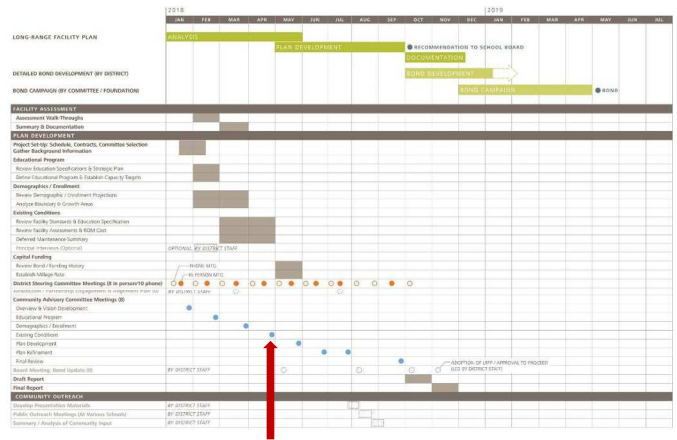


- 5:30 Review
- 5:45 Existing District Facilities
- 6:00 Facility Assessment
- 7:00 Full Modernization Assessment
- 7:30 Break
- 7:40 Educational Suitability
- 8:00 Deferred Maintenance & Recent Capital Expenditures
- 8:15 Next Steps

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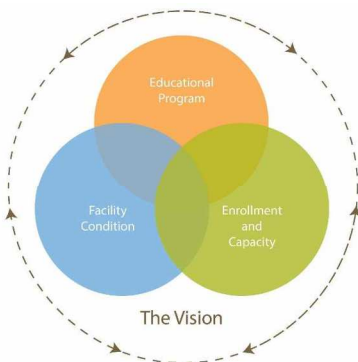
## Review

## Schedule: Where we are



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## Elements of the Plan



### Educational Program

- :: General Education
- :: Full-Day Kindergarten
- :: Preschool
- :: STEM
- :: Technology
- :: Textbooks

### Enrollment and Capacity

- :: Growth
- :: Capacity
- :: Utilization
- :: Boundaries

### Facility Condition

- :: Health and Safety
- :: Accessibility (ADA)
- :: Infrastructure
- :: Sustainability
- :: Life Expectancy

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## Educational Program: Need Summary

### ROM Cost Summary

#### Accommodate 21st Century Learning

Shared learning spaces	\$8.0 M
Maker space / creativity labs	\$6.9 M
Presentation / gallery space	\$3.0 M
NHS science labs	\$5.7 M
<b>Subtotal</b>	<b>\$23.7 M</b>

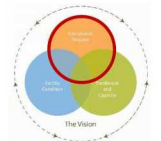
#### Educational Program Needs

Alternative Education	\$5.7 M
Career & Technical Education	\$11.2 M
Dual-Language Program	\$2.0 M
School-Based Health Clinic	\$1.3 M
Special Education	\$1.7 M
Early Childhood Education	\$1.1 M
Physical Education	\$4.6 M - \$17.3 M
Athletics	\$5.8 M
<b>Subtotal</b>	<b>\$33.4 M - \$46.1 M</b>

#### Other Program Considerations

Replace portable classrooms	\$1.7 M
Expand cafeteria at Antonia Crater	\$1.1 M
Accessibility improvements	\$0.9 M
<b>Subtotal</b>	<b>\$3.7 M</b>

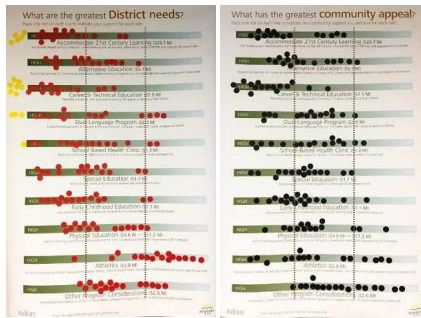
<b>Total ROM Cost</b>	<b>\$60.8 M - \$73.5 M</b>
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# Educational Program: Need Summary

