

# 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**

# Agenda: Meeting 4

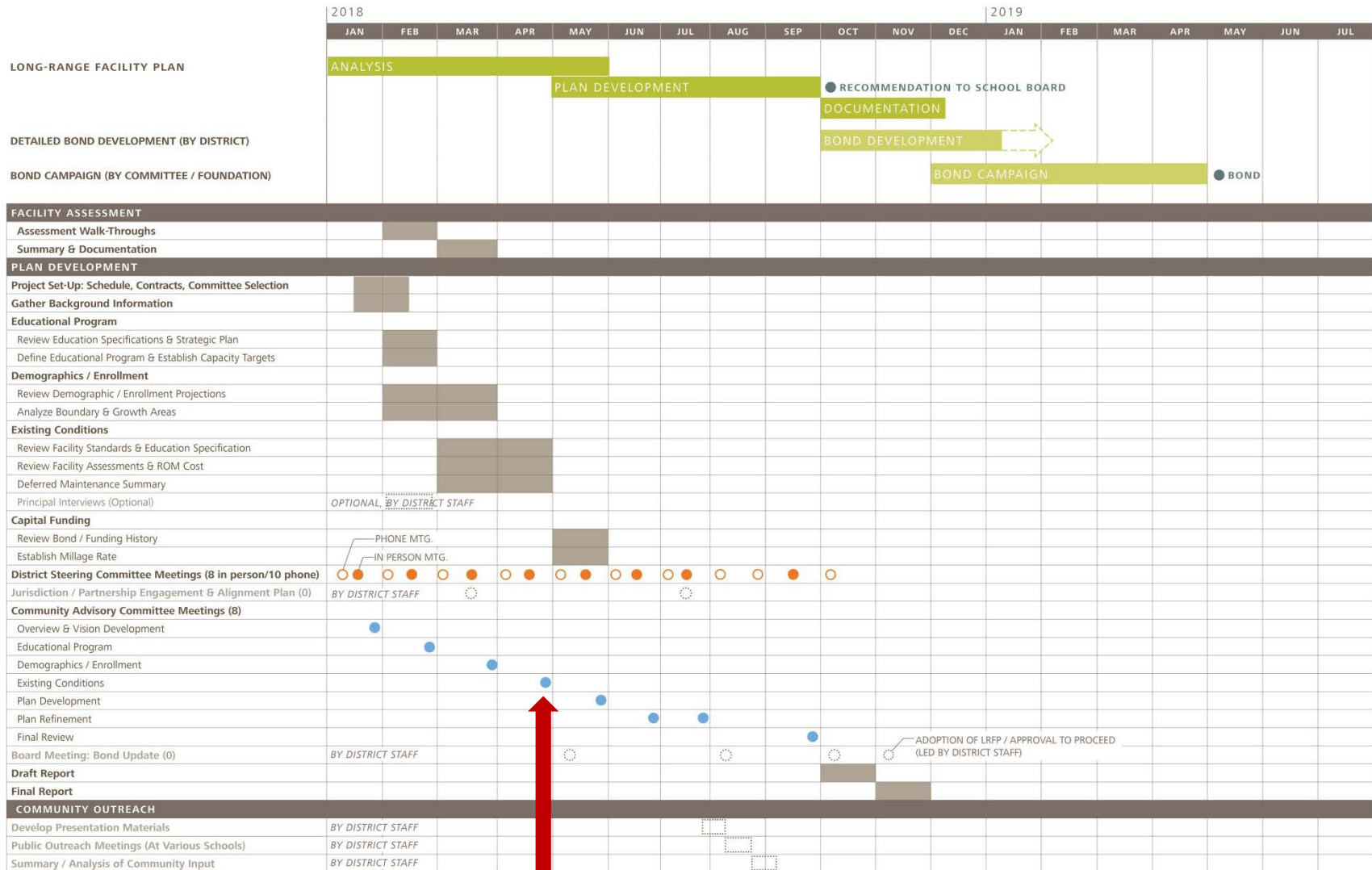
May 2, 2018



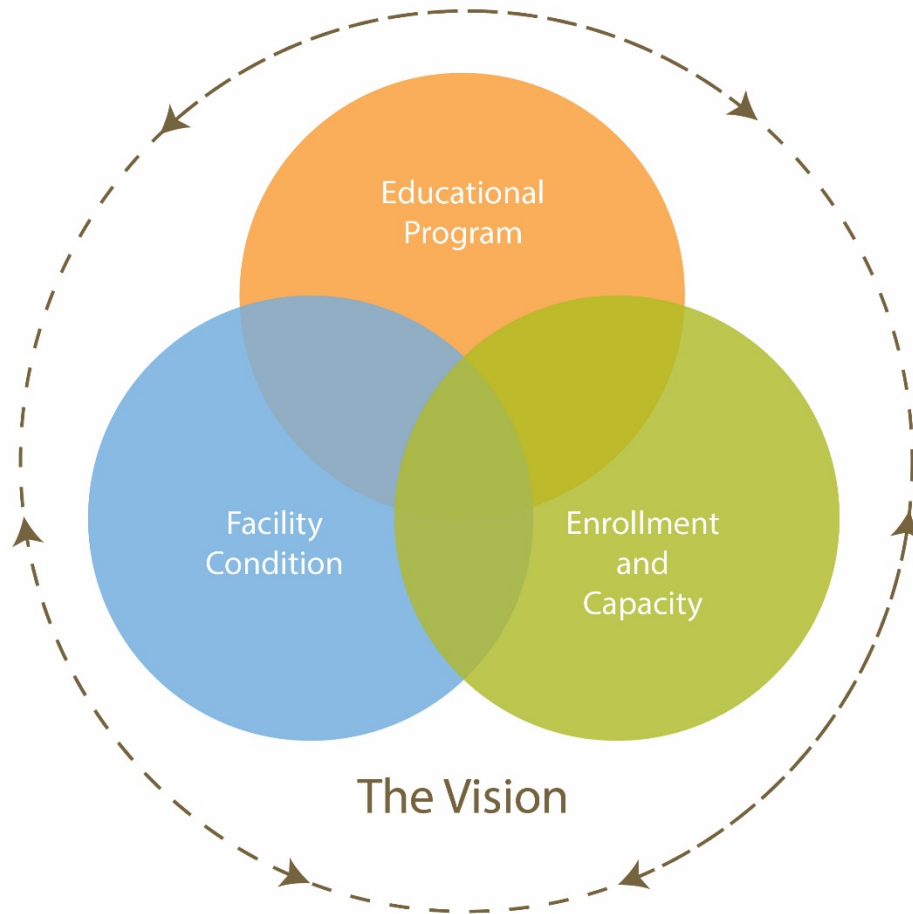
- 5:30 Review
- 5:45 Existing District Facilities
- 6:00 Facility Assessment
- 7:00 Full Modernization Assessment
- 7:30 Break
- 7:40 Educational Suitability
- 8:00 Deferred Maintenance & Recent Capital Expenditures
- 8:15 Next Steps

Review

# Schedule: Where we are



# 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

# 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>

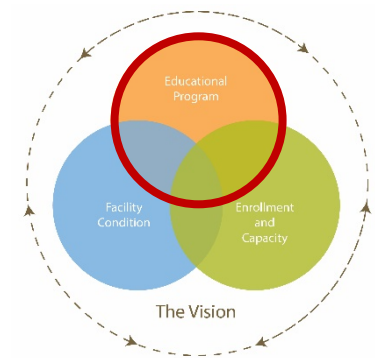
### Educational Program Needs

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>

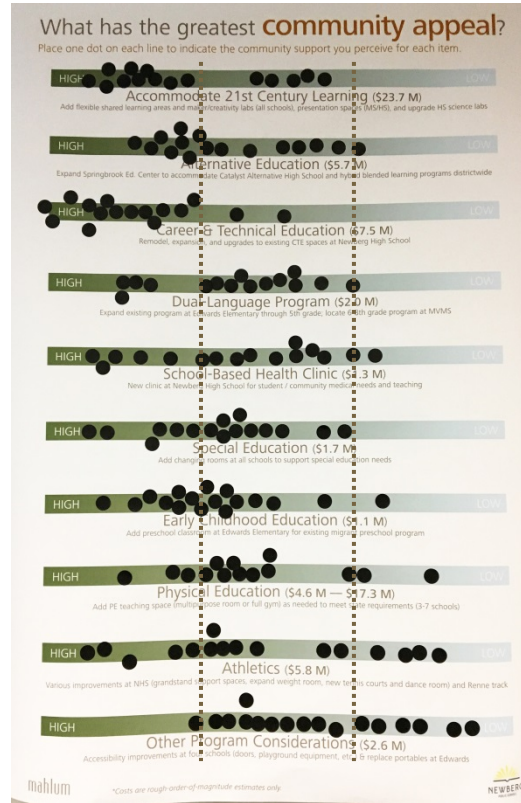
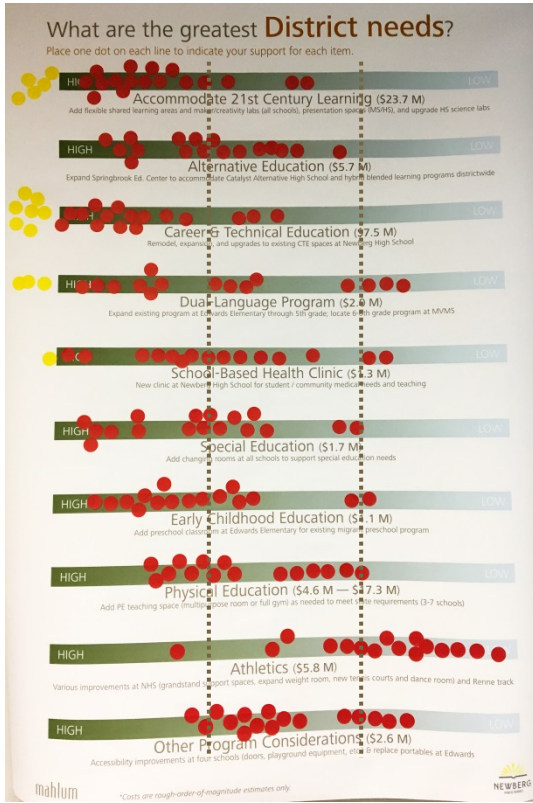
### Other Program Considerations

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:

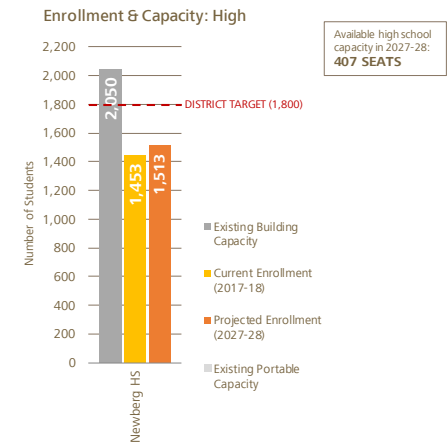
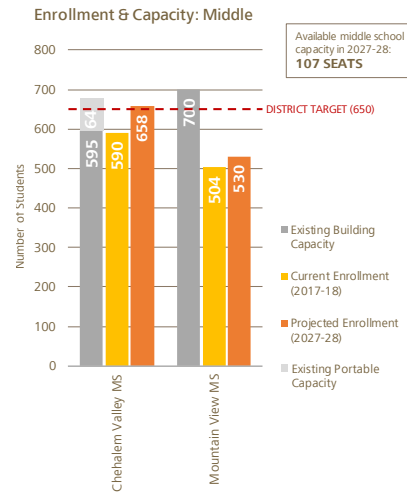
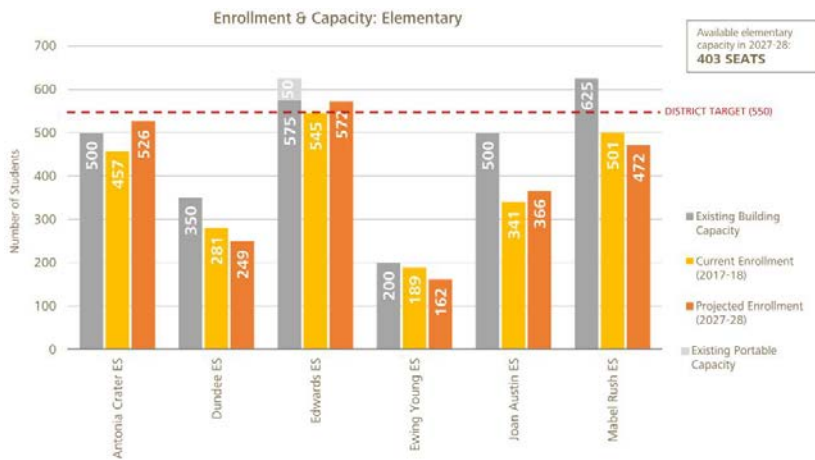
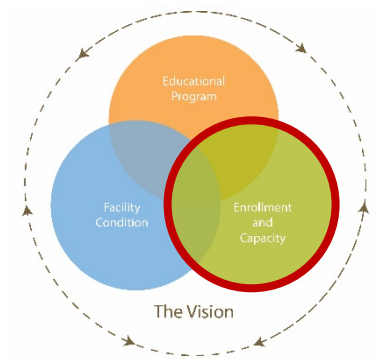
1. CTE (27)
2. 21st century learning (24)
3. Alternative education (17)
4. Early childhood education (17)
5. Special education (15)

