

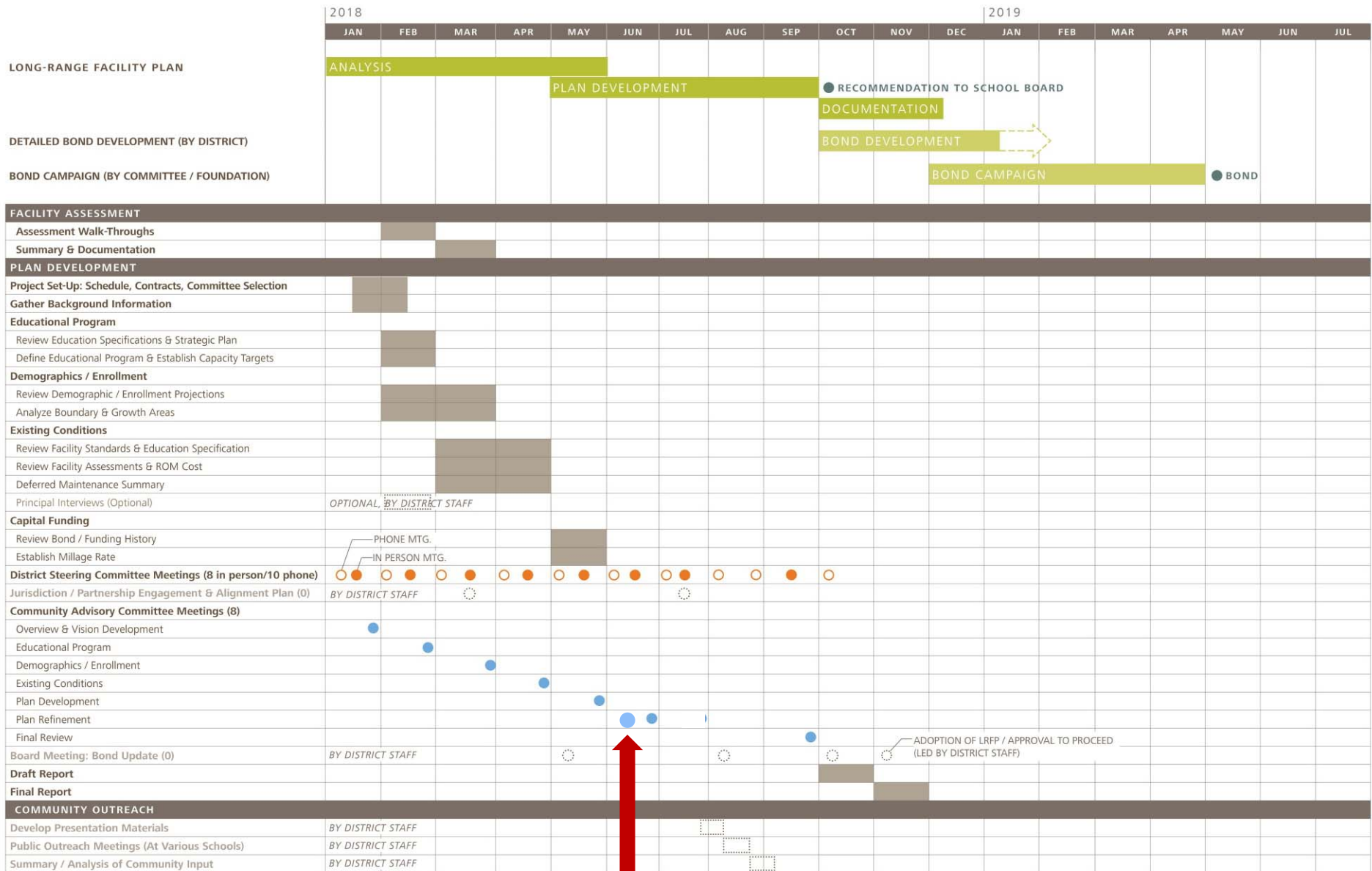
# Long-Range Facility Plan



## 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**

# Schedule: Where We Are



# Agenda: Meeting 6

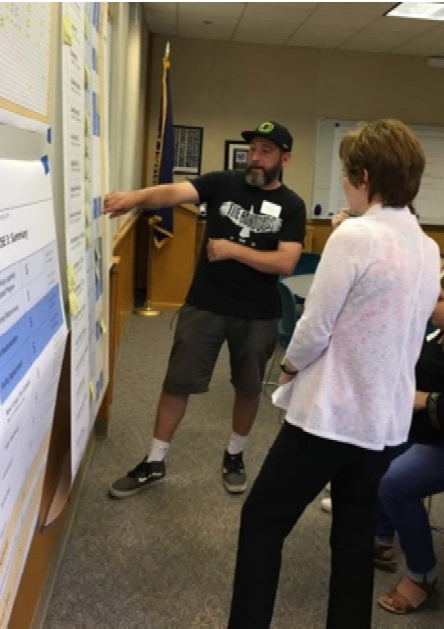
June 13, 2018



- 5:30 Round 1 Exercise Results
- 6:00 Bond Amount Options
- 6:30 High-Impact Sites
- 7:00 Break
- 7:05 Exercises – Round 2
- 8:00 Report back and discussion
- 8:27 Next steps