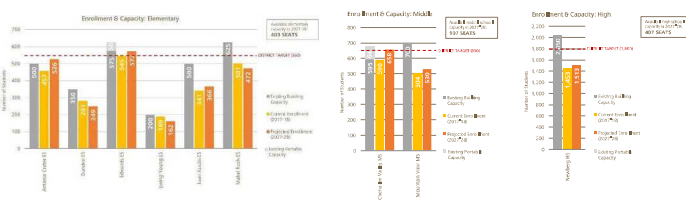


- Most combined support:**
1. CTE (27)
  2. 21st century learning (24)
  3. Alternative education (17)
  4. Early childhood education (17)
  5. Special education (15)

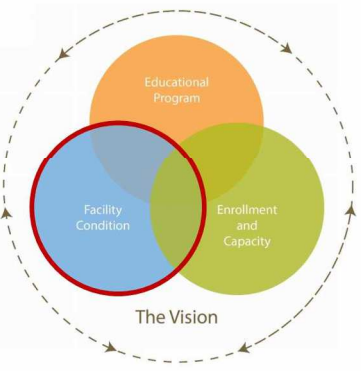
- Least combined support:**
1. Athletics
  2. Other (accessibility, portables)

# Enrollment Growth: Need Summary

:: No significant capacity need due to projected enrollment growth



# Elements of the Plan



## Educational Program

- :: General Education
- :: Full-Day Kindergarten
- :: Preschool
- :: STEM
- :: Technology
- :: Textbooks

## Enrollment and Capacity

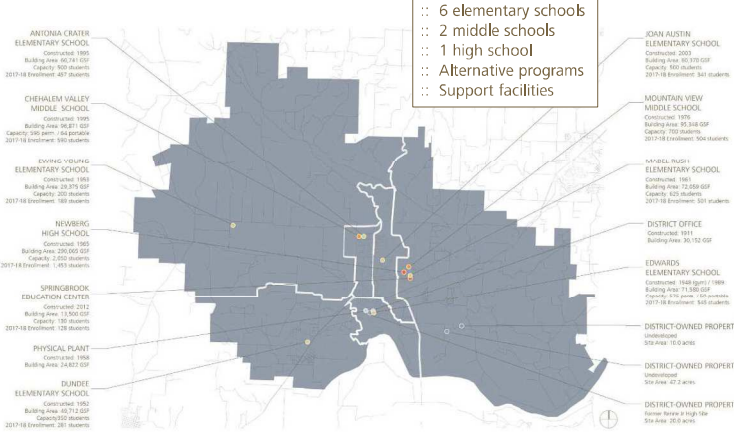
- :: Growth
- :: Capacity
- :: Utilization
- :: Boundaries

## Facility Condition

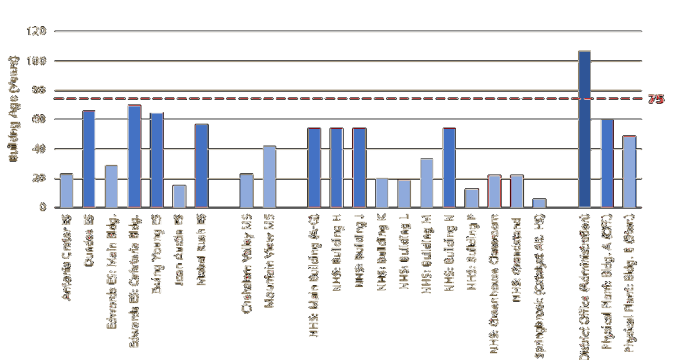
- :: Health and Safety
- :: Accessibility (ADA)
- :: Infrastructure
- :: Sustainability
- :: Life Expectancy

# Existing District Facilities

# Existing District Facilities



# Age of Facilities



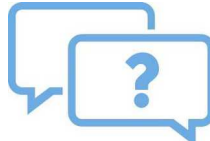
- :: 3 elementary buildings reach "end of expected life-cycle" within next 10 years
- :: District office will be nearly 120 years old



