Long-Range Facility Plan

NEWBERG
PUBLIC SCHOOLS

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 5 May 30, 2018
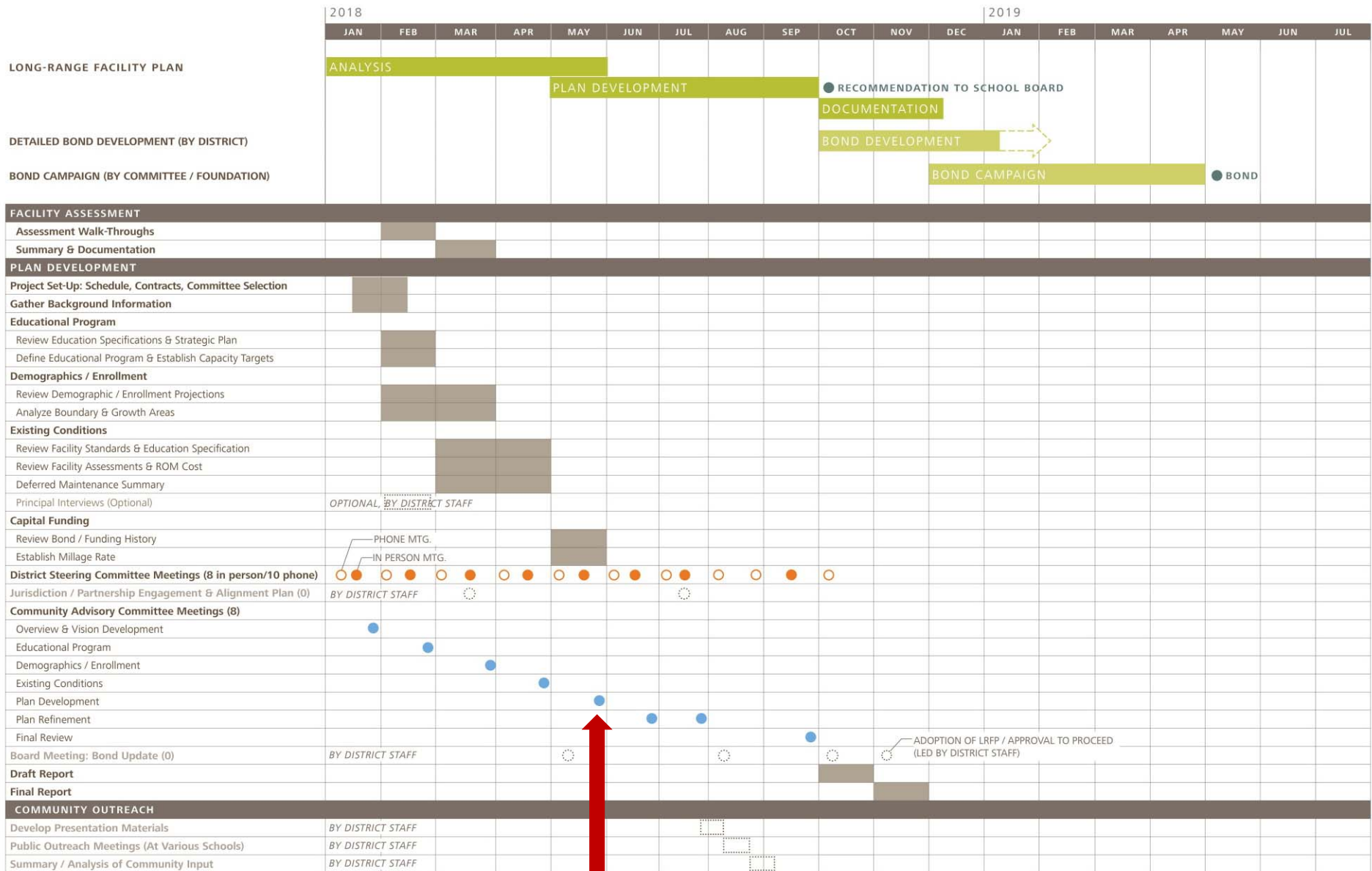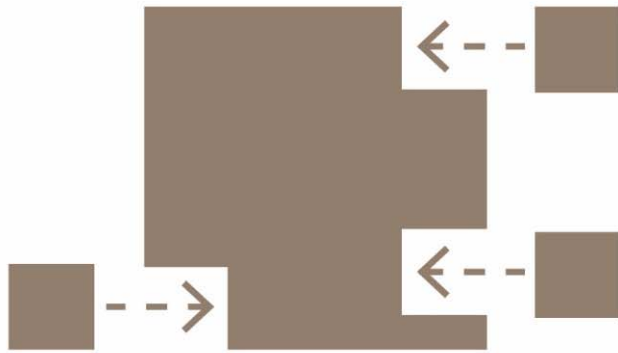
NEWBERG
PUBLIC SCHOOLS

5:30   Review
6:00   Exercise 1
6:30   Break
6:35   Exercise 2
7:05   Break
7:10   Exercise 3
7:30   Report back and discussion
8:27   Next steps
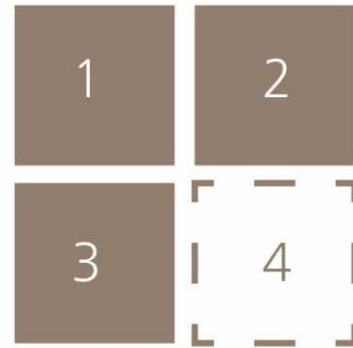
Review

Schedule: Where We Are

	2018												2019						
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL

LONG-RANGE FACILITY PLAN — ANALYSIS — PLAN DEVELOPMENT — ● RECOMMENDATION TO SCHOOL BOARD — DOCUMENTATION

DETAILED BOND DEVELOPMENT (BY DISTRICT) — BOND DEVELOPMENT

BOND CAMPAIGN (BY COMMITTEE / FOUNDATION) — BOND CAMPAIGN — ● BOND

FACILITY ASSESSMENT
- Assessment Walk-Throughs
- Summary & Documentation

PLAN DEVELOPMENT
- Project Set-Up: Schedule, Contracts, Committee Selection
- Gather Background Information
- Educational Program
  - Review Education Specifications & Strategic Plan
  - Define Educational Program & Establish Capacity Targets
- Demographics / Enrollment
  - Review Demographic / Enrollment Projections
  - Analyze Boundary & Growth Areas
- Existing Conditions
  - Review Facility Standards & Education Specification
  - Review Facility Assessments & ROM Cost
  - Deferred Maintenance Summary
  - Principal Interviews (Optional) — OPTIONAL, BY DISTRICT STAFF
- Capital Funding
  - Review Bond / Funding History — PHONE MTG.
  - Establish Millage Rate — IN PERSON MTG.
- District Steering Committee Meetings (8 in person/10 phone)
- Jurisdiction / Partnership Engagement & Alignment Plan (0) — BY DISTRICT STAFF
- Community Advisory Committee Meetings (8)
  - Overview & Vision Development
  - Educational Program
  - Demographics / Enrollment
  - Existing Conditions
  - Plan Development
  - Plan Refinement
  - Final Review
  - Board Meeting: Bond Update (0) — BY DISTRICT STAFF — ADOPTION OF LRFP / APPROVAL TO PROCEED (LED BY DISTRICT STAFF)
- Draft Report
- Final Report