# Round 1 Exercise Results

# Exercise – Round 1



EXERCISE 1

Item	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Antonia Crater ES	11	58													
Dundee ES	16	37													
Edwards ES	55	57													
Edwards Cafeteria	N/A	\$1.5 M	\$4.7 M												
Ewing Young ES	11	22													
Joan Austin ES	11	27													
Mabel Rush ES	19	10													
Chehalem Valley MS	2	79													
Mountain View MS	\$2.4 M	\$12.5 M	\$36.8 M												
NHS Buildings A-G (Main)	76	45													
NHS Building H (CTE)	46	56													
NHS Building J (CTE)	66	133													
NHS Building N (Gym)	0	39													
NHS Other Buildings	N/A	12													
NHS Greenhouse Classrm.	N/A	0	5												
NHS Grandstand	N/A	0													
Springbrook Ed. Center	57														
District Office	N/A	32													
Physical Plant	N/A	6													
<b>Total by Need</b>	<b>276</b>	<b>474</b>	<b>562</b>	<b>53</b>											

NEWBERG PUBLIC SCHOOLS (NPS)  
30 May 2019

**EXERCISE 2**

Millions

Item	21st Century Learning / Educational Program	Deferred Maintenance	Full Modernization	Facility Replacement	Total
Antonia Crater ES 1901 (26.3% of replacement)	11	58			
Dundee ES 1912 (22.6% of replacement)	16	37			
Edwards ES 1984 (22.6% of replacement)	55	57			
Edwards Cafeteria 1948 (77.3% of replacement)	N/A		\$1.5 M	\$4.7 M	
Ewing Young ES 1915 (26.6% of replacement)	11	22			
Joan Austin ES 2003 (25.5% of replacement)	11	27			
Mabel Rush ES 1917 (47.8% of replacement)	19	10			
Chehalem Valley MS 1995 (26.6% of replacement)	2	79			
Mountain View MS 1976 (51.4% of replacement)	\$2.4 M	\$12.5 M	\$36.8 M		
NHS Buildings A-G (Main) 1984 (68.5% of replacement)	76	45			
NHS Building H (CTE) 1964 (24.3% of replacement)		\$1.2 M		\$5.6 M	
NHS Building J (CTE) 1964 (57.1% of replacement)		\$6.4 M		\$13.3 M	
NHS Building N (Gym) 1984 (24.4% of replacement)	0	39			
NHS Other Buildings 1965-2005 (24.22% of replacement)		12			
NHS Greenhouse Classrm. 1996 (28.3% of replacement)		0	5		
NHS Grandstand 1996 (25.5% of replacement)		0			
Springbrook Ed. Center 2012 (2.1% of replacement)	57				
District Office 1911 (26.6% of replacement)		32			
Physical Plant 1916-1993 (24.5% / 23.2% of replacement)		6			
<b>Total by Need</b>	<b>276</b>	<b>474</b>	<b>562</b>	<b>53</b>	