## Average Use of Building Life in Years

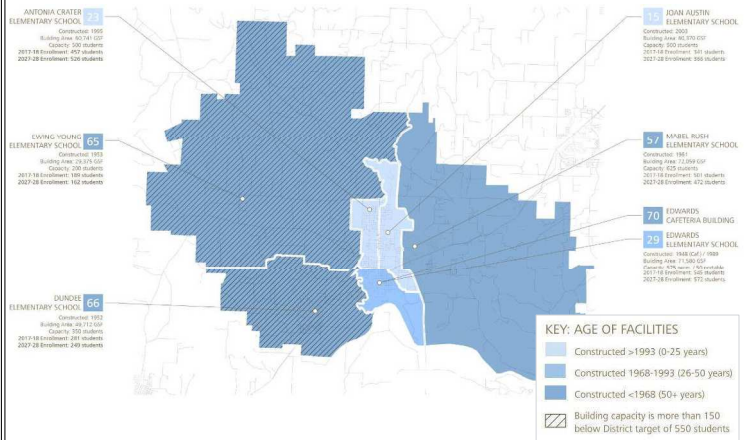
From the Government Finance Officers Association

Permanent Structure	55	Interior Construction	15
Portable	25	Interior Renovation	10
Foundation	50	Ceiling Finish	10
Frame	50	Plumbing	20
Floor Covering	15	HVAC	20
Carpeting	5	Electrical	20
Computer Flooring	10	Fire System	25
Exterior Walls	50	Elevators	20
Roof Covering	10		



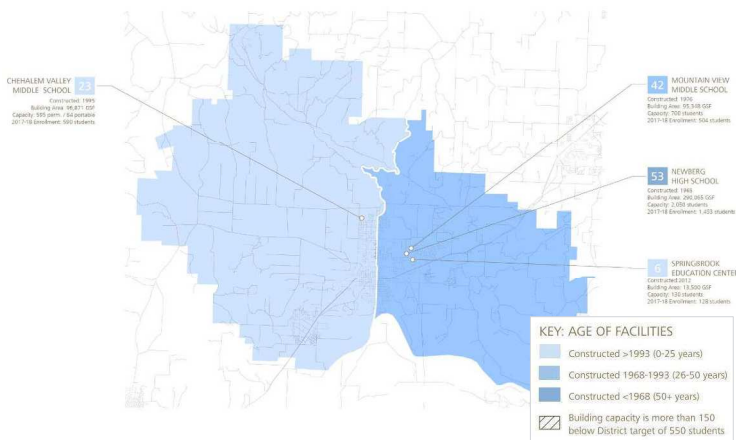
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## Age & Capacity: Elementary



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## Age & Capacity: Middle / High



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## Facility Assessment

### Facility Assessment: Overview

- :: High-level visual assessment of all District facilities using ODE assessment template
- :: Architect and district representative walk-throughs
- :: Does not involve testing or destructive evaluation
- :: Components
  - Physical condition assessment
  - School safety audit assessment
  - ADA assessment
  - Information technology
  - Harmful substances assessment
  - Indoor air quality assessment

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### Facility Assessment: Overview

- :: Used as a tool to understand relative condition
- :: Intended to identify deficiencies in each major building system and estimated cost to repair
- :: Yields a Facility Condition Index (FCI) score:
  - Reflects the amount of capital required to address "deficiencies" or deferred maintenance items
  - Considers current condition, but also considers within the context of expected life-cycle
  - Represents the cost to address deficiencies as a percentage of the cost to fully replace existing facility "as-is"
  - Does not represent total facility need or cost to fully modernize

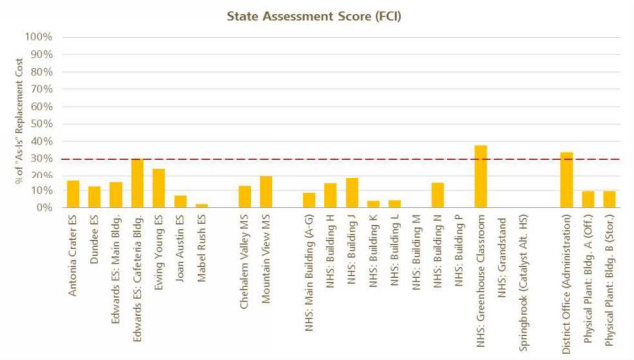
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# Facility Assessment: Overview