## Least combined support:

1. Athletics
2. Other (accessibility, portables)

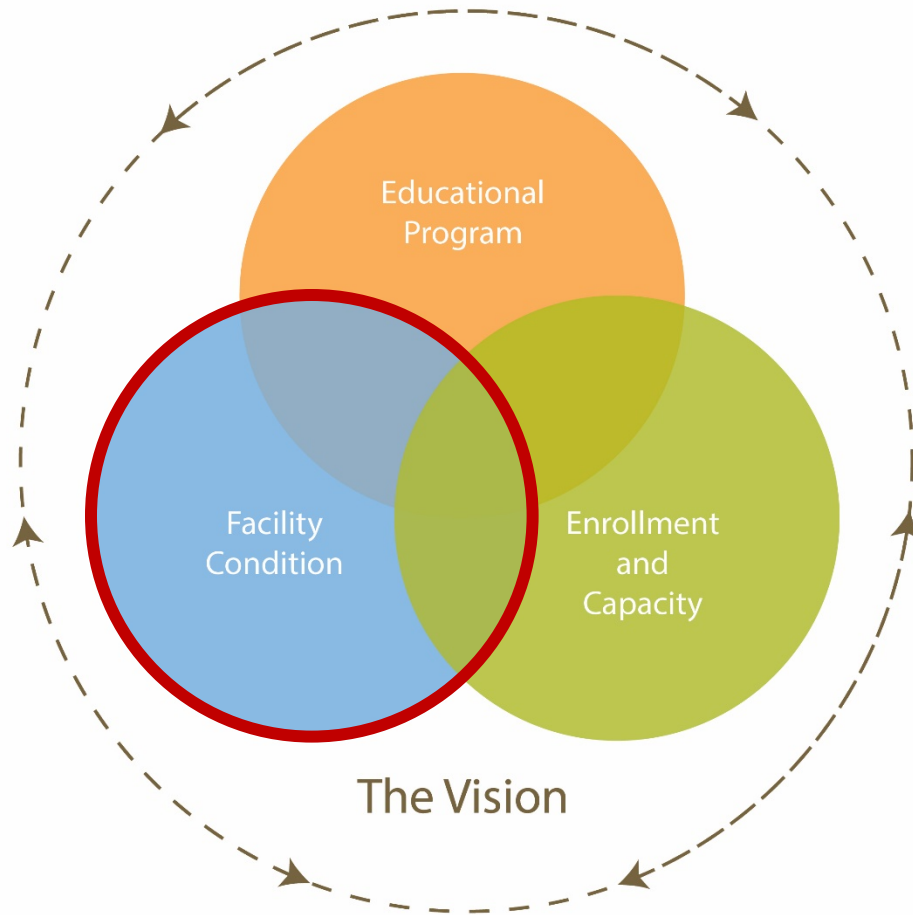
# Enrollment Growth: Need Summary

:: 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

- :: 6 elementary schools
- :: 2 middle schools
- :: 1 high school
- :: Alternative programs
- :: Support facilities

**ANTONIA CRATER  
ELEMENTARY SCHOOL**  
Constructed: 1995  
Building Area: 60,741 GSF  
Capacity: 500 students  
2017-18 Enrollment: 457 students

**CHEHALEM VALLEY  
MIDDLE SCHOOL**  
Constructed: 1995  
Building Area: 96,871 GSF  
Capacity: 595 perm. / 64 portable  
2017-18 Enrollment: 590 students

**EWING YOUNG  
ELEMENTARY SCHOOL**  
Constructed: 1953  
Building Area: 29,375 GSF  
Capacity: 200 students  
2017-18 Enrollment: 189 students

**NEWBERG  
HIGH SCHOOL**  
Constructed: 1965  
Building Area: 290,065 GSF  
Capacity: 2,050 students  
2017-18 Enrollment: 1,453 students

**SPRINGBROOK  
EDUCATION CENTER**  
Constructed: 2012  
Building Area: 13,500 GSF  
Capacity: 130 students  
2017-18 Enrollment: 128 students

**PHYSICAL PLANT**  
Constructed: 1958  
Building Area: 24,822 GSF

**DUNDEE  
ELEMENTARY SCHOOL**  
Constructed: 1952  
Building Area: 49,712 GSF  
Capacity: 350 students  
2017-18 Enrollment: 281 students

**JOAN AUSTIN  
ELEMENTARY SCHOOL**  
Constructed: 2003  
Building Area: 60,370 GSF  
Capacity: 500 students  
2017-18 Enrollment: 341 students

**MOUNTAIN VIEW  
MIDDLE SCHOOL**  
Constructed: 1976  
Building Area: 95,348 GSF  
Capacity: 700 students  
2017-18 Enrollment: 504 students

**MABEL RUSH  
ELEMENTARY SCHOOL**  
Constructed: 1961  
Building Area: 72,059 GSF  
Capacity: 625 students  
2017-18 Enrollment: 501 students

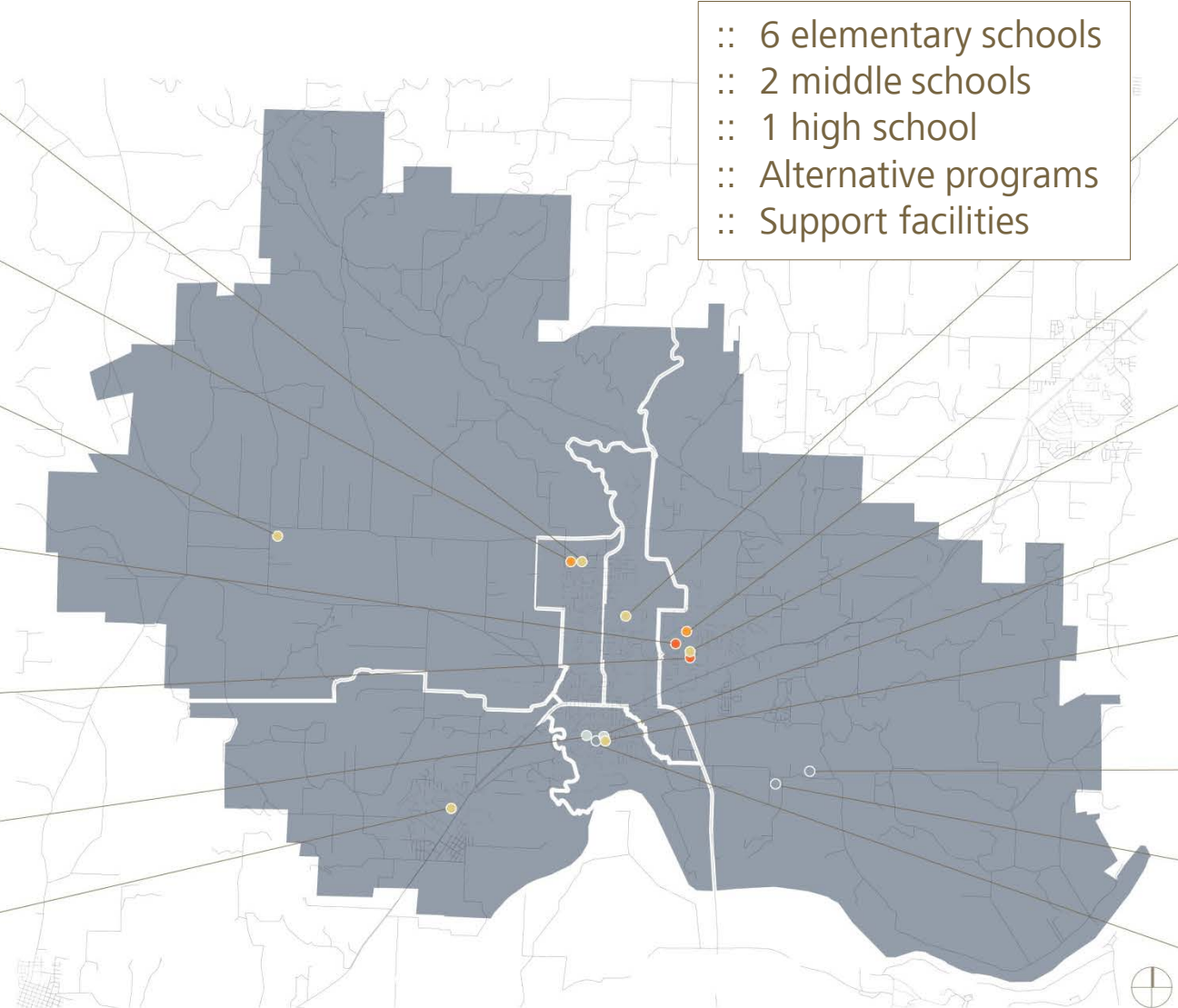
**DISTRICT OFFICE**  
Constructed: 1911  
Building Area: 30,152 GSF

**EDWARDS  
ELEMENTARY SCHOOL**  
Constructed: 1948 (gym) / 1989  
Building Area: 71,580 GSF  
Capacity: 575 perm. / 50 portable  
2017-18 Enrollment: 545 students