COMMUNITY OUTREACH
- Develop Presentation Materials — BY DISTRICT STAFF
- Public Outreach Meetings (At Various Schools) — BY DISTRICT STAFF
- Summary / Analysis of Community Input — BY DISTRICT STAFF

Approaches to Plan Development
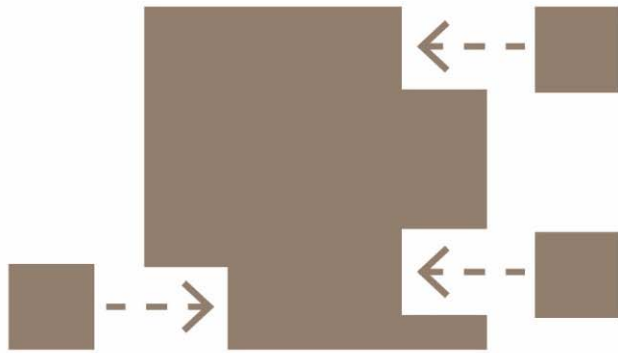
Piecemeal Approach   Strategic Phased Plan   All at Once
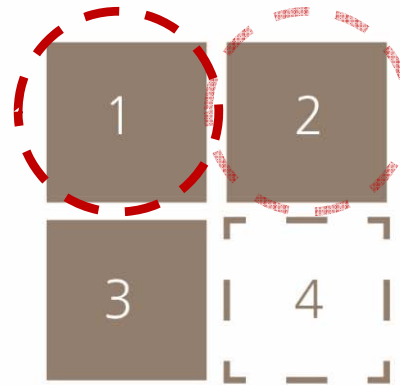
Approaches to Plan Development
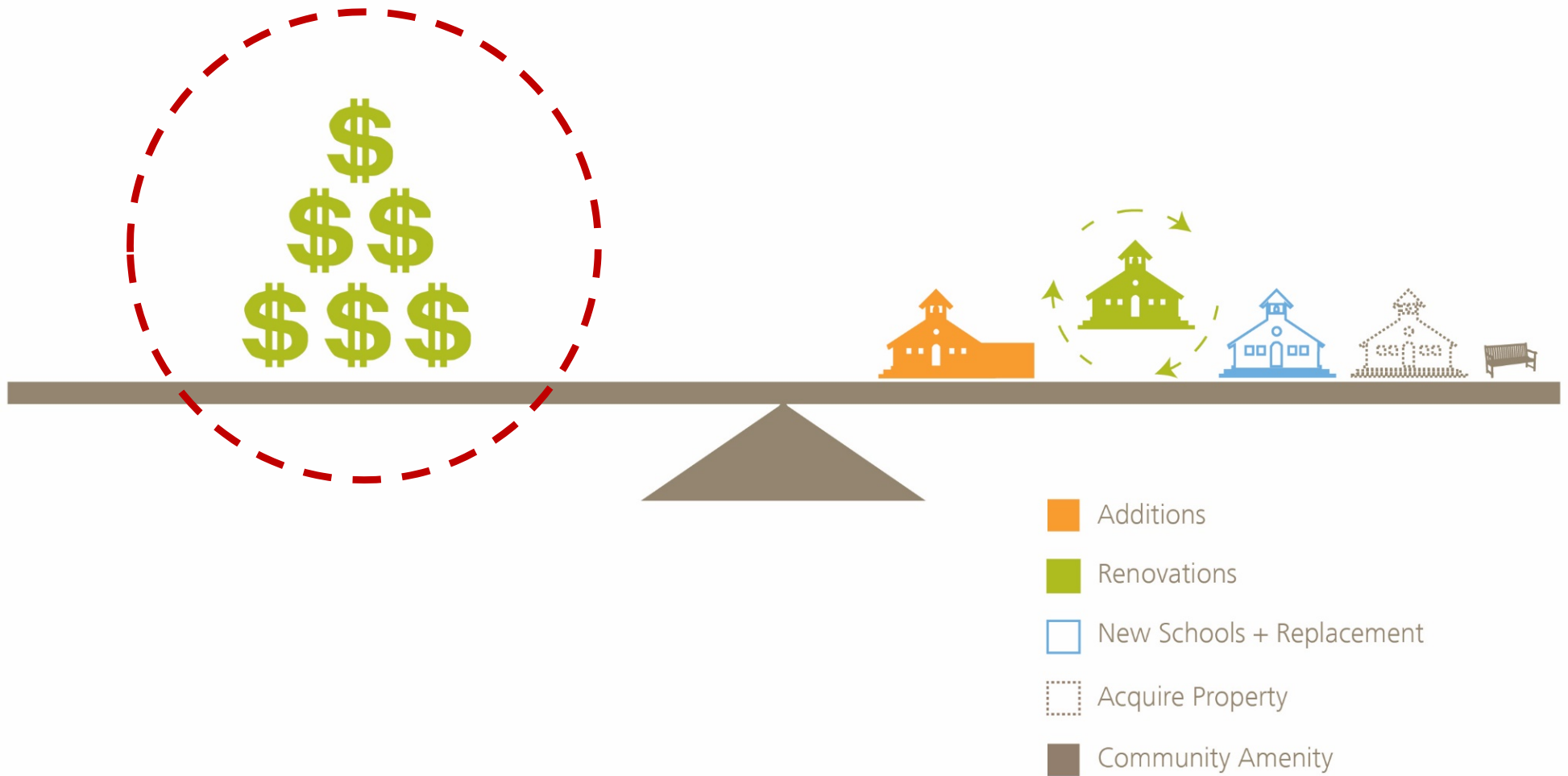