## Physical Condition Assessment Categories

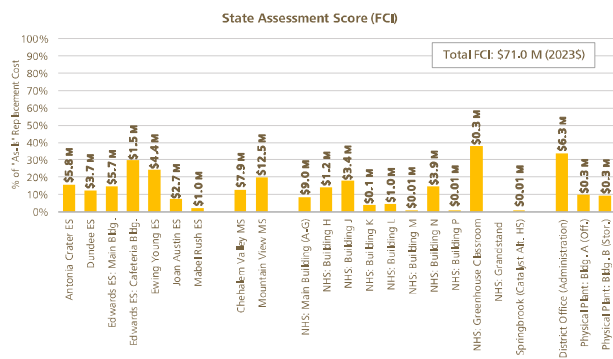
- :: **Substructure**— foundations, basements
- :: **Shell**— floor, roof, exterior walls, windows, doors
- :: **Interiors**— partition walls, ceilings, doors, stairs, finishes
- :: **Services**— plumbing, heating/cooling/ventilation, fire protection, electrical, elevators
- :: **Equipment & Furnishings**— restrooms, food service, vocational, science, stage, art
- :: **Site**— roads, parking, landscaping, utilities, site lighting, fencing, play areas

# Facility Assessment: Findings



- :: Assessment score at, or over, 30% of replacement cost: Edwards Cafeteria, Greenhouse Classroom and District Office

# Facility Assessment: Findings



- :: Estimated ROM cost to complete FCI repairs for each building
- :: Cost shown based on "as-is" adjusted replacement cost (up from state \$)

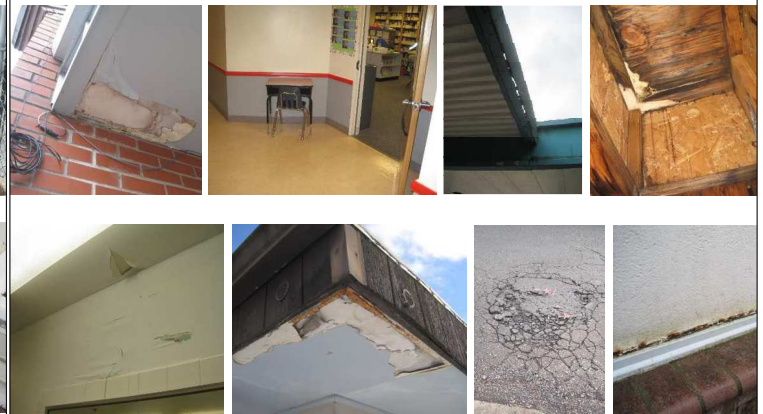
# Building Condition: Antonia Crater ES



# Building Condition: Dundee ES



# Building Condition: Edwards ES (Main)



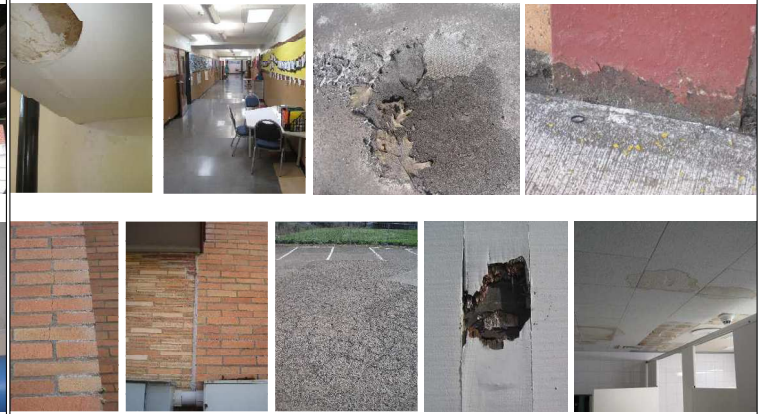


Building Condition: Edwards ES (Cafeteria)