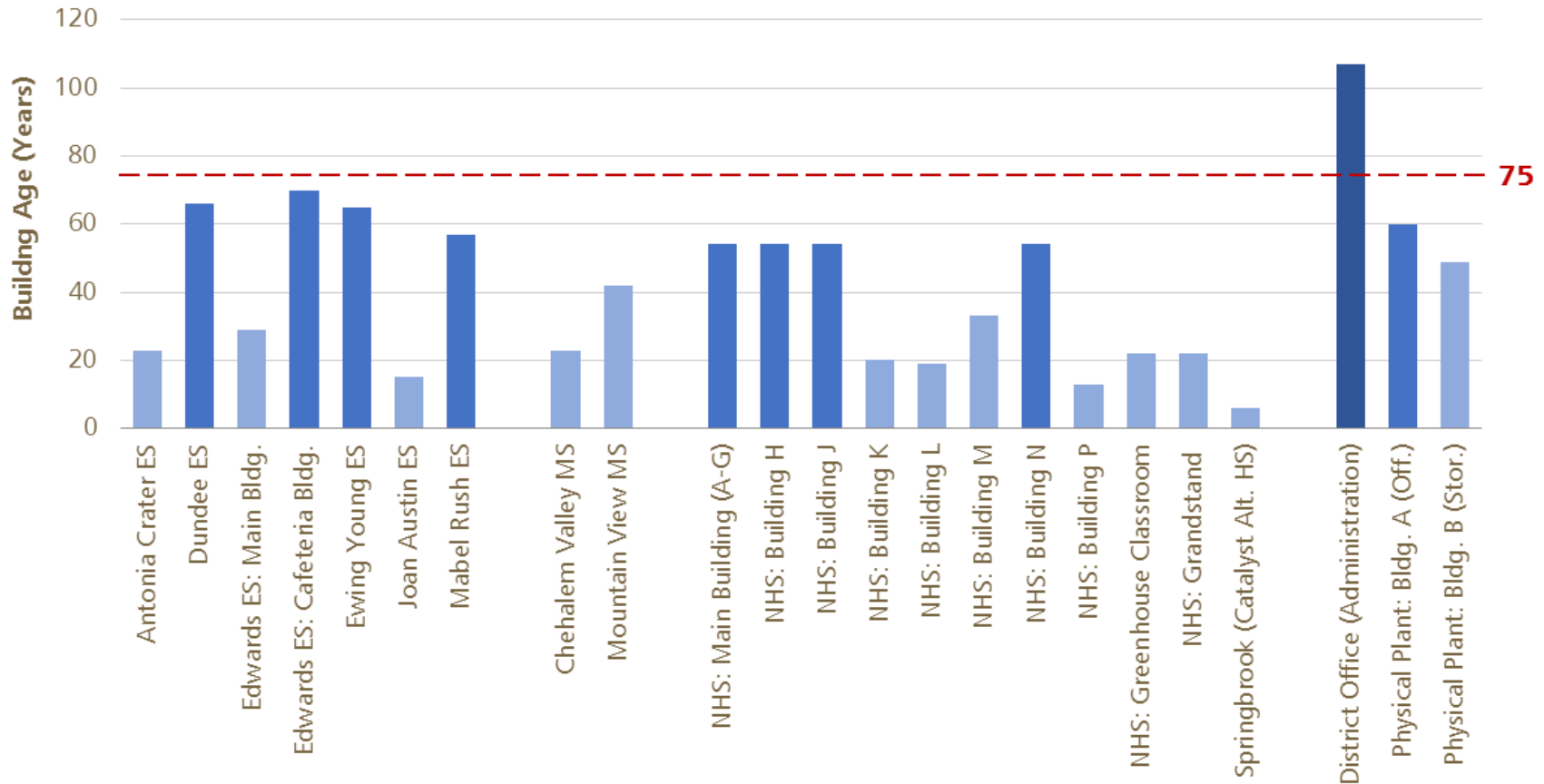
**DISTRICT-OWNED PROPERTY**  
Undeveloped  
Site Area: 10.0 acres

**DISTRICT-OWNED PROPERTY**  
Undeveloped  
Site Area: 47.2 acres

**DISTRICT-OWNED PROPERTY**  
Former Renne Jr High Site  
Site Area: 20.0 acres



# Age of Facilities

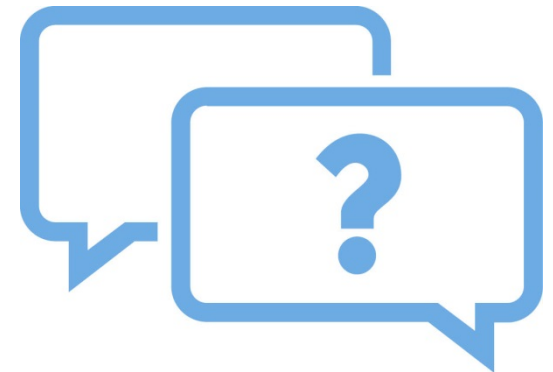


- :: 3 elementary buildings reach “end of expected life-cycle” within next 10 years
- :: District office will be nearly 120 years old

# 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		



# Age & Capacity: Elementary

**ANTONIA CRATER  
ELEMENTARY SCHOOL** 23  
 Constructed: 1995  
 Building Area: 60,741 GSF  
 Capacity: 500 students  
 2017-18 Enrollment: 457 students  
 2027-28 Enrollment: 526 students

**15** **JOAN AUSTIN  
ELEMENTARY SCHOOL**  
 Constructed: 2003  
 Building Area: 60,370 GSF  
 Capacity: 500 students  
 2017-18 Enrollment: 341 students  
 2027-28 Enrollment: 366 students

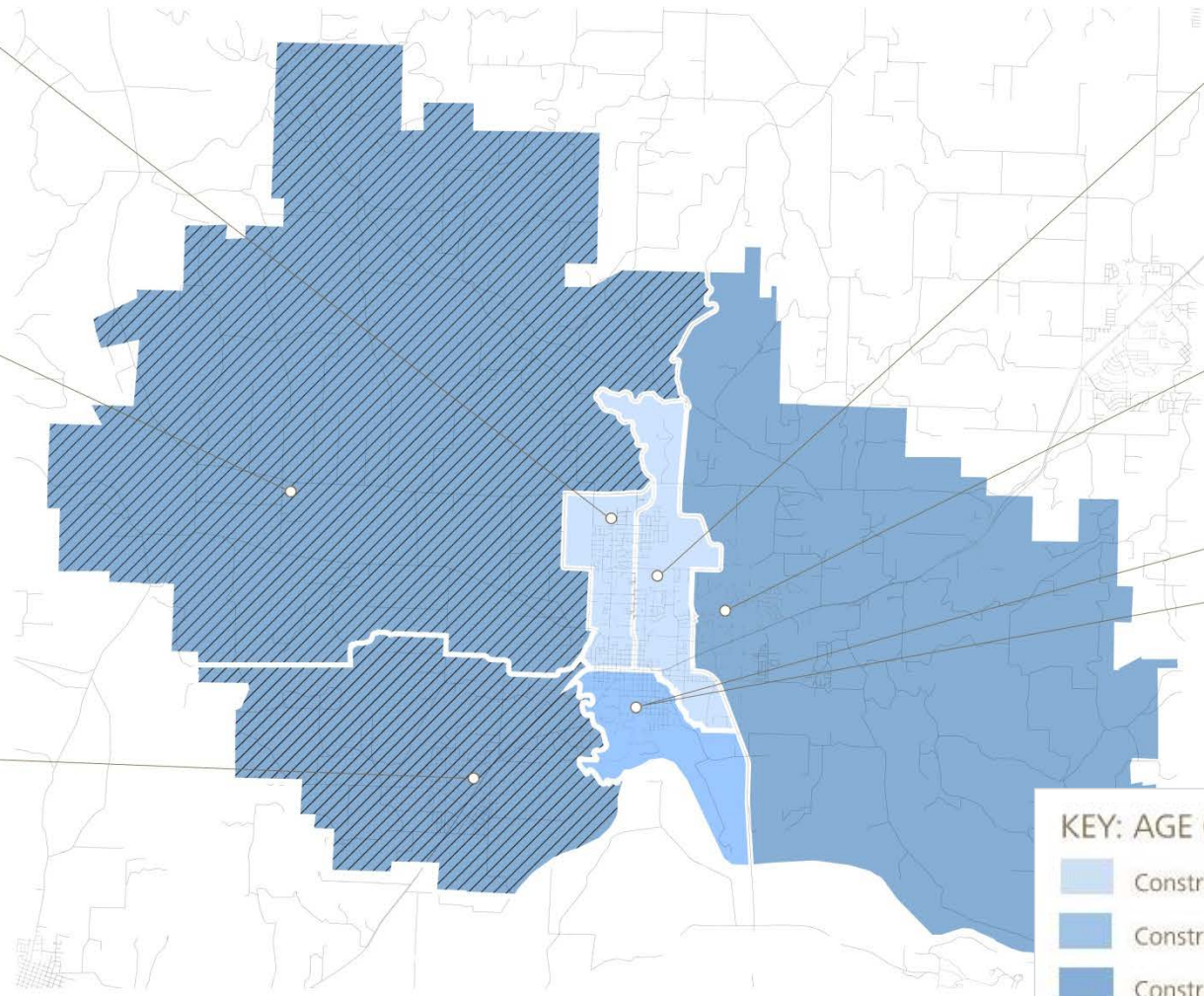
**EWING YOUNG  
ELEMENTARY SCHOOL** 65  
 Constructed: 1953  
 Building Area: 29,375 GSF  
 Capacity: 200 students  
 2017-18 Enrollment: 189 students  
 2027-28 Enrollment: 162 students

**57** **MABEL RUSH  
ELEMENTARY SCHOOL**  
 Constructed: 1961  
 Building Area: 72,059 GSF  
 Capacity: 625 students  
 2017-18 Enrollment: 501 students  
 2027-28 Enrollment: 472 students

**DUNDEE  
ELEMENTARY SCHOOL** 66  
 Constructed: 1952  
 Building Area: 49,712 GSF  
 Capacity: 350 students  
 2017-18 Enrollment: 281 students  
 2027-28 Enrollment: 249 students

**70** **EDWARDS  
CAFETERIA BUILDING**

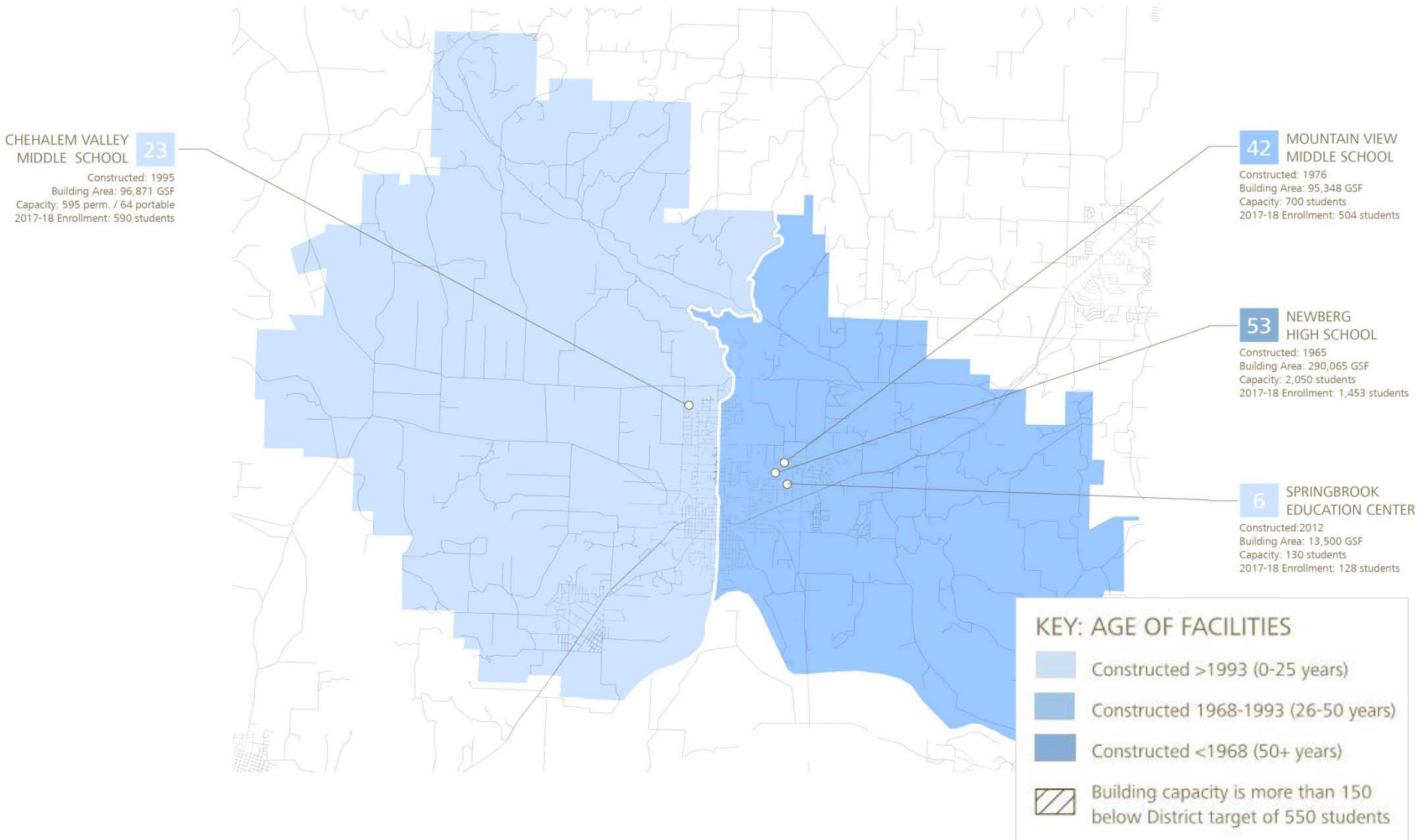
**29** **EDWARDS  
ELEMENTARY SCHOOL**  
 Constructed: 1948 (Caf.) / 1989  
 Building Area: 71,580 GSF  
 Capacity: 575 perm. / 50 portable  
 2017-18 Enrollment: 545 students  
 2027-28 Enrollment: 572 students