NEWBERG PUBLIC SCHOOLS (NPS)  
30 May 2019

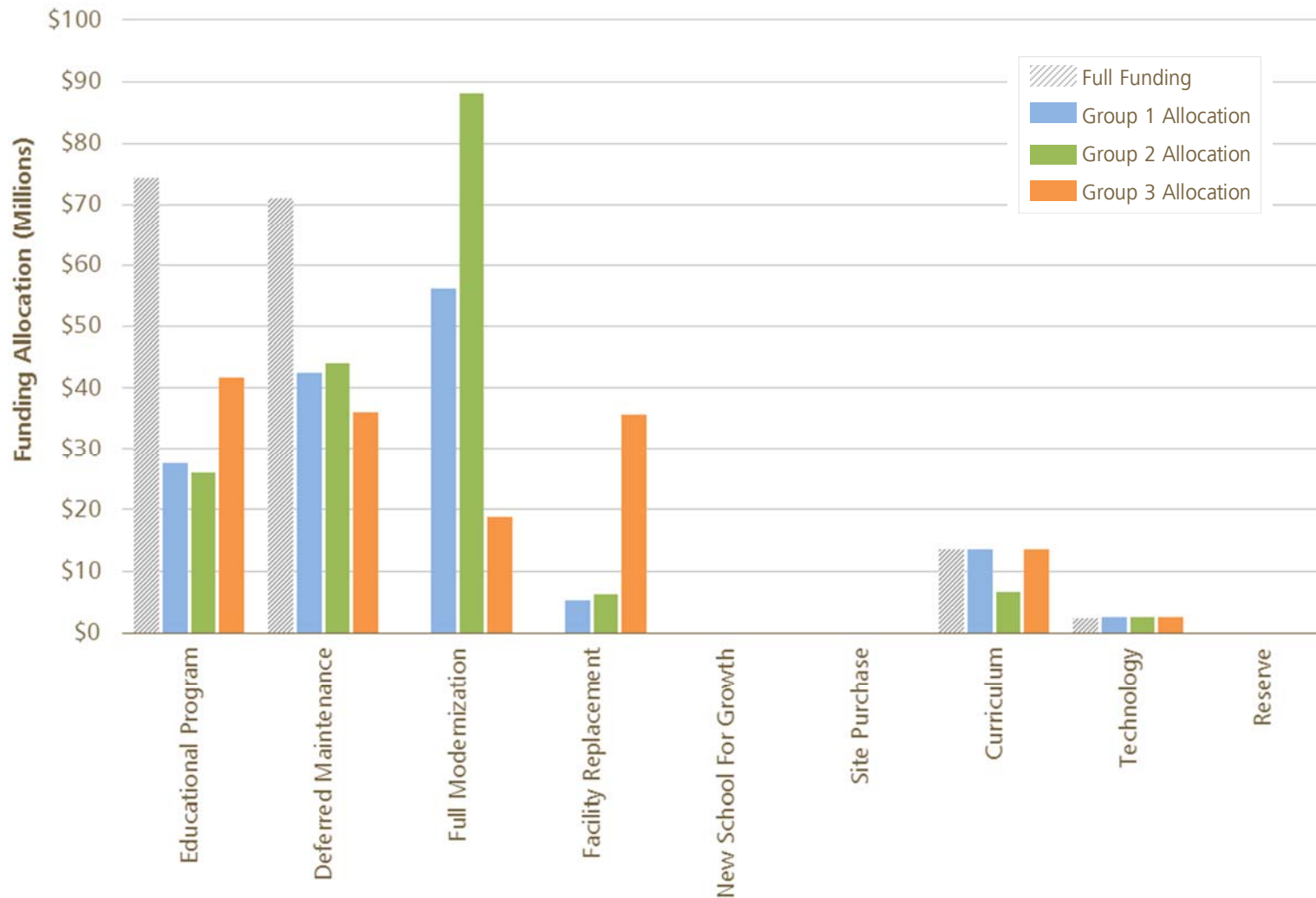
**EXERCISE 3: Summary**

Millions

21st Century Learning / Educational Program	\$ 276	Total of Column 1 from Exercise 1
Deferred Maintenance	\$ 474	Total of Column 2 from Exercise 1
Full Modernization	\$ 562	Total of Column 3 from Exercise 1
Facility Replacement	\$ 53	Total of Column 4 from Exercise 1
New School (For Growth) When not included in above	\$ 0	Item 10000, 146, 2 for January 2020: 198, 1.58 High 1 2020: 1278, 7.14 Item 150 ac. 1: 21.58 Middle 22 ac. 2: 22.294 High 96 ac. 1: 24.2 M
Site Purchase	\$ 0	13.7's M (total need)
Curriculum	\$ 133	
Technology	\$ 25	\$2.5 M (total need)
Reserve	\$ 0	26% - 0%
<b>Subtotal</b>	<b>\$ 1535</b>	
Estimated Bond Costs (2%)	\$ 31	+ 1.02 Bond cost estimate
<b>Grand Total</b>	<b>\$ 1566</b>	