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Building Condition: Ewing Young ES



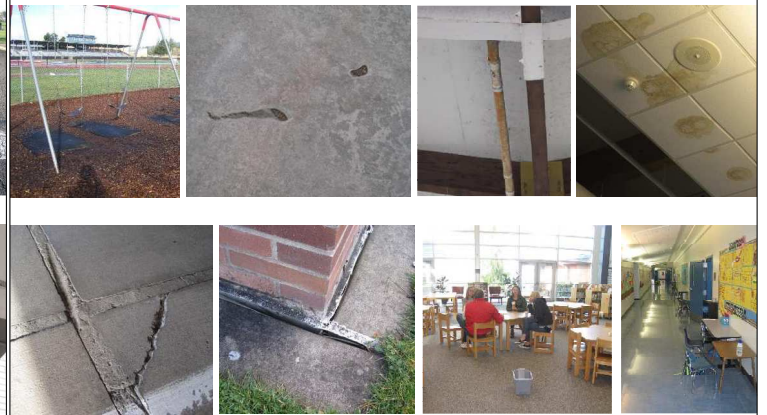
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Building Condition: Joan Austin ES



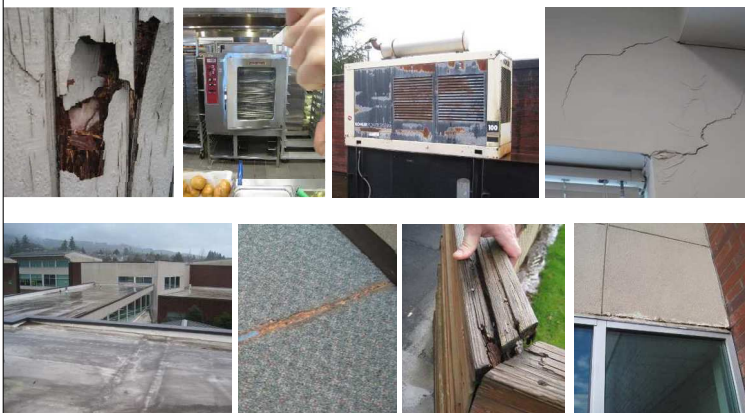
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Building Condition: Mabel Rush ES



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Building Condition: Chehalem Valley MS



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Building Condition: Mountain View MS



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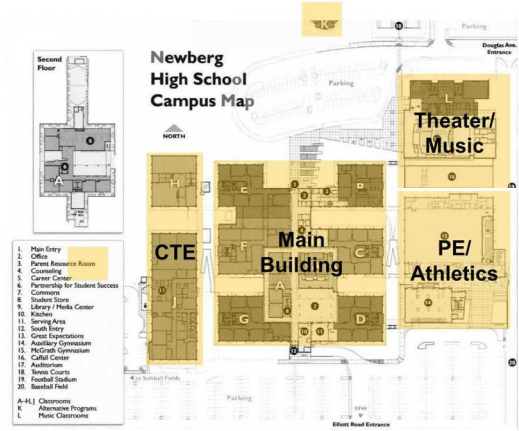


## Building Condition: Mountain View MS



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## Building Condition: Newberg HS



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## Building Condition: NHS (Main)



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## Building Condition: NHS (H & J)



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## Building Condition: NHS (L & M)



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## Building Condition: NHS (Gymnasiums)



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## Building Condition: NHS (Other Areas)



## Full Modernization Assessment

### Full Modernization: Overview

:: Adjustment to state assessment to represent percentage of replacement cost to make the building equivalent to a new facility (75-year lifespan)