## KEY: AGE OF FACILITIES

- Constructed >1993 (0-25 years)
- Constructed 1968-1993 (26-50 years)
- Constructed <1968 (50+ years)
- Building capacity is more than 150 below District target of 550 students

# Age & Capacity: Middle / High



# 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

# 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:

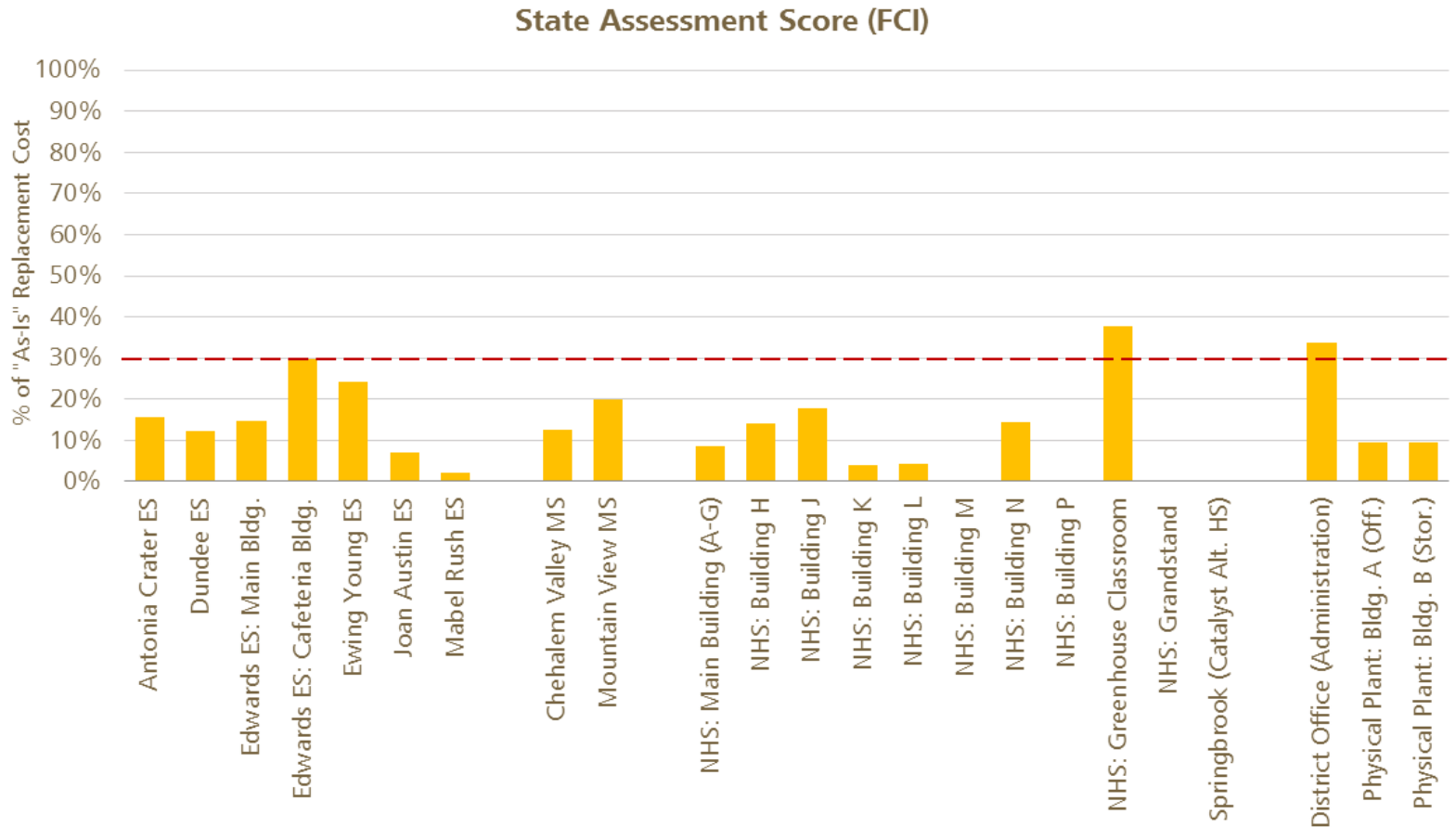
- Reflects the amount of capital required to address “deficiencies” or deferred maintenance items
- Considers current condition, but also considers within the context of expected life-cycle
- Represents the cost to address deficiencies as a percentage of the cost to fully replace existing facility “as-is”
- Does not represent total facility need or cost to fully modernize

# Facility Assessment: Overview

## Physical Condition Assessment Categories

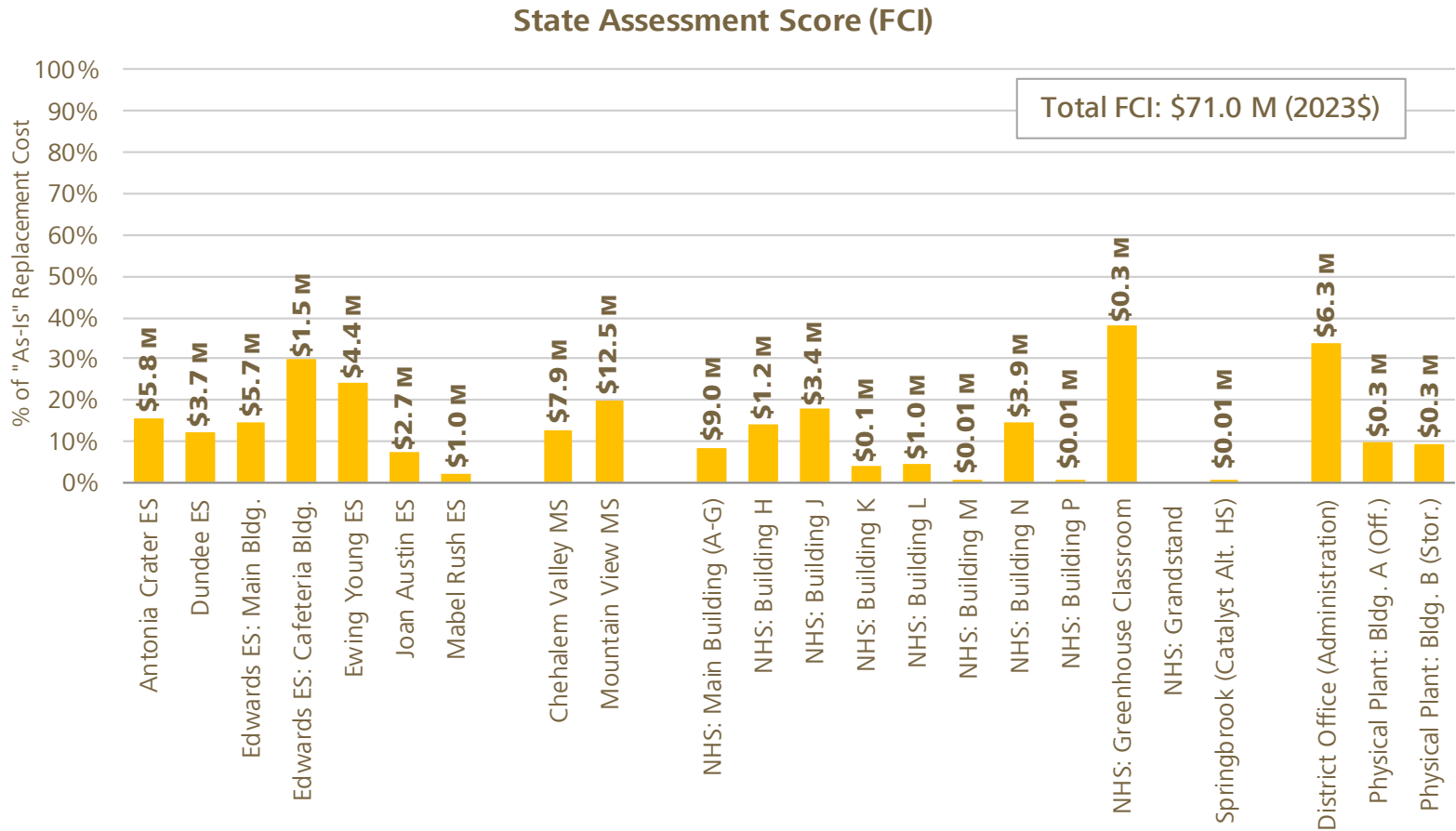
- :: **Substructure**— foundations, basements
- :: **Shell**— floor, roof, exterior walls, windows, doors
- :: **Interiors**— partition walls, ceilings, doors, stairs, finishes
- :: **Services**— plumbing, heating/cooling/ventilation, fire protection, electrical, elevators
- :: **Equipment & Furnishings**— 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



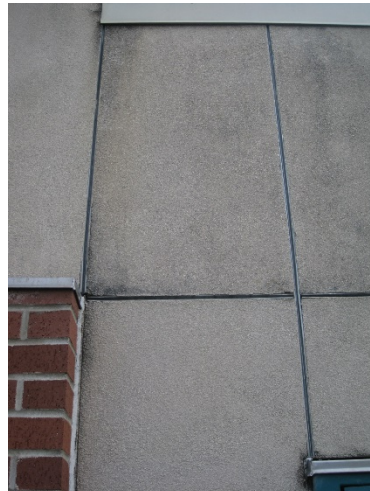
:: Estimated ROM cost to complete FCI repairs for each building

:: 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)





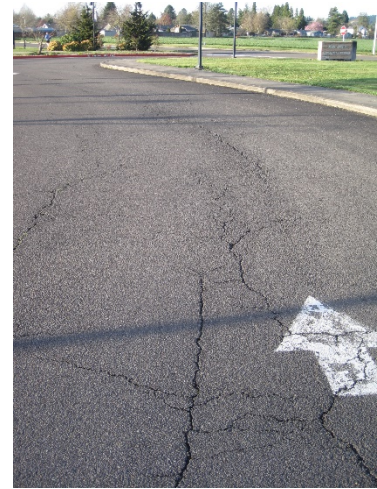
# Building Condition: Edwards ES (Cafeteria)



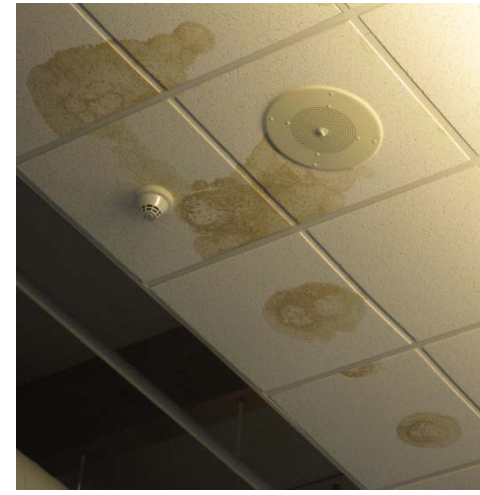
# Building Condition: Ewing Young ES



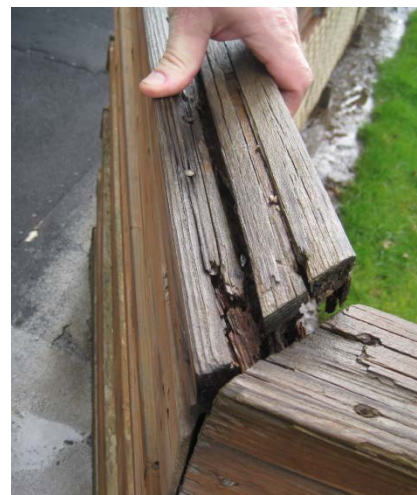
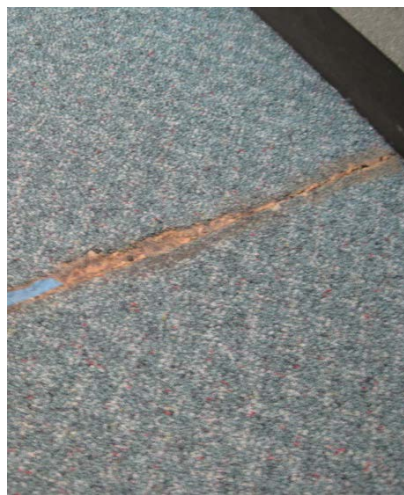
# Building Condition: Joan Austin ES