# Exercise – Round 1



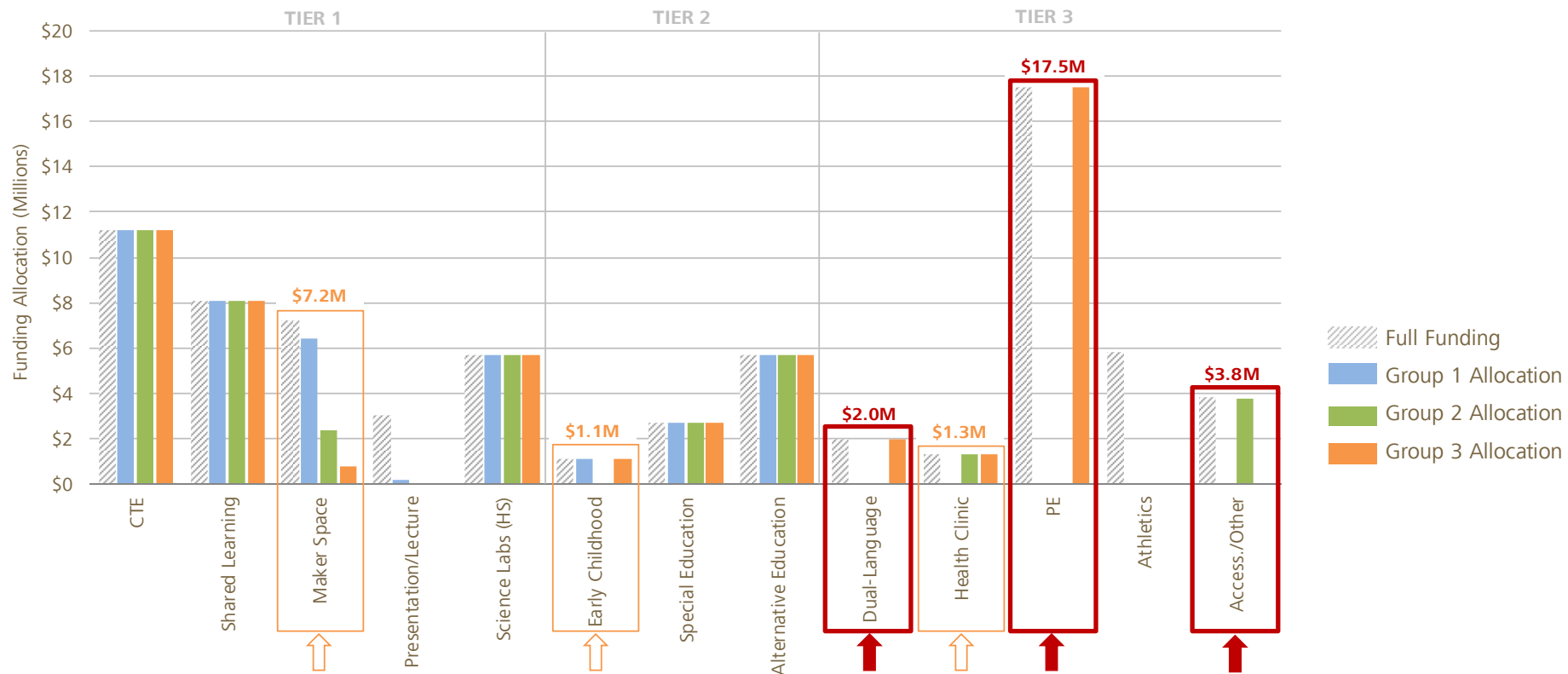
Group 1:  
**\$150.5 M**

Group 2:  
**\$177.1 M**

Group 3:  
**\$151.4 M**

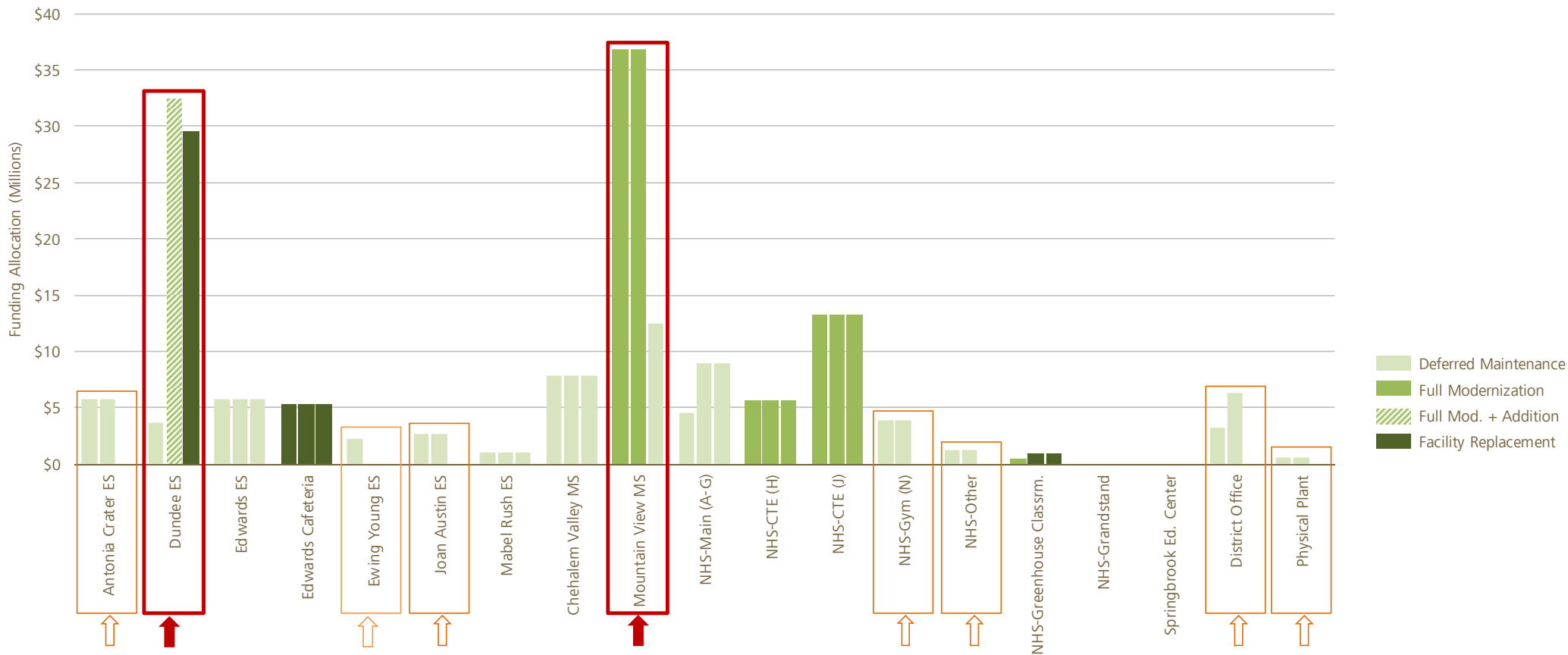
\* Totals vary slightly from previous meeting amount, due to math errors

# Exercise – Round 1: Educational Program