Piecemeal Approach

Strategic Phased Plan

All at Once

Plan Development
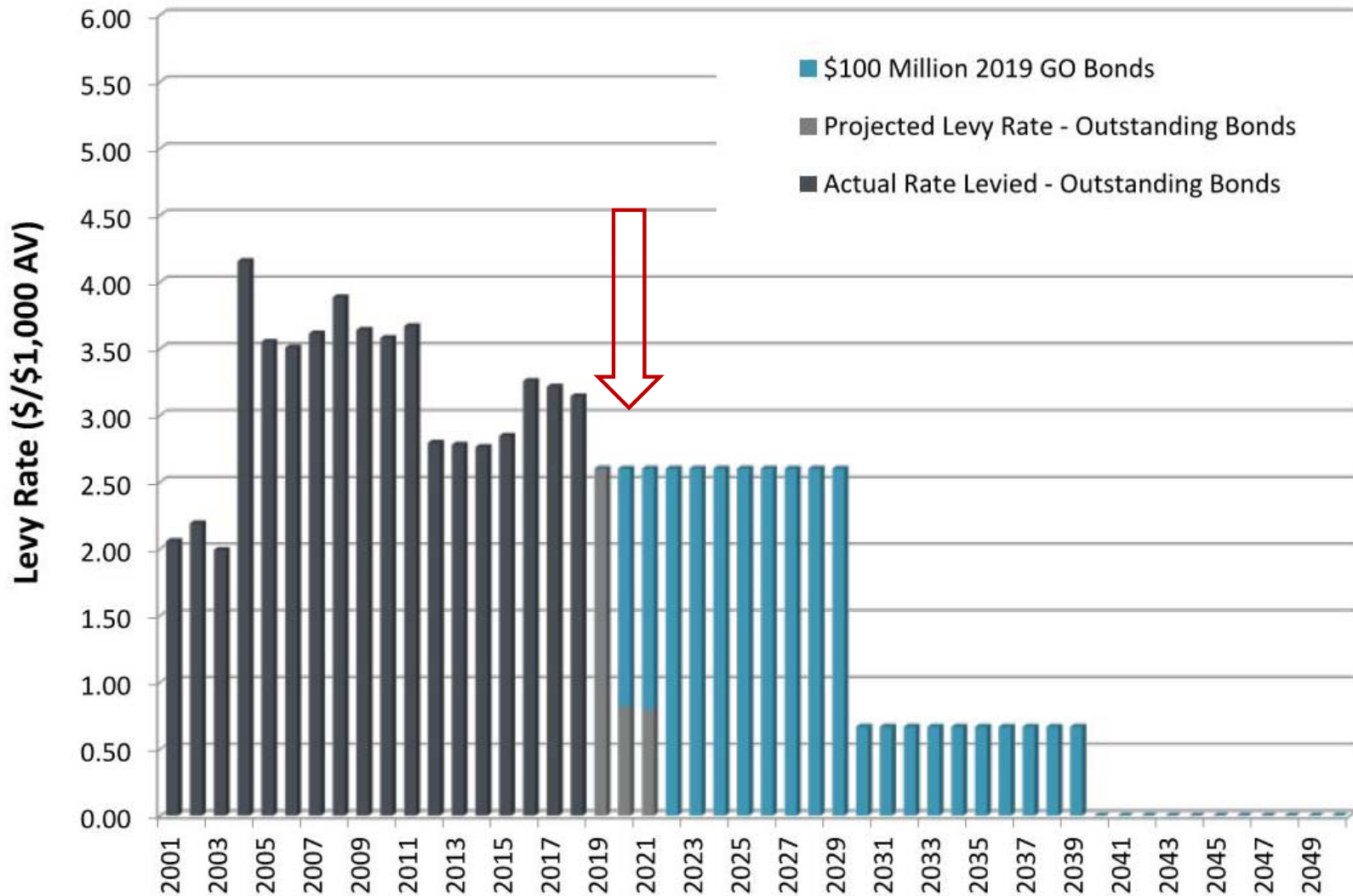

Additions
Renovations
New Schools + Replacement
Acquire Property
Community Amenity

Plan Development

- ■ (orange) Additions
- ■ (green) Renovations
- □ (blue outline) New Schools + Replacement
- ⬚ (dotted outline) Acquire Property
- ■ (brown) Community Amenity

Sample Capital Measure $100M no increase

NEWBERG SCHOOL DISTRICT No. 29J

General Obligation Bonds, Series 2019 –20 Years, $100 Million (with 10-year step)

Legend:
- $100 Million 2019 GO Bonds
- Projected Levy Rate - Outstanding Bonds
- Actual Rate Levied - Outstanding Bonds

Y-axis: Levy Rate ($/$1,000 AV)

PiperJaffray.