# Building Condition: Mabel Rush ES



# Building Condition: Chehalem Valley MS



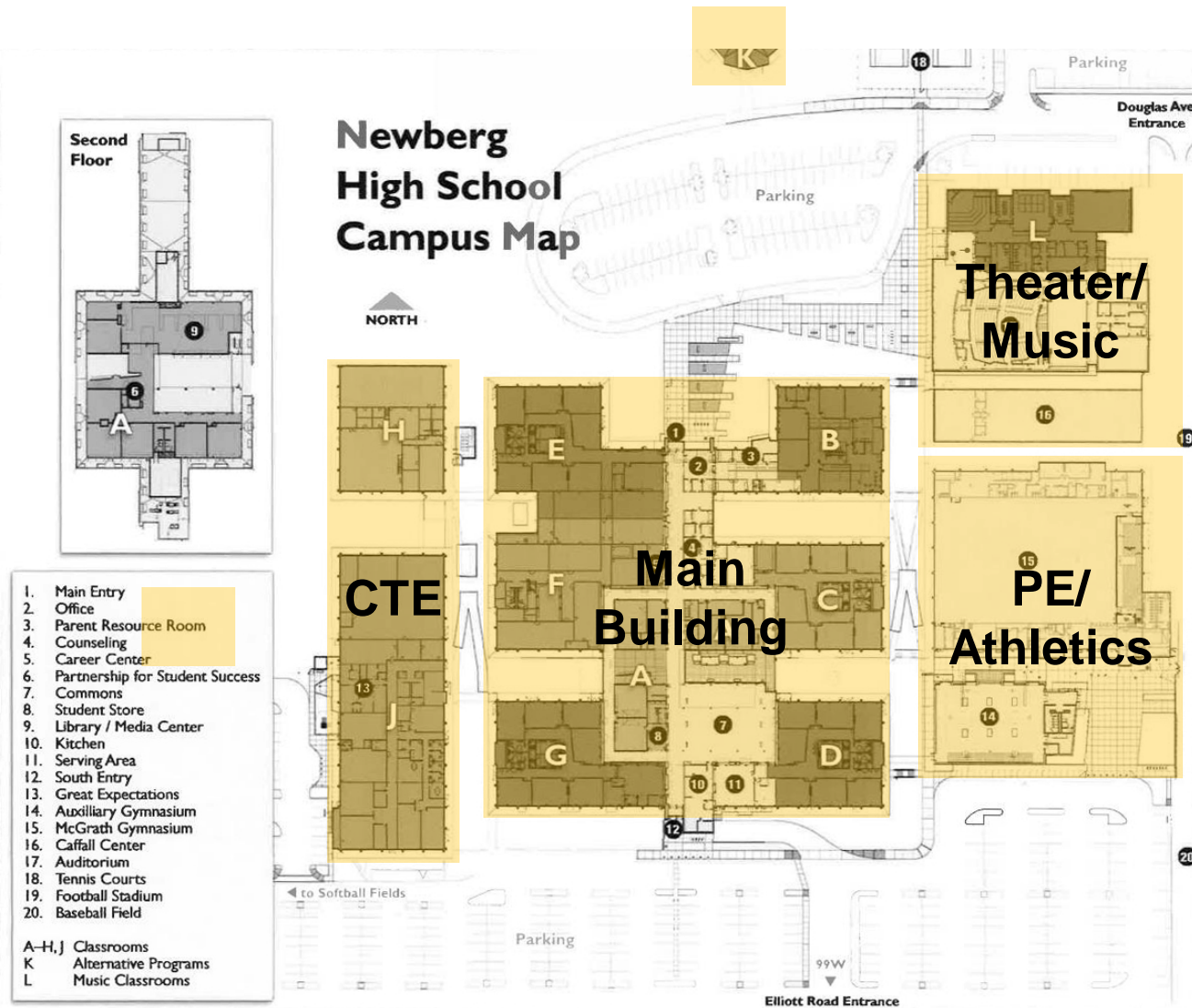
# Building Condition: Mountain View MS



# Building Condition: Mountain View MS

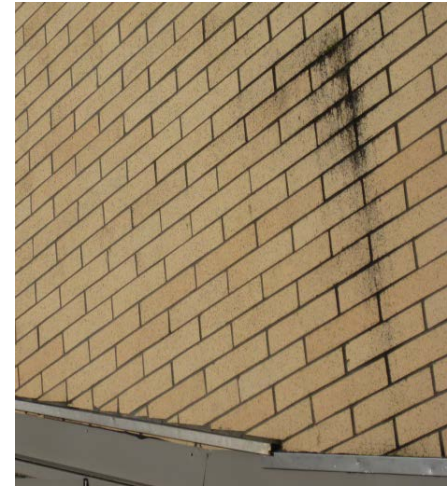


# Building Condition: Newberg HS





# Building Condition: NHS (Main)



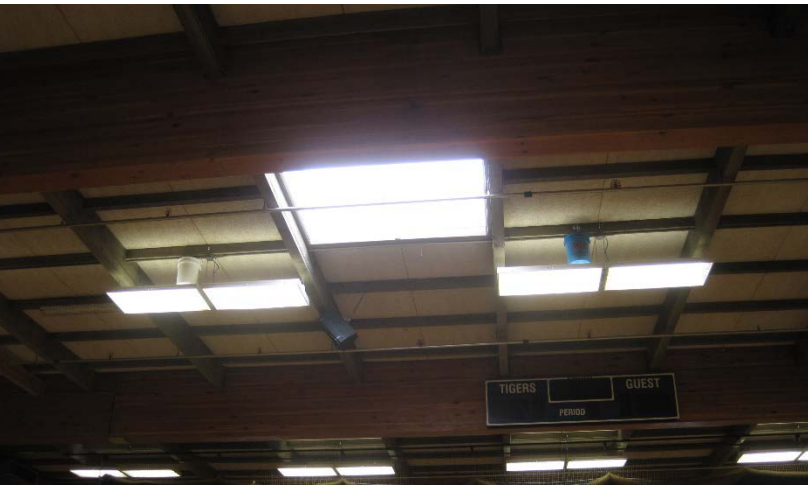
# Building Condition: NHS (H & J)



# Building Condition: NHS (L & M)



# Building Condition: NHS (Gymnasiums)



# 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)

+/- \$71.0 M

+

Seismic Upgrades

+/- \$37.9 M

+

Energy Upgrades

+/- \$13.8 M

+

Major System Replacement

+/- \$88.6 M

+

Educational Suitability

+/- \$80.8 M

**Total: +/- 292.2 M**

A metric to quantify deferred maintenance costs and represent them as a percentage of replacement cost

ROM cost to upgrade to current standards (not "immediate occupancy")

Assume \$77/SF including patch & repair

ROM cost to significantly improve energy efficiency

Assume \$29/SF

ROM cost to fully replace MEP systems

Assume \$184/SF

ROM cost to modernize learning environments, targeting districtwide consistency/equity

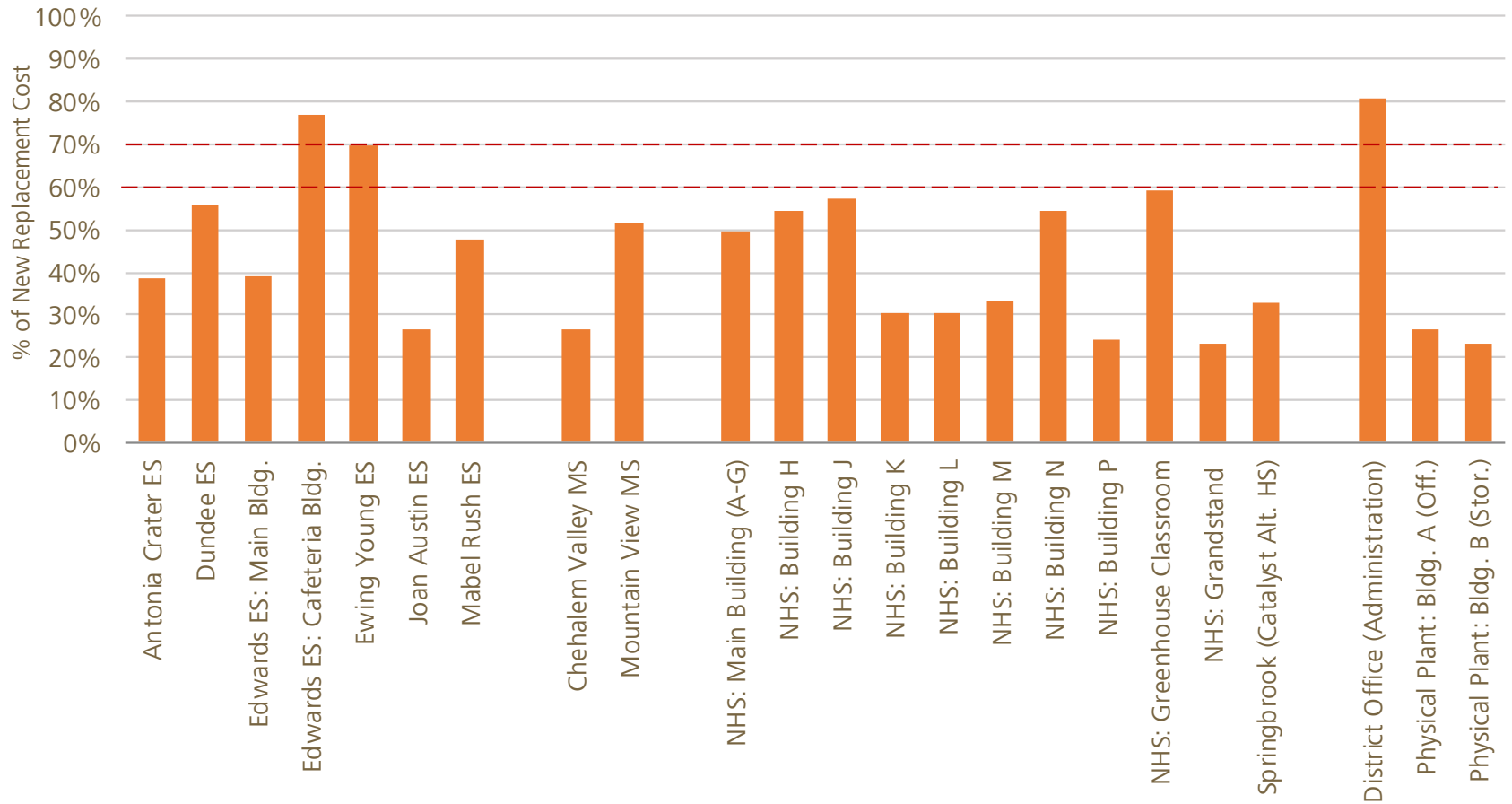
Assume 137 SF/student ES, 153 SF/student MS, 172 SF/student HS

Estimated ROM costs are 2023 project cost  
Costs are not based on detailed system reports/studies