Support



- :: Unanimous support: \$33.4M (CTE, shared learn., science, SPED, alt. ed.)
- :: No support: \$8.8M (presentation space, athletics)
- :: Varying support: \$32.1M (dual-language, PE, access./other, etc.)

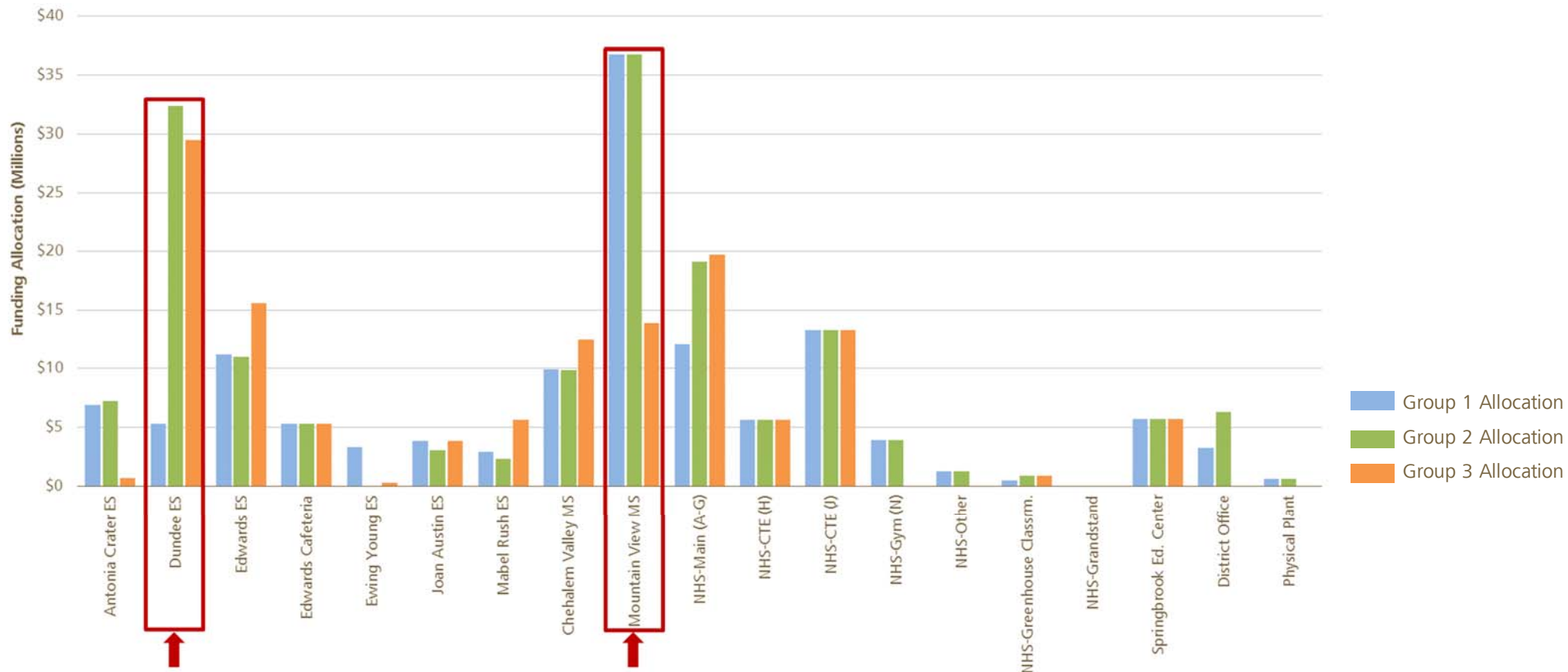
# Exercise – Round 1: Facility Condition Support