Plan Development

Additions

Renovations

New Schools + Replacement

Acquire Property

Community Amenity
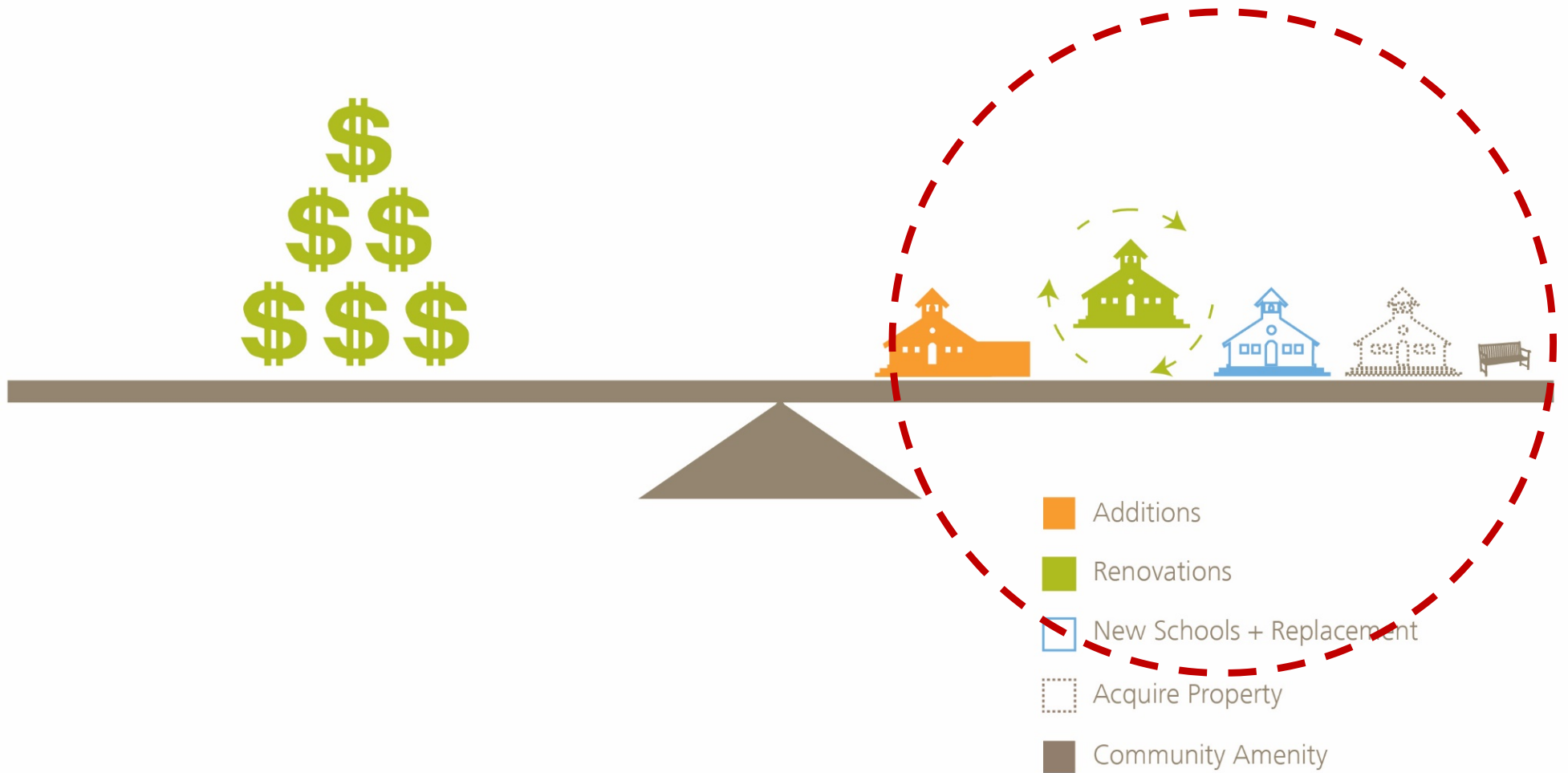
Elements of the Plan

The Vision
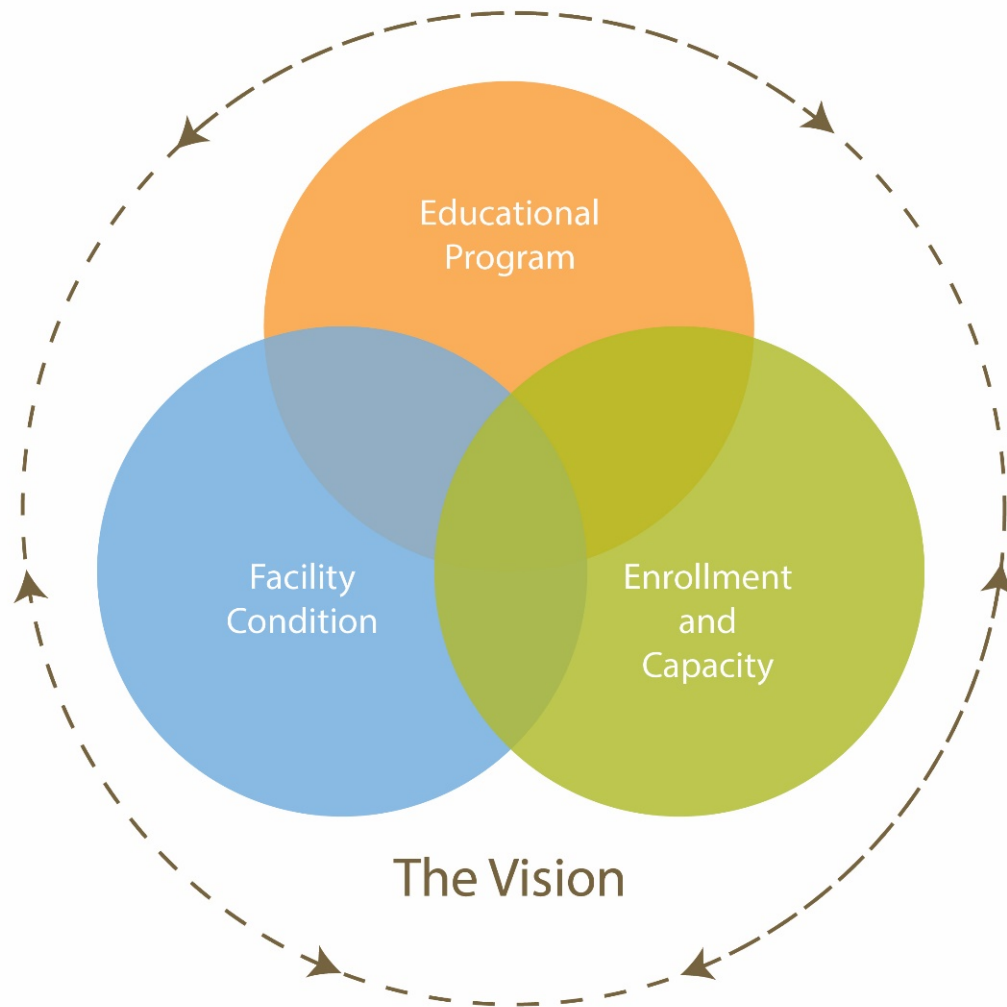
Educational Program

:: 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
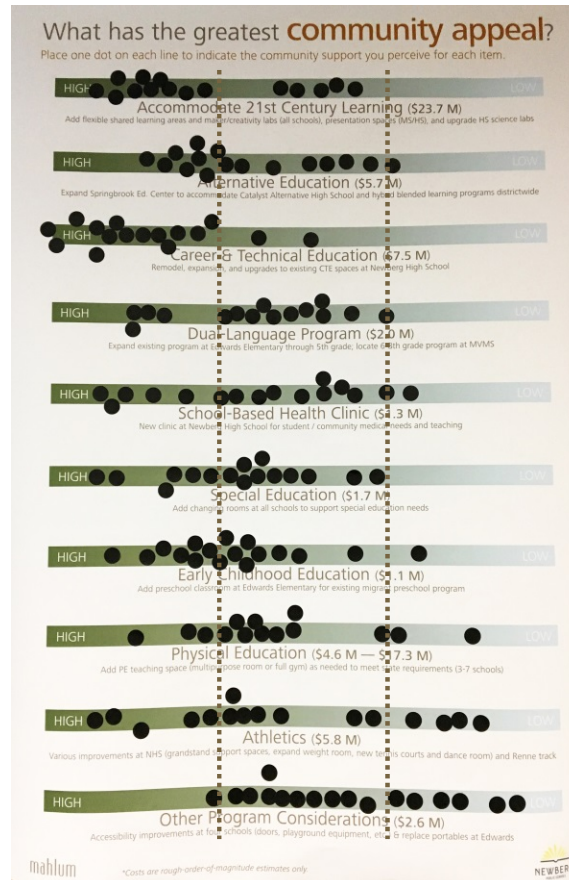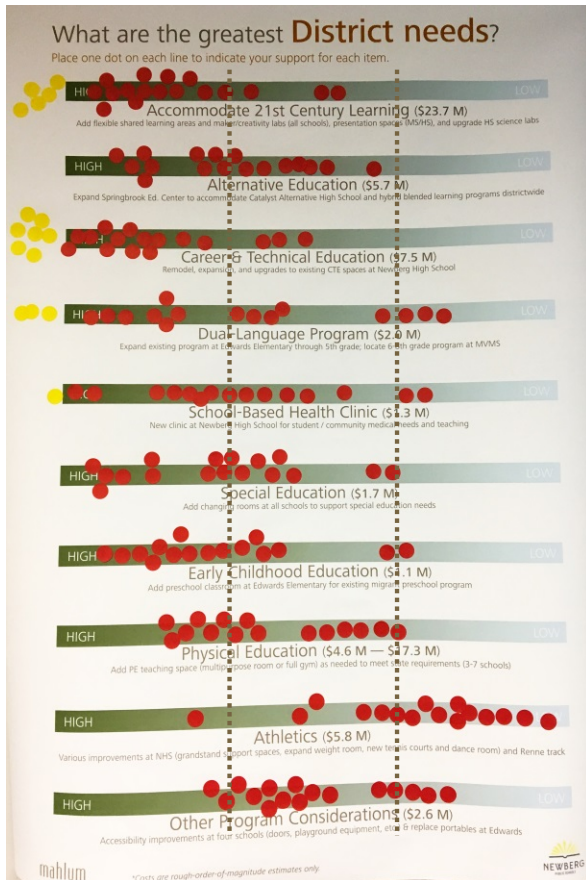
Tier 1 support:

CTE

21st-Century Learning

Tier 2 support:

Alternative Education

Early Childhood Education

Special Education

Tier 3 support:

Dual-Language

School-Based Health Clinic

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
Subtotal	**$23.7 M**

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	$2.5 M
Early Childhood Education	$1.1 M
Physical Education	$17.3 M
Athletics	$5.8 M
Subtotal	**$46.9 M**