# Full Modernization: Findings

## Full Modernization Assessment Score



# Full Modernization: Findings

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

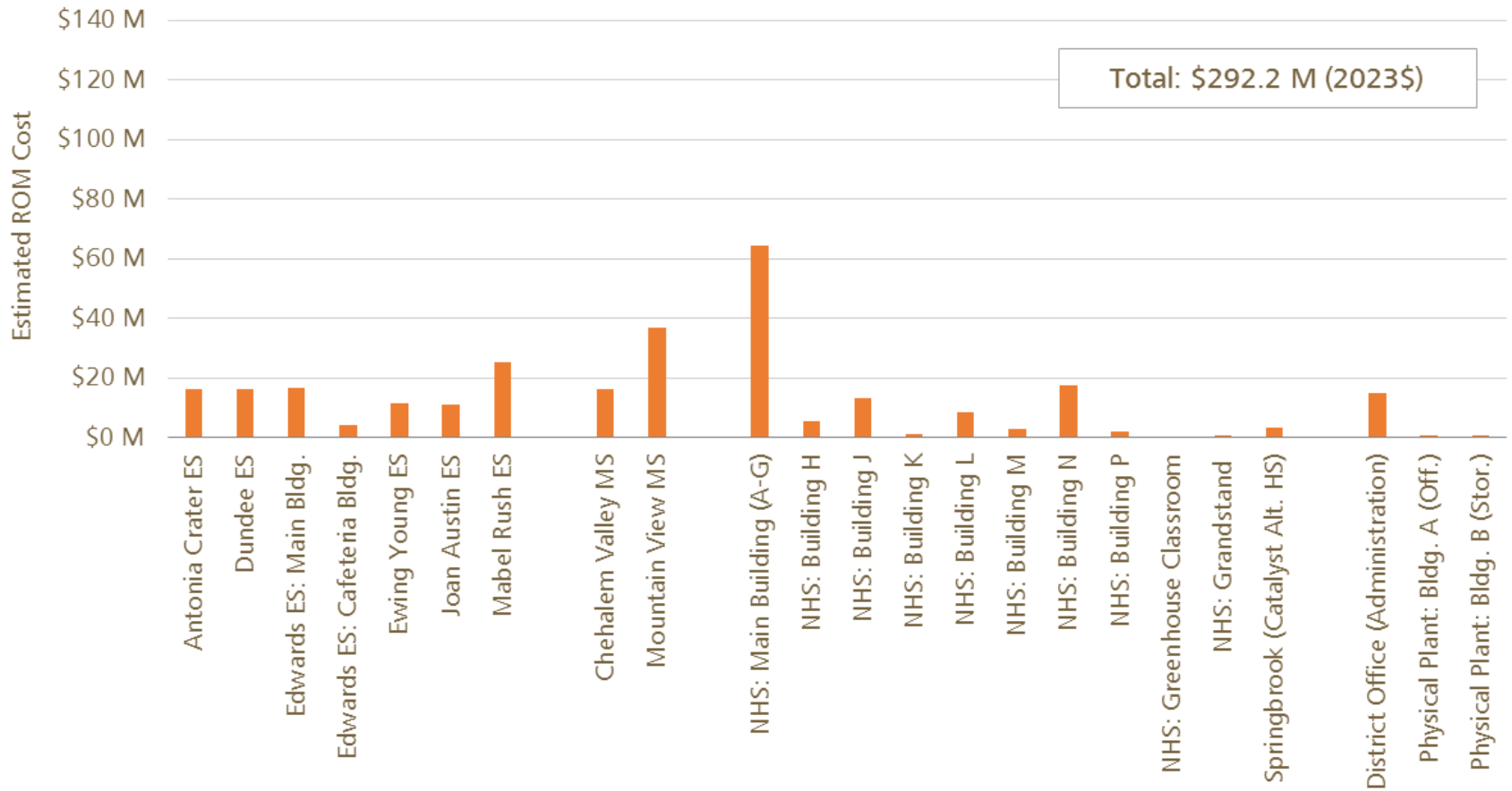
- Edwards Elementary School Cafeteria Building
- Ewing Young Elementary School
- District Office

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

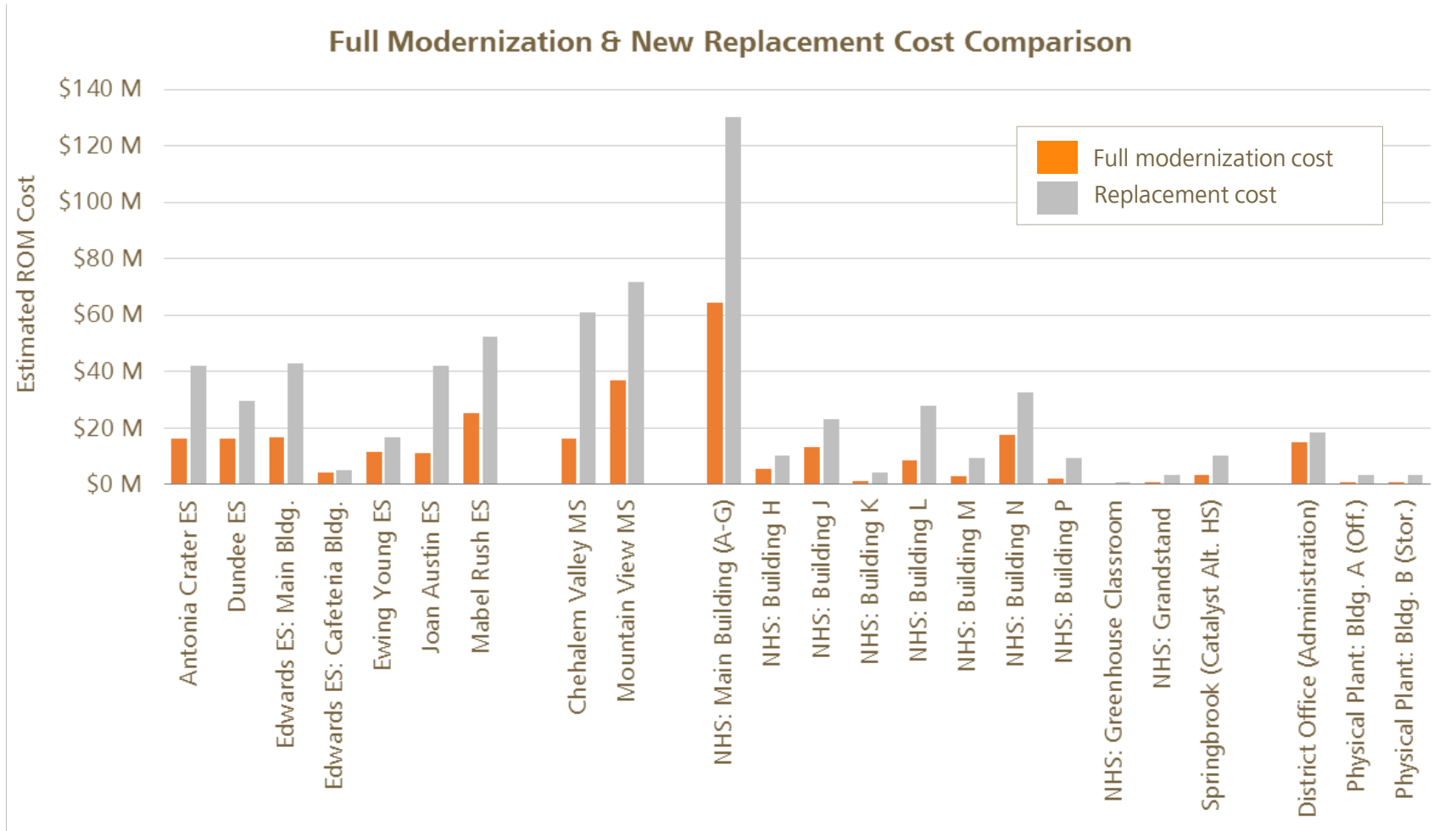
- Dundee Elementary School
- Mountain View Middle School
- NHS CTE Buildings (H & J) and Main Gymnasium Building (N)
- NHS Greenhouse Classroom