:: Varying support / strategy: Dundee ES, Mountain View MS



# Exercise – Round 1: Total Support



:: Varying support / strategy: Dundee ES, Mountain View MS

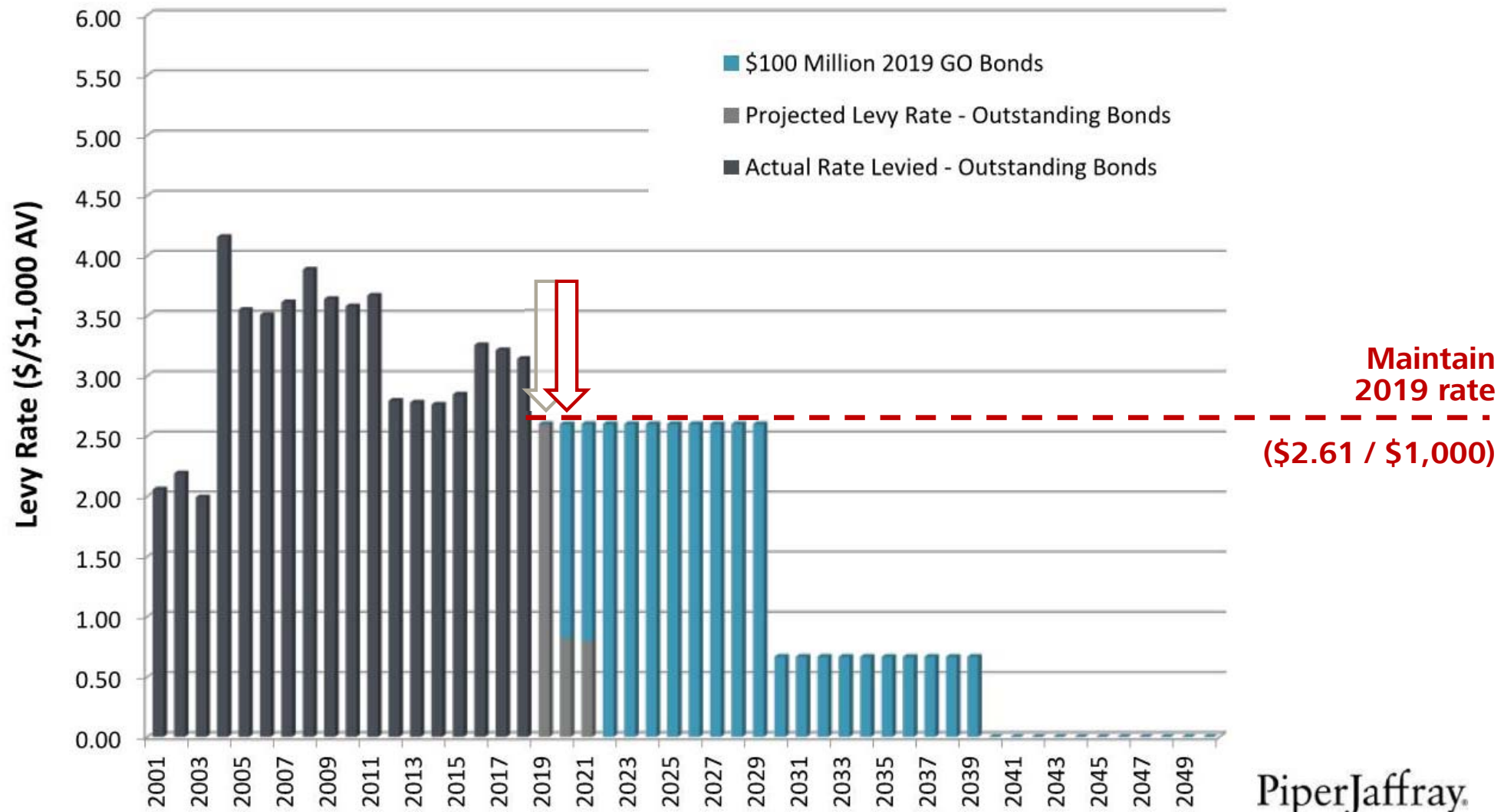
# Bond Amount Options

# Capital Measure: \$100M

\$0.00 / \$1,000 increase  
+\$0 per year for \$220,000 AV property