Other Program Considerations

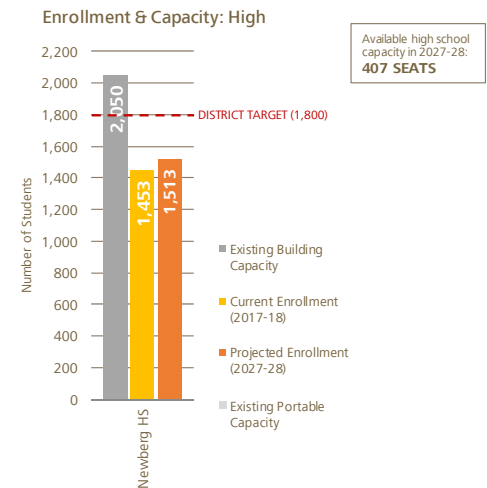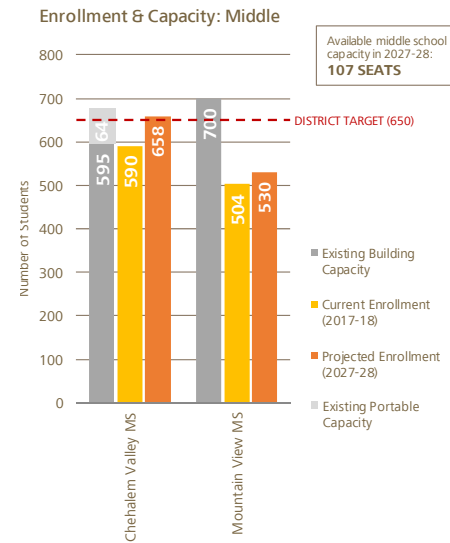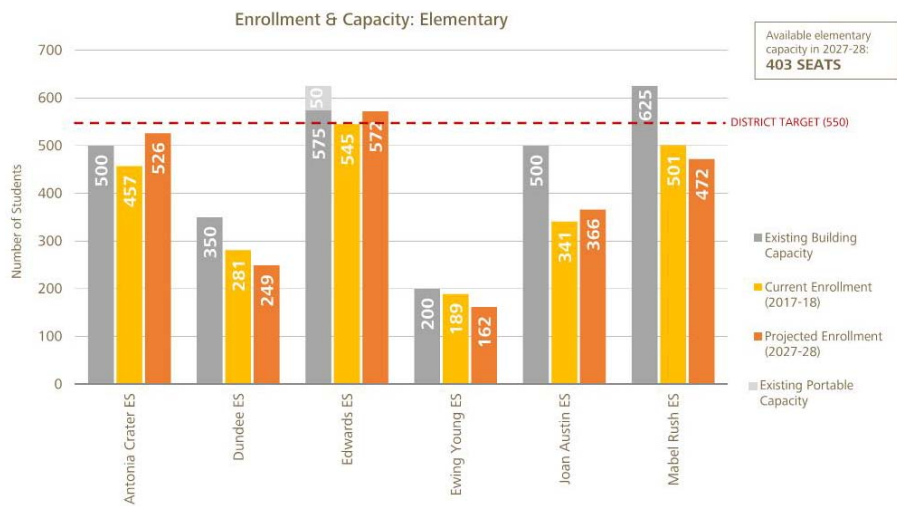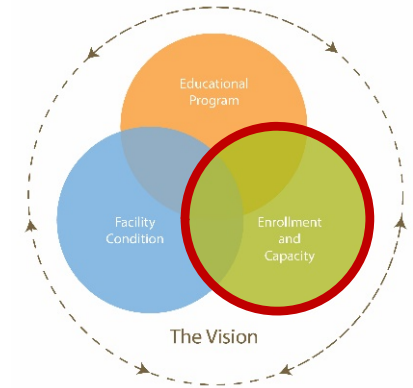|	
Replace portable classrooms	$1.7 M
Expand cafeteria at Antonia Crater	$1.1 M
Accessibility improvements	$0.9 M
Subtotal	**$3.7 M**

Total ROM Cost	**$74.3 M**
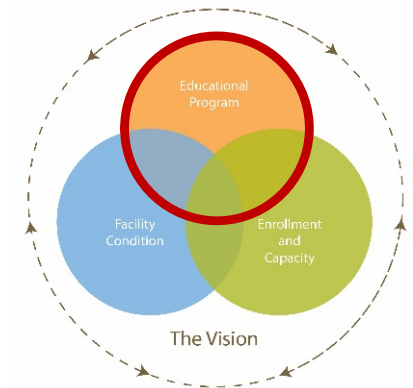
Tier 1 $34.8M

Tier 2 $ 9.3M

Tier 3 $ 3.3M

Enrollment Growth: Need Summary

:: No significant capacity need due to projected enrollment growth

Enrollment & Capacity: Elementary

Available elementary capacity in 2027-28: **403 SEATS**

DISTRICT TARGET (550)

Number of Students

- Existing Building Capacity
- Current Enrollment (2017-18)
- Projected Enrollment (2027-28)
- Existing Portable Capacity

Antonia Crater ES: 500, 457, 526
Dundee ES: 350, 281, 249
Edwards ES: 575, 50, 545, 572
Ewing Young ES: 200, 189, 162
Joan Austin ES: 500, 341, 366
Mabel Rush ES: 625, 501, 472

Enrollment & Capacity: Middle

Available middle school capacity in 2027-28: **107 SEATS**

DISTRICT TARGET (650)

Number of Students

- Existing Building Capacity
- Current Enrollment (2017-18)
- Projected Enrollment (2027-28)
- Existing Portable Capacity

Chehalem Valley MS: 595, 64, 590, 658
Mountain View MS: 700, 504, 530

Enrollment & Capacity: High

Available high school capacity in 2027-28: **407 SEATS**

DISTRICT TARGET (1,800)

Number of Students

- Existing Building Capacity
- Current Enrollment (2017-18)
- Projected Enrollment (2027-28)
- Existing Portable Capacity

Newberg HS: 2,050, 1,453, 1,513

# Facility Condition: Need Summary

:: State calculated deficiency = $71 M

:: Projected full modernization = $292 M

:: Highest costs to fully modernize:

- District Office (81% replacement)

- Edwards Cafeteria (77% replacement)

- Ewing Young ES (70% replacement)

- NHS Greenhouse Classroom (59% replacement)

- NHS CTE Buildings H & J (57% / 54% replacement)

- Dundee ES (56% replacement)

- NHS Gym Building N (54% replacement)

- Mountain View Middle School (51% replacement)
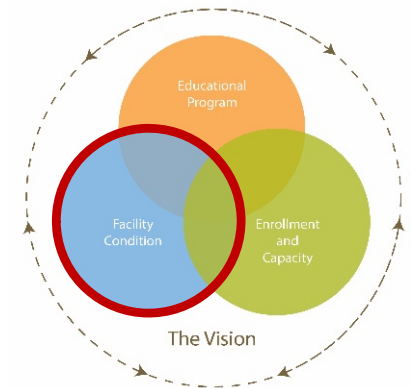
Full Modernization: FCI vs. "75-year"