# Full Modernization: Findings

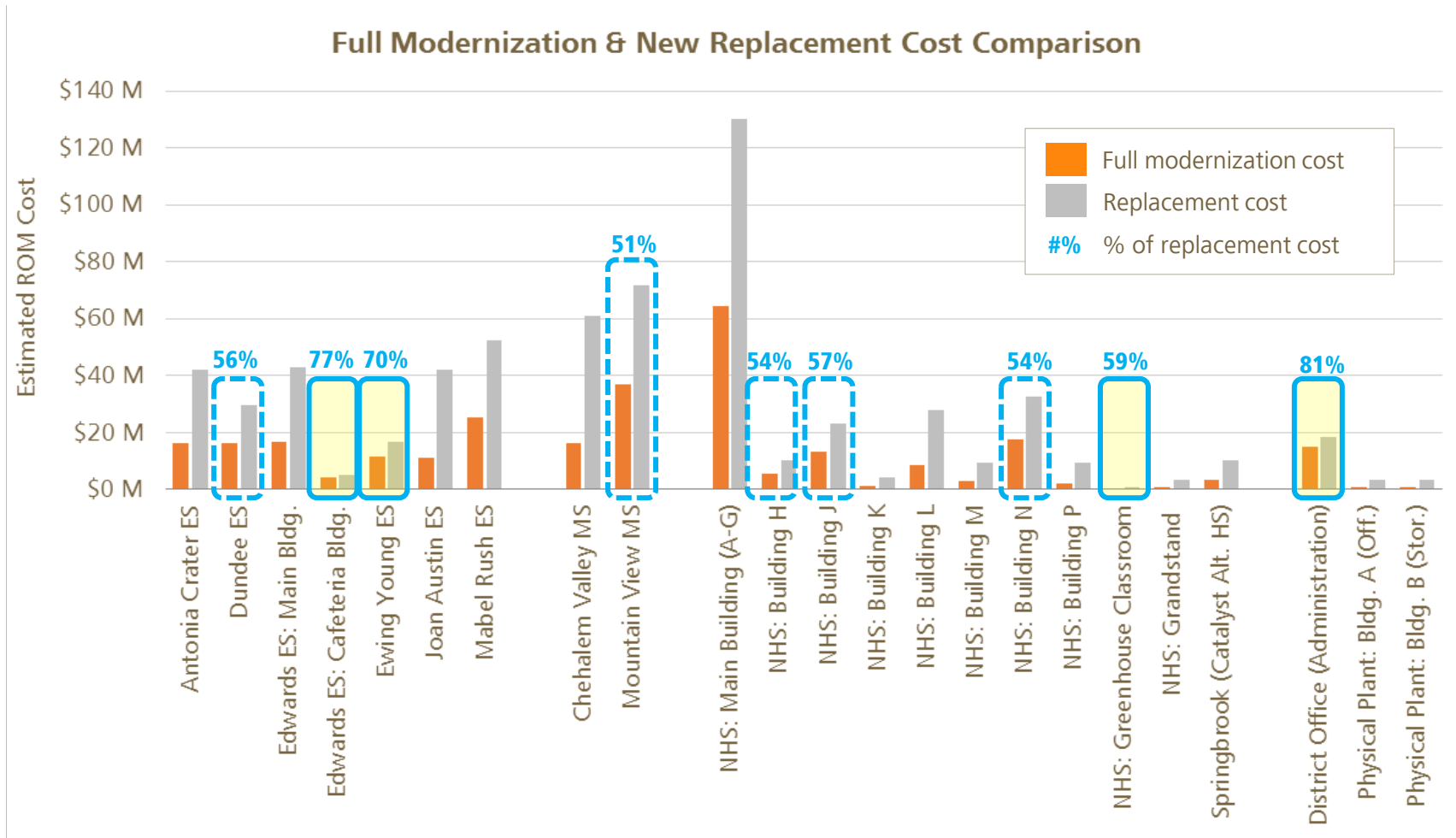
Full Modernization Estimated ROM Cost



# Full Modernization: Findings



# Full Modernization: Findings



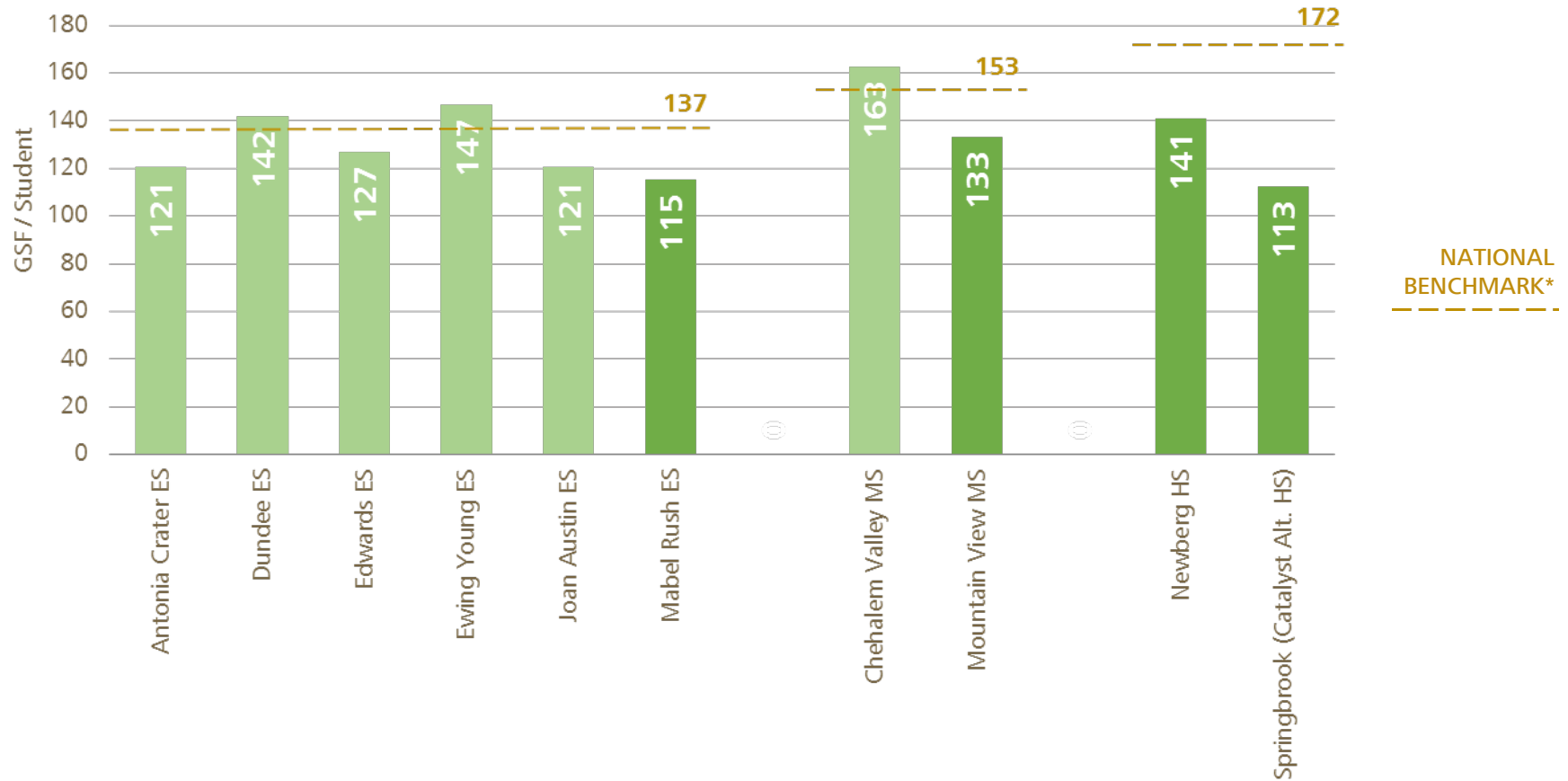
If you are going to consider investing significant capital in one of the circled facilities (repair deficiencies or address programmatic need), consider the comparison illustrated by this chart.

# 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

**ANTONIA CRATER  
ELEMENTARY SCHOOL** 121  
Constructed: 1995  
Building Area: 60,741 GSF  
Capacity: 500 students  
2017-18 Enrollment: 457 students  
2027-28 Enrollment: 526 students

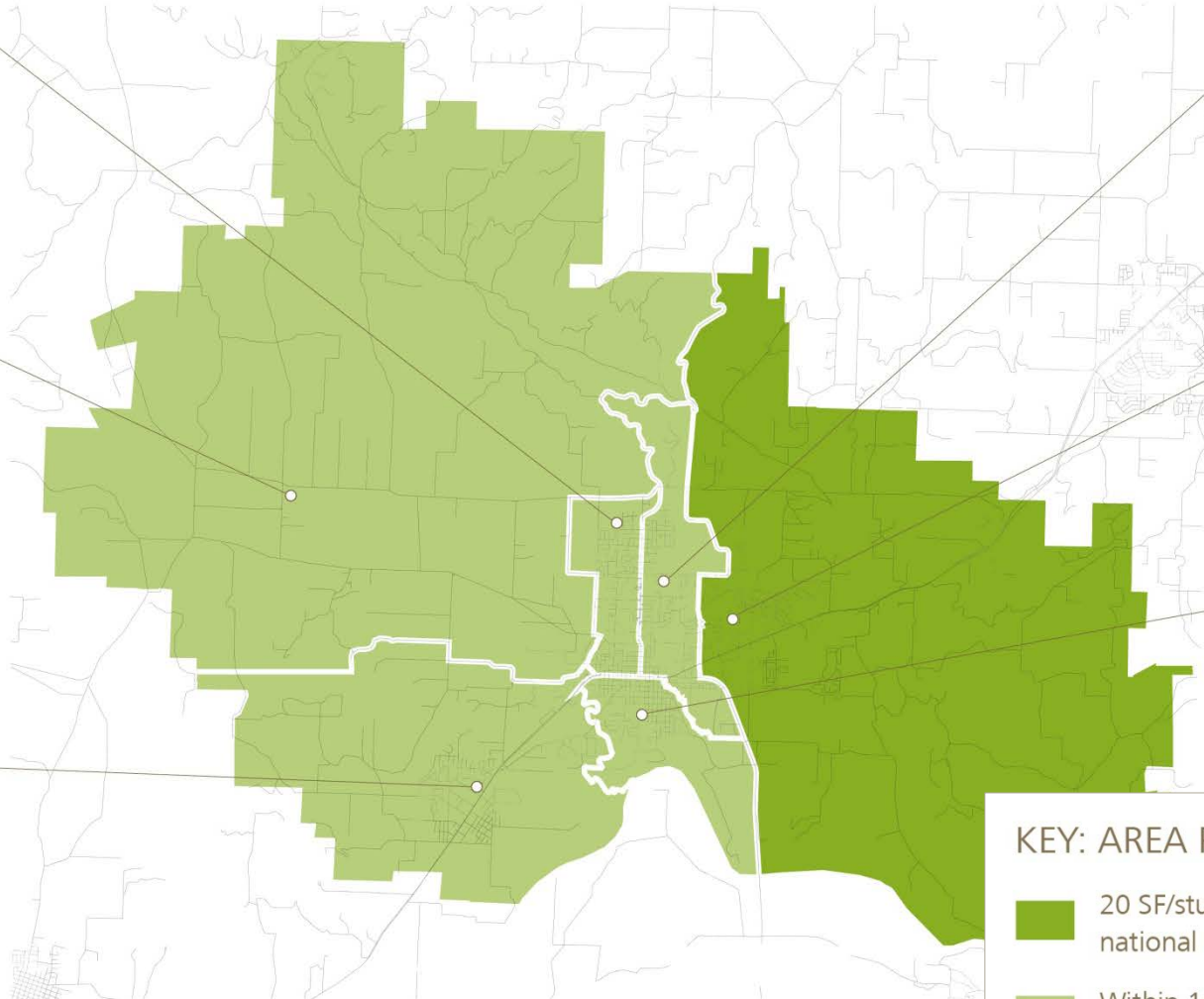
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Capacity: 200 students  
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ELEMENTARY SCHOOL** 142  
Constructed: 1952  
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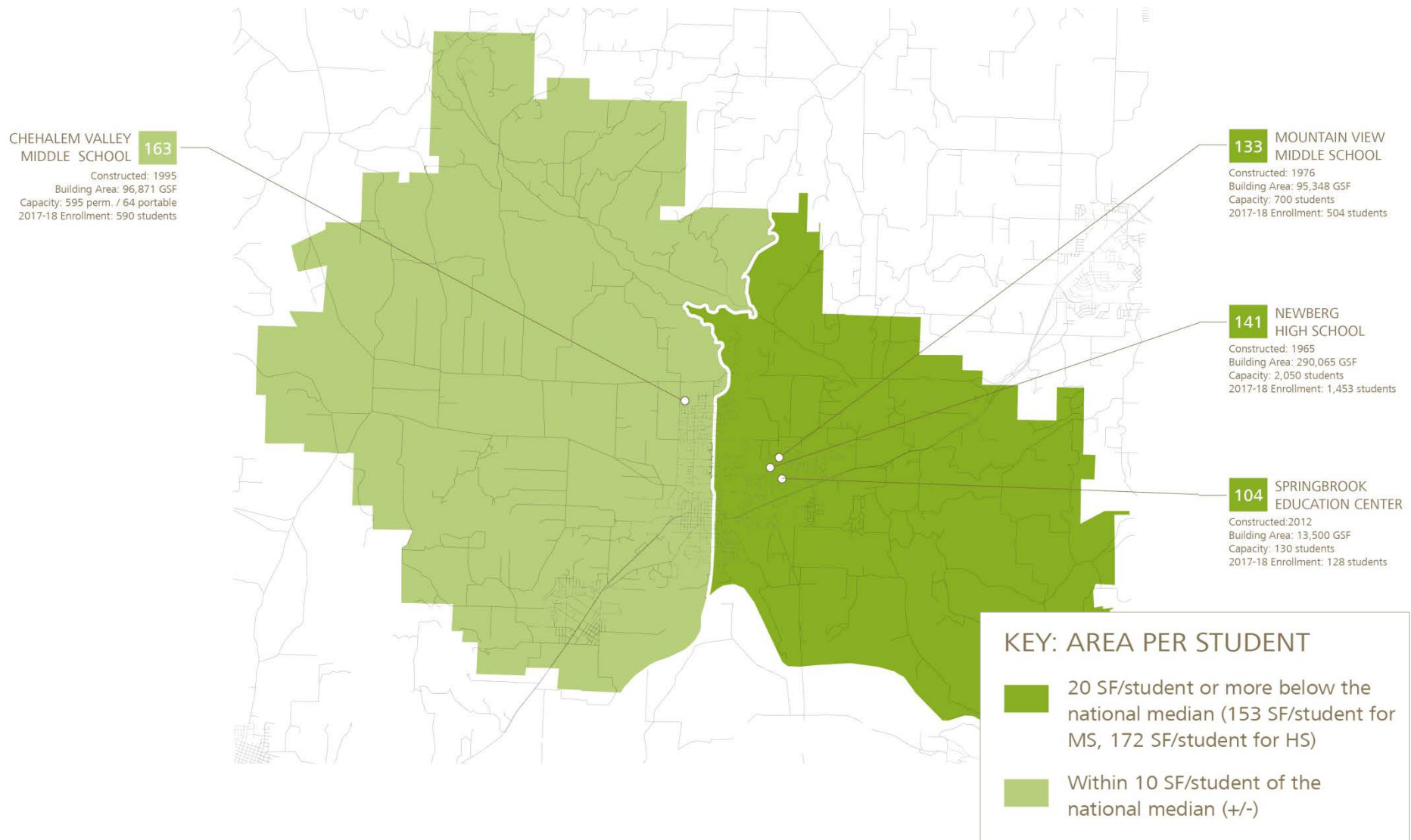
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ELEMENTARY SCHOOL**  
Constructed: 1948 (gym) / 1989  
Building Area: 71,580 GSF  
Capacity: 575 perm. / 50 portable  
2017-18 Enrollment: 545 students  
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**KEY: AREA PER STUDENT**