## NEWBERG SCHOOL DISTRICT NO. 29J

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



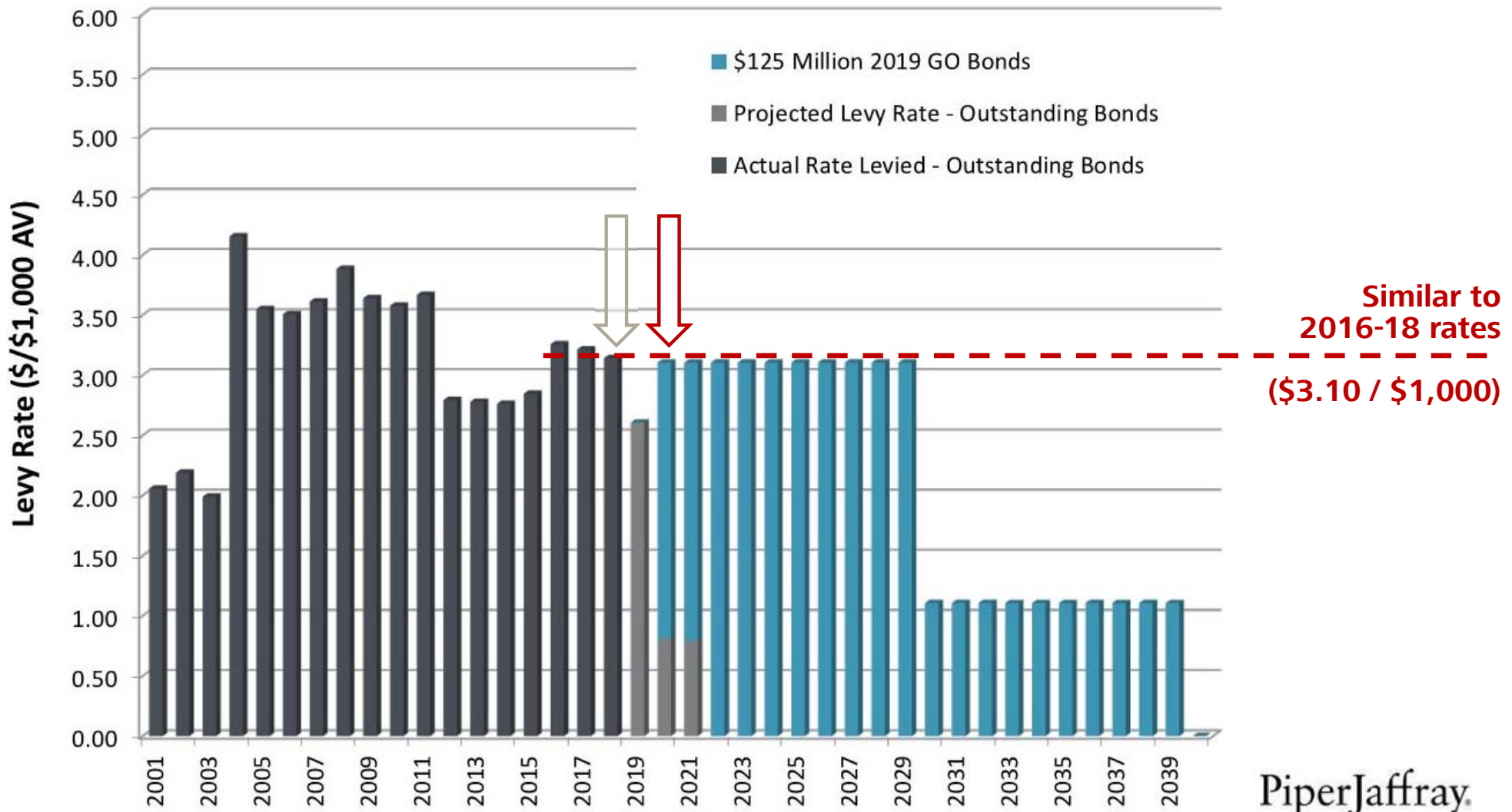
PiperJaffray

# Capital Measure: \$125M

\$0.49 / \$1,000 increase  
 +\$107 per year for \$220,000 AV property

## NEWBERG SCHOOL DISTRICT NO. 29J

General Obligation Bonds, Series 2019 – 20 Years, \$125 Million (with 10-year step)