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

Total: +/- 292.2 M

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

Full Modernization: Findings

Full Modernization & New Replacement Cost Comparison

Legend:
- Full modernization cost
- Replacement cost
- #% % of replacement cost

Circled percentages: 56%, 77%, 70%, 51%, 54%, 57%, 54%, 59%, 81%
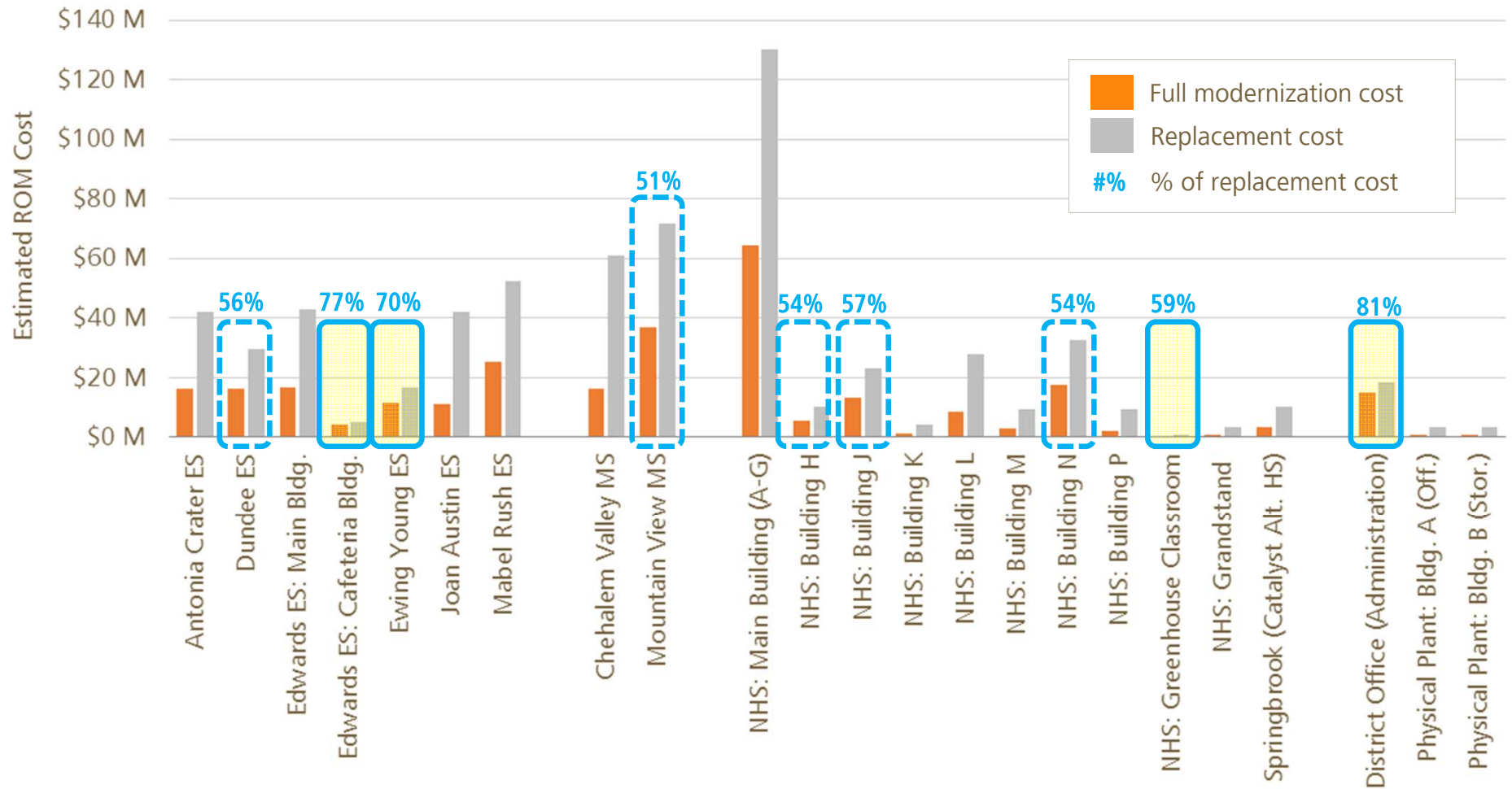
If you are going to consider investing significant capital in one of the circled facilities (repair deficiencies or address programmatic need), consider the comparison illustrated by this chart.

© MAHLUM

Approximate Recent Capital Expenditures

Total: $63.1 M

	2011 Bond
	2002 Bond

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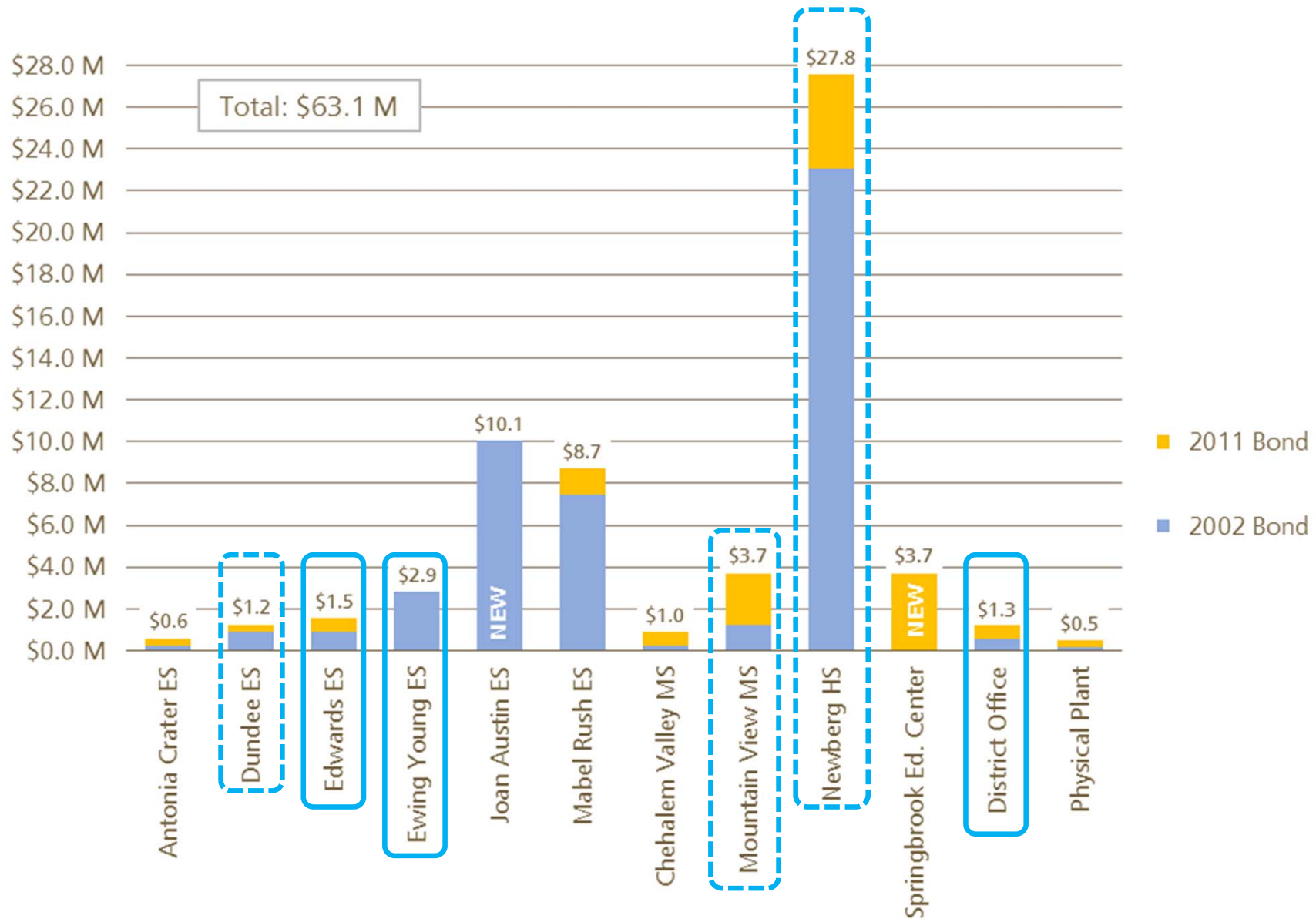
Investment Options