:: High-level assessment using ROM SF costs

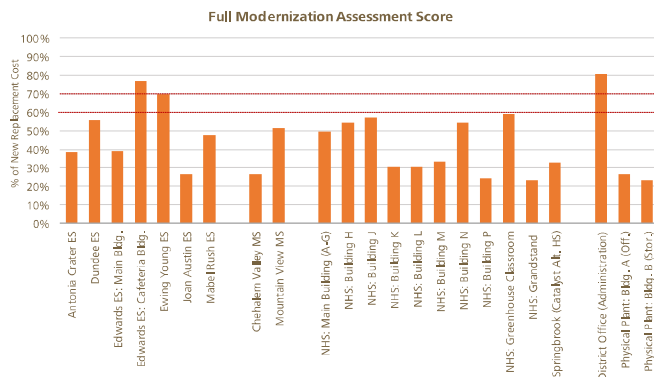
:: Components

- State FCI assessment scores (deferred maintenance)
- Seismic upgrades
- Energy upgrades
- Major system replacement
- Educational suitability

### Full Modernization: FCI vs. "75-year"

State Assessment (FCI) <b>+/- \$71.0 M</b>	A metric to quantify deferred maintenance costs and represent them as a percentage of replacement cost
<b>+</b>	
Seismic Upgrades <b>+/- \$37.9 M</b>	ROM cost to upgrade to current standards (not "immediate occupancy") Assume \$77/SF including patch & repair
<b>+</b>	
Energy Upgrades <b>+/- \$13.8 M</b>	ROM cost to significantly improve energy efficiency Assume \$29/SF
<b>+</b>	
Major System Replacement <b>+/- \$88.6 M</b>	ROM cost to fully replace MEP systems Assume \$184/SF
<b>+</b>	
Educational Suitability <b>+/- \$80.8 M</b>	ROM cost to modernize learning environments, targeting districtwide consistency/equity Assume 137 SF/student ES, 153 SF/student MS, 172 SF/student HS
<b>Total: +/- 292.2 M</b>	Estimated ROM costs are 2023 project cost Costs are not based on detailed system reports/studies

### Full Modernization: Findings



### Full Modernization: Findings

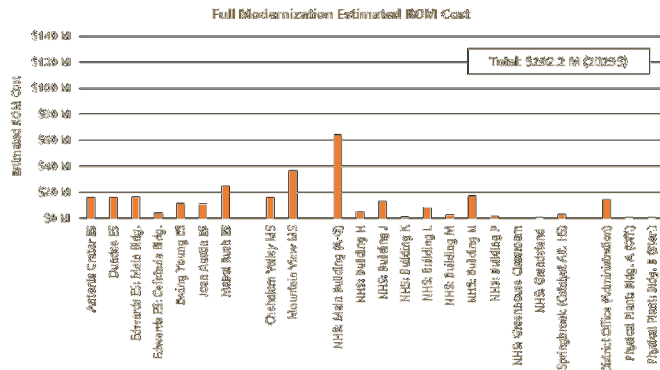
:: Buildings assessed at 60-70% of replacement cost or more should be considered for replacement:

- Edwards Elementary School Cafeteria Building
- Ewing Young Elementary School
- District Office

:: Buildings scoring 50-60% may also be considered, in combination with other factors

- Dundee Elementary School
- Mountain View Middle School
- NHS CTE Buildings (H & J) and Main Gymnasium Building (N)
- NHS Greenhouse Classroom