-  20 SF/student or more below the national median (137 SF/student)
-  Within 10 SF/student of the national median (+/-)

# 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



Chehalem Valley MS



Mountain View MS

# Educational Suitability: Wayfinding / Character / Community

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



Mountain View MS



Mountain View MS

# Deferred Maintenance & Recent Capital Expenditures

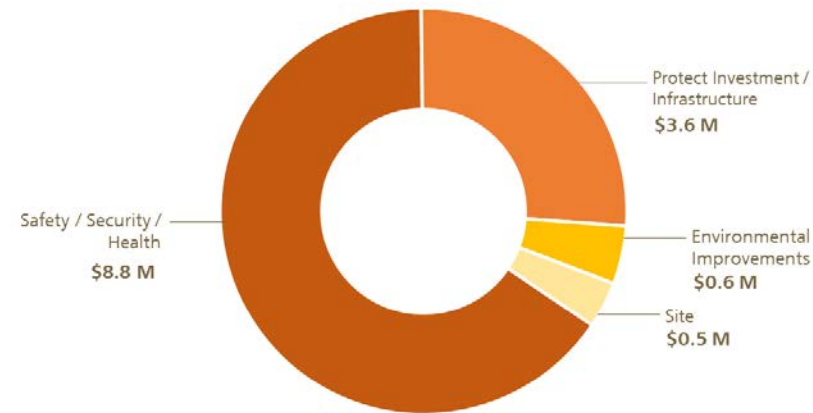
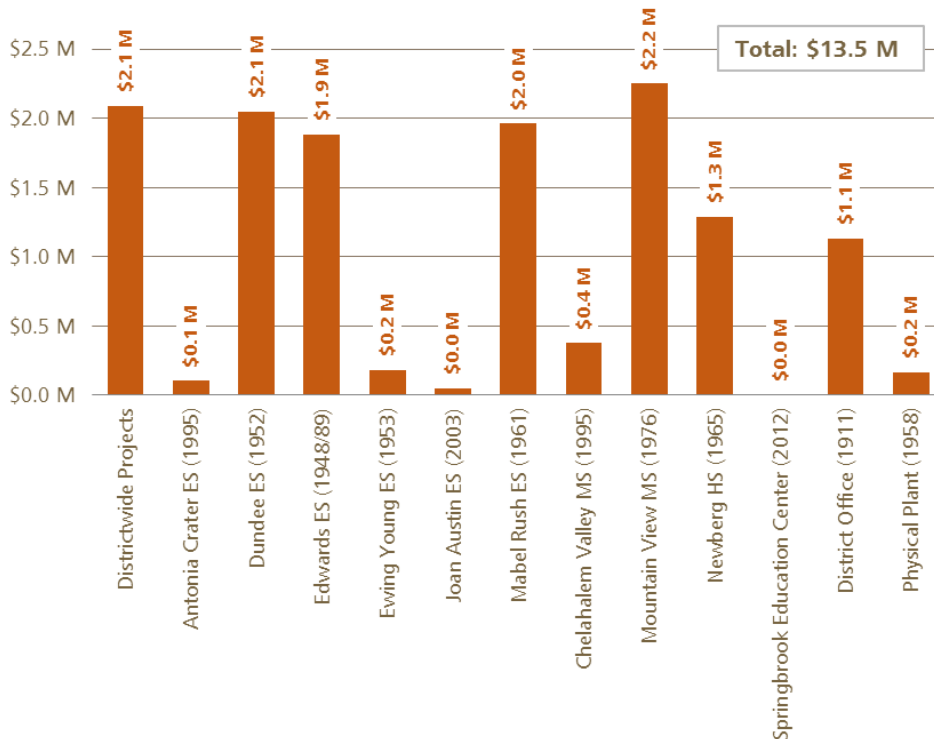
# Deferred Maintenance

- :: 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



# Deferred Maintenance

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

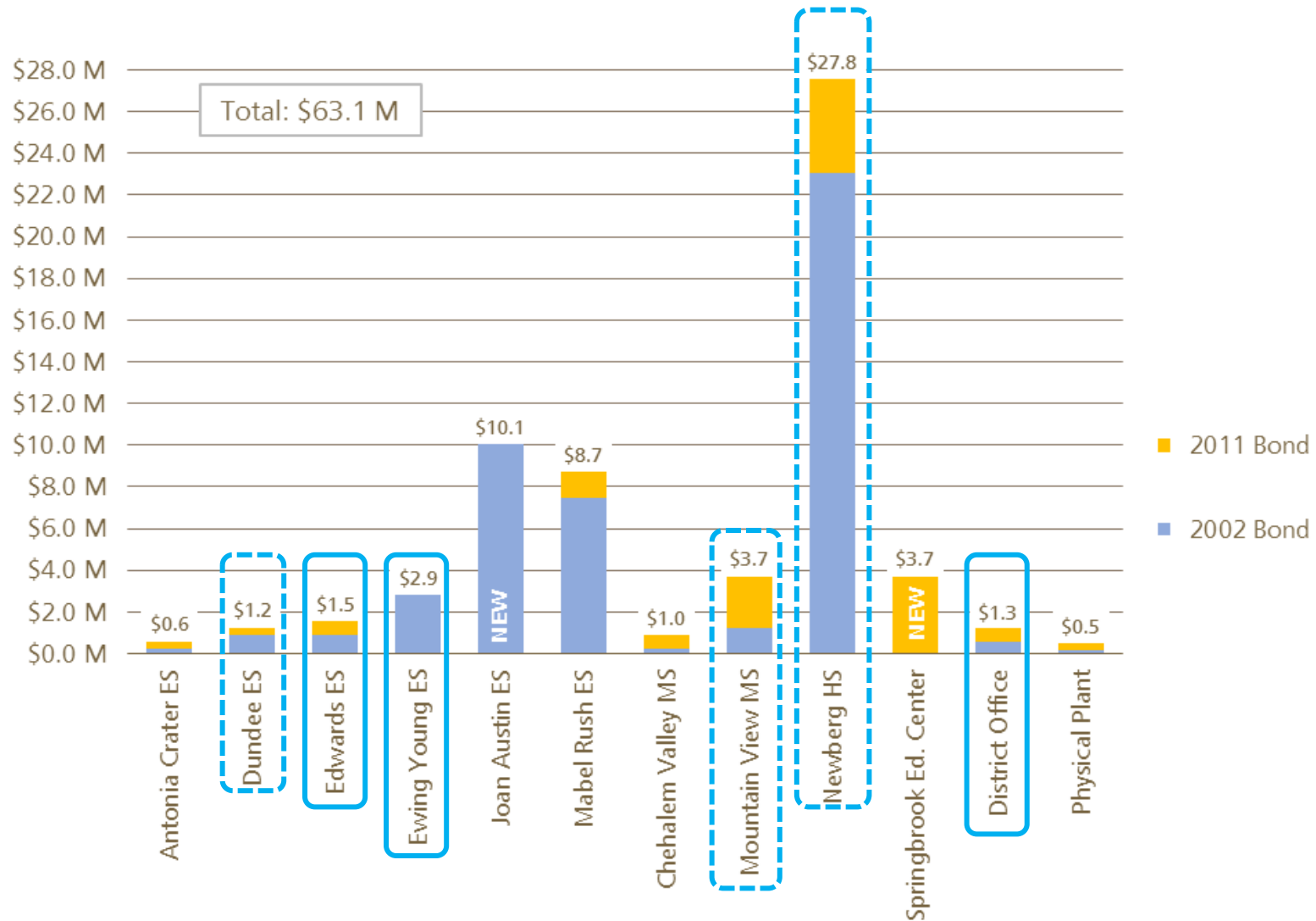


- :: District deferred maintenance list includes \$5.8 M for seismic-related upgrades at Dundee, Edwards, Mabel Rush, Mountain View, and District Office
- :: Remaining cost (\$7.7 M) represents roughly 10% of total FCI deferred maintenance

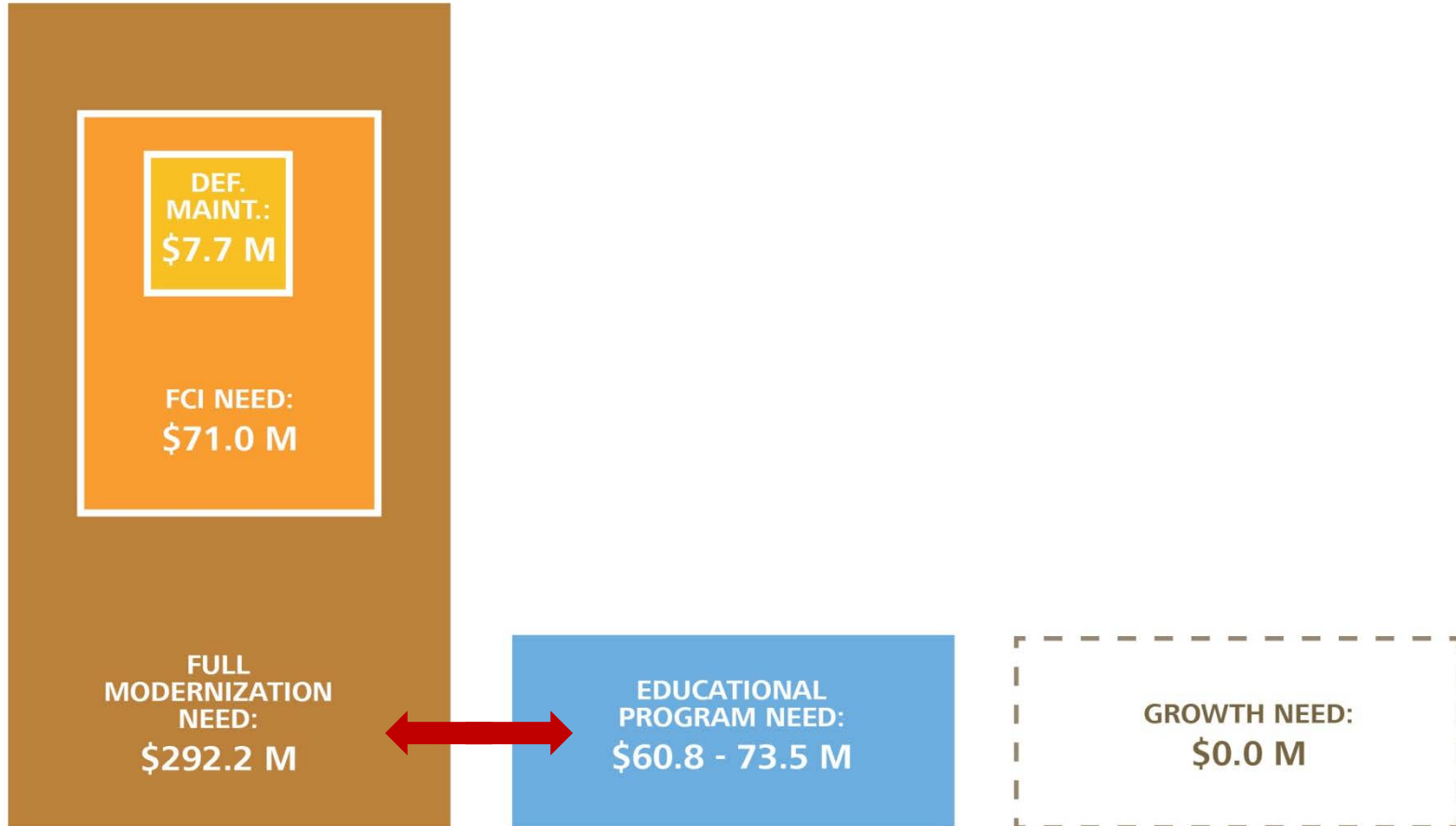
# Recent Capital Expenditures

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

# Approximate Recent Capital Expenditures



# Need Summary



Next Steps