Non-Capital Investment Options

:: No significant modernizations or maintenance – *limited to operational budget*

:: Learning environments remain as-is

:: CTE, SPED and other programs remain as-is

:: Increase class sizes

:: Adjust enrollment boundaries

:: Allow / maintain school enrollment above targets

:: Add capacity with modulars (operational $)

Capital Investment Options: Extg. Facilities

:: Address educational program needs / improve instructional space

- Accommodate 21st-century learning (shared learning, maker space, presentation areas)
- Specific program needs: alt. ed., CTE, dual-language, health center, etc.

:: Address deferred maintenance (per state assessments)

- At-risk / time-critical items identified at each school
- Interior and exterior building repairs if identified

:: Fully modernize building (per projected costs)

- Deferred maintenance, seismic upgrade, energy upgrade, system replacement as necessary, and improve educational suitability

Capital Investment Options: Extg. Facilities

:: School replacement

Does a combination of instructional space, condition, and enrollment needs suggest school replacement?

- Dundee ES, Edwards ES Cafeteria Building, Ewing Young ES

- Mountain View Middle School

- NHS Buildings H & J (CTE), Building N (Gym), Greenhouse classroom

District office

:: Additions to address growth

- No schools show a significant need based on enrollment growth

:: Other amenities

- Parking, lighting, turf, etc.

Capital Investment Options: New Facilities

:: Purchase land for future growth

- Plan ahead in anticipation of growth beyond 10-year horizon
- 10 acres for elementary / 20 acres for middle / 40 acres for high

:: New schools for growth

Capital Investment Options: Support

:: Curriculum

- Adoption of updated curricula
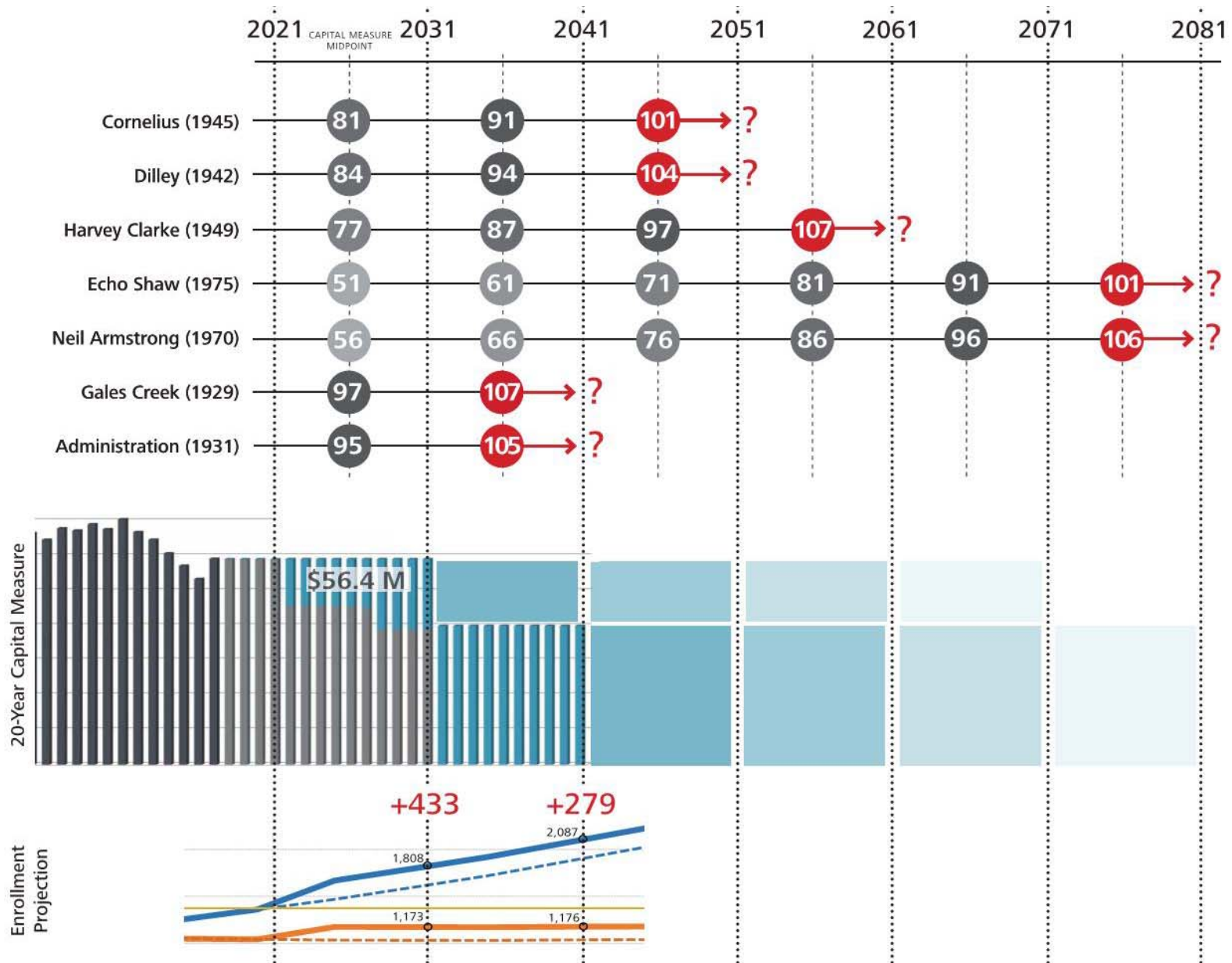- Math, science, health & PE, social studies, world languages & arts, English language arts, ELL / ELP

:: Technology

- Replace aging devices and PA systems throughout the district
- Update/add wireless infrastructure, fiber runs, and data drops
- Server room backup generator

:: Food Service

:: Transportation

Facility Replacement: "Don't Replace"