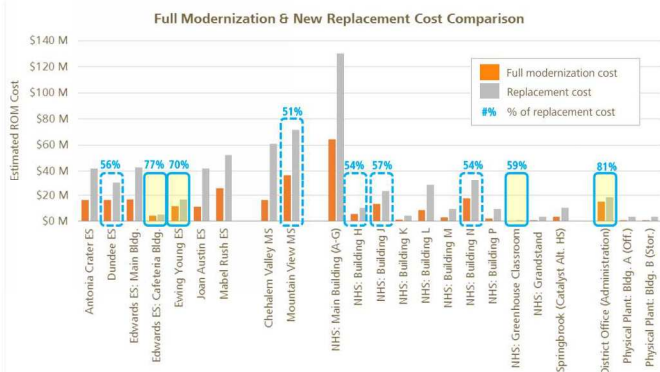
## Full Modernization: Findings



## Full Modernization: Findings



## Full Modernization: Findings



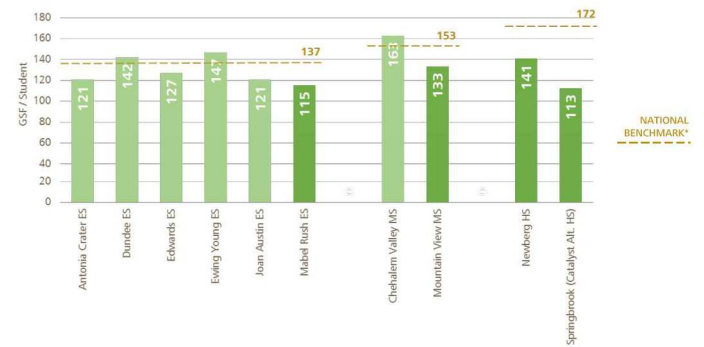
If you are going to consider investing significant capital in one of the circled facilities (repair deficiencies or address programmatic need), consider the comparison illustrated by this chart.

## Educational Suitability



How well does the facility create a successful environment for learning, inspiring, and building community?

## Area Per Student

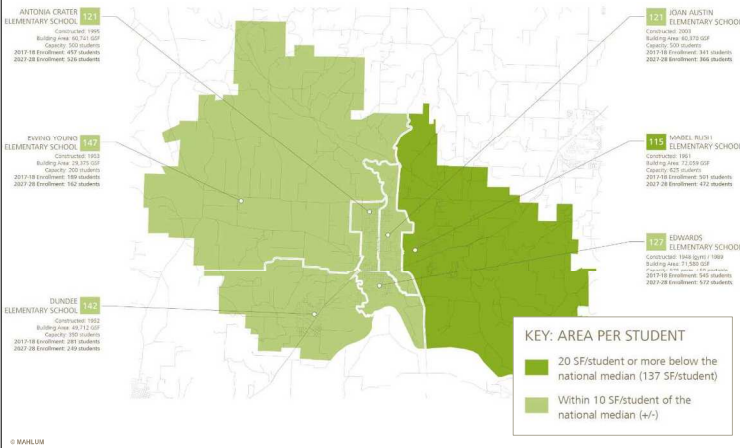


:: More than 20 SF/student below national benchmark: Mabel Rush ES, Mountain View MS, Newberg HS, Springbrook

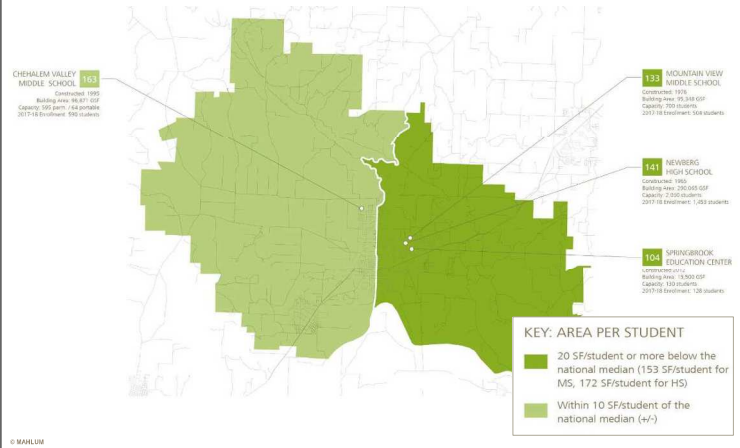
\* 2013 Annual School Construction Report, School Planning & Management



## Area Per Student: Elementary



## Area Per Student: Middle / High



## Educational Suitability: Classrooms

- :: Undersized classrooms do not allow for flexible learning
- :: Limited or no connection to other learning areas
- :: Functionally limiting



## Educational Suitability: Shared Learning

- :: Limited or no shared learning areas in older schools
- :: Limited or no space for one-on-one, group project, etc.
- :: Limited ability for outside of classroom supervision
- :: Disruption caused by use of learning space as thoroughfare