Facility Replacement: "One per Cycle"
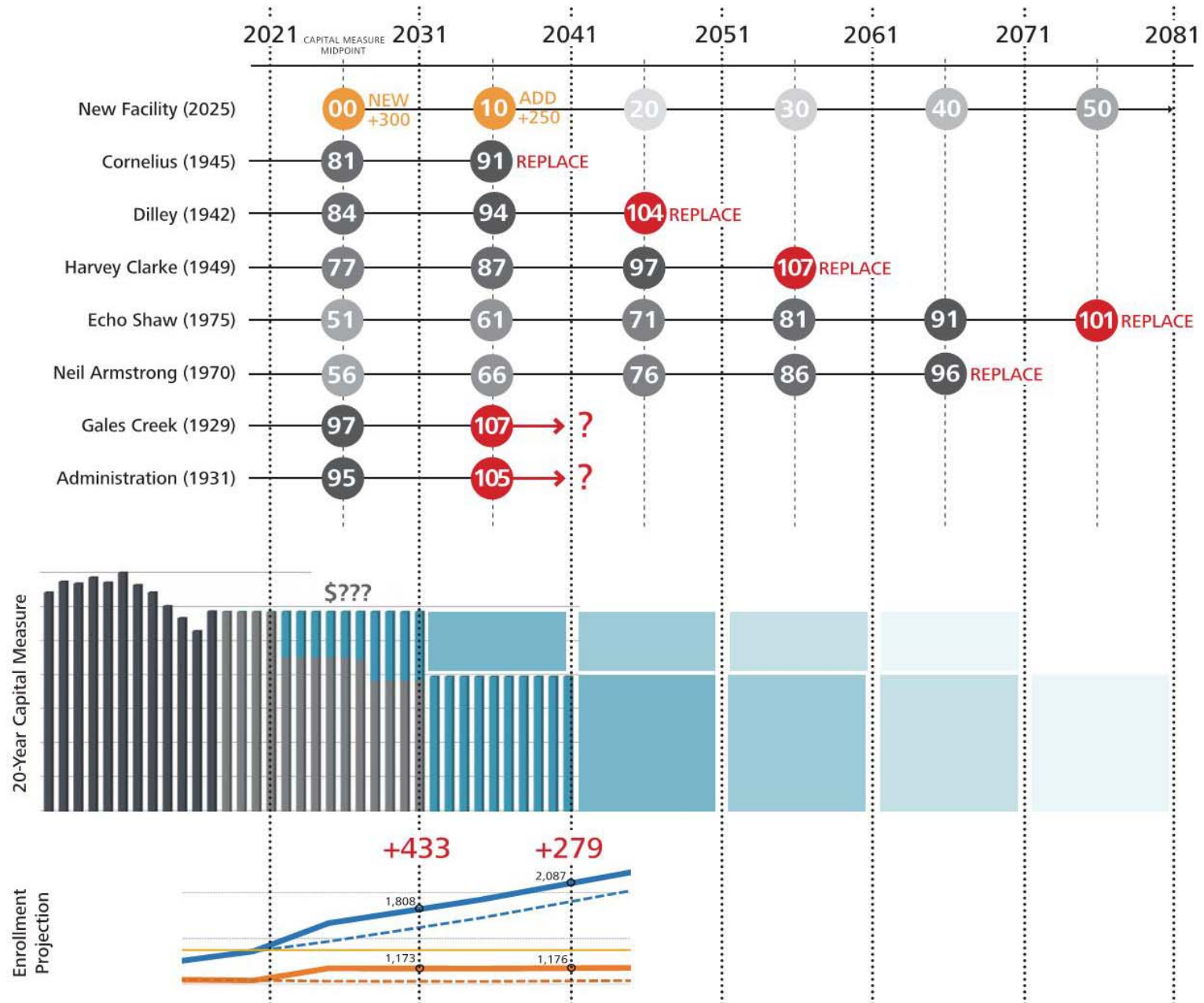
Planning Exercise

Planning Exercise: Why an exercise?

:: Start to explore your thoughts regarding facility
need, potential projects and your assessment of
Newberg's willingness to support through
property taxes

:: Recognize and discuss common, and differing,
opinions

:: Begin to identify priorities

Planning Exercise: Relax!

:: You are <u>NOT</u> expected to come up with a final plan approach tonight (this is only a first pass, but we do want you to complete the exercise)

:: You will have two more meetings to review, discuss ask questions and modify

:: Your work:

- Represents a highly valued community opinion, that will serve as the foundation of a facility plan

- Does not necessarily identify specific capital improvement projects included in a final plan

If you choose a non-capital approach:

:: You do <u>NOT</u> see a need for capital improvement

and / or

:: You want property taxes to decrease

A Reminder……

Vision: District Values

All Means All

:: All students are given the same opportunities to learn in inclusive classrooms

Collective Responsibility

:: Educators, students, families, and the community are invested in the success of all students

21st Century Teaching and Learning

:: Active learners participate in discussions and explorations as they're taught how to learn

:: Collaboration, communication, critical thinking, creativity, and citizenship

:: Students dig deeper into content

:: Educators observe, ask questions, and connect learners to the global community through technology and project-based learning
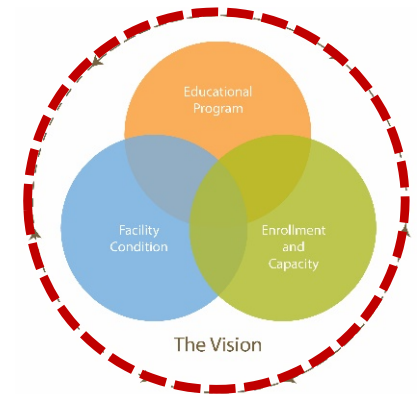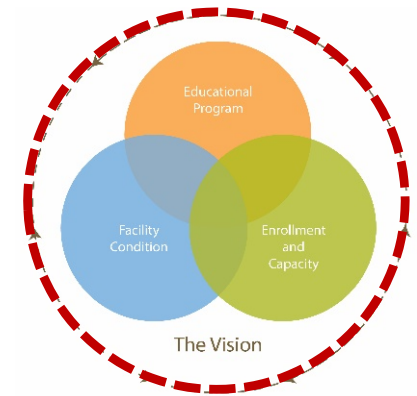
Vision: Planning Goals

Educational Programs

:: Provide maker spaces

:: Update curriculum materials

:: Address workforce readiness

:: Accommodate growing programs, such as CTE and dual-language

:: Improve sports facilities

Facility Improvement

:: Address outdoor facilities

:: Plan for durable facilities that minimize maintenance

:: Address major repair projects not accommodated with the general fund

Safety, Accessibility & Inclusion

:: Address public / human safety and accessibility

:: Provide safe and seismically-sound structural facilities

Vision: Planning Goals

Character, Design, and Feel

:: Provide flexible space

Enrollment and Capacity

:: Provide new schools or expand based on enrollment

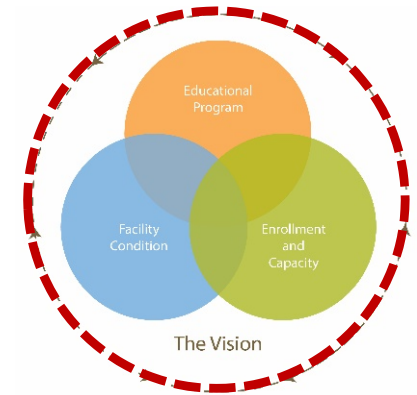:: Evaluate future land for school sites

Technology

:: Provide well-equipped classrooms for technology

:: Design adaptable facilities that accommodate changing technology

Equity

:: Provide equal opportunity, regardless of background

Let's get going!