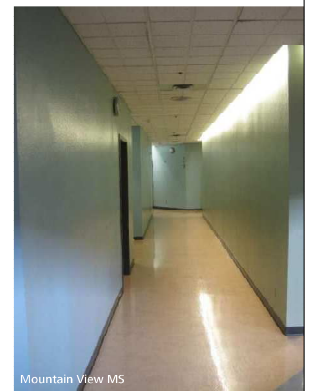
## Educational Suitability: Natural Light

- :: Little or no opportunity for visual relief
- :: Numerous space dark and uninviting
- :: Damaged blinds limit use



## Educational Suitability: Wayfinding / Character / Community

- :: Spatially constrictive
- :: Restricts observation of students
- :: Not particularly welcoming





## Deferred Maintenance & Recent Capital Expenditures

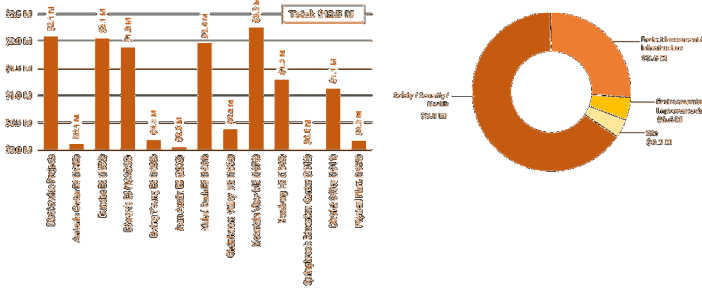
## Deferred Maintenance

- :: District list of known/expected upgrades and repairs in the next 10 years
- :: Rough estimates in some cases
- :: Project costs in 2023 dollars
- :: Four categories of need
  - Safety / security / health
  - Protect investment / infrastructure
  - Environmental improvements
  - Site

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## Deferred Maintenance

- :: Total estimated deferred maintenance need: \$13.5 million
- :: Costs shown are project costs escalated to 2023 dollars



- :: District deferred maintenance list includes \$5.8 M for seismic-related upgrades at Dundee, Edwards, Mabel Rush, Mountain View, and District Office
- :: Remaining cost (\$7.7 M) represents roughly 10% of total FCI deferred maintenance

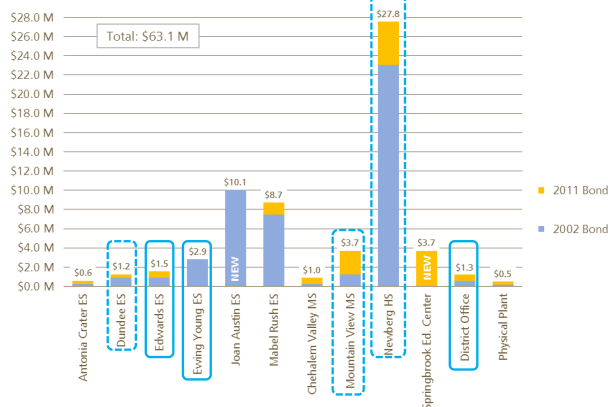
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## Recent Capital Expenditures

- :: Approximately \$63 million invested in existing District facilities since 2002
- :: Funding from recent bonds (2002 and 2011)
- :: Includes new facilities and renovations / additions

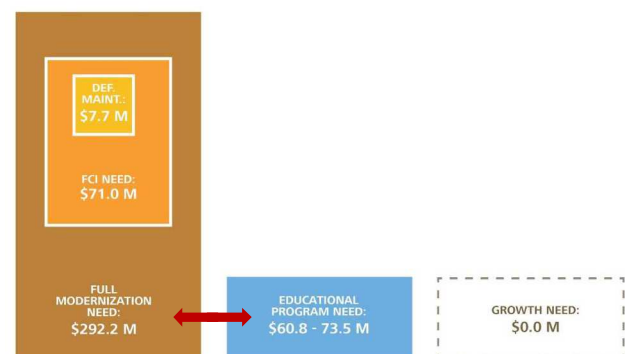
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## Approximate Recent Capital Expenditures



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## Need Summary



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