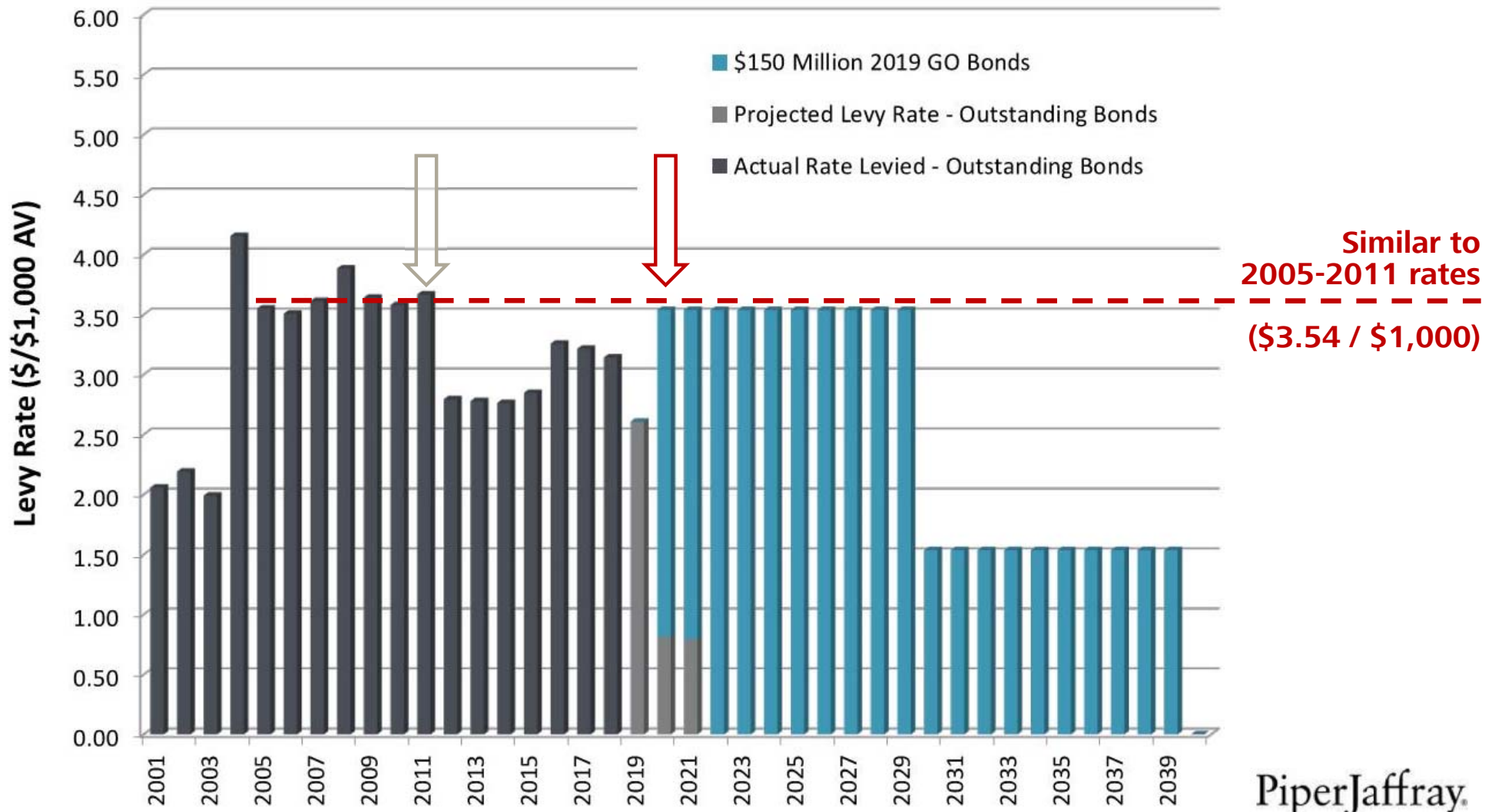
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# Capital Measure: \$150M

\$0.93 / \$1,000 increase  
+\$204 per year for \$220,000 AV property

## NEWBERG SCHOOL DISTRICT NO. 29J

General Obligation Bonds, Series 2019 – 20 Years, \$150 Million (with 10-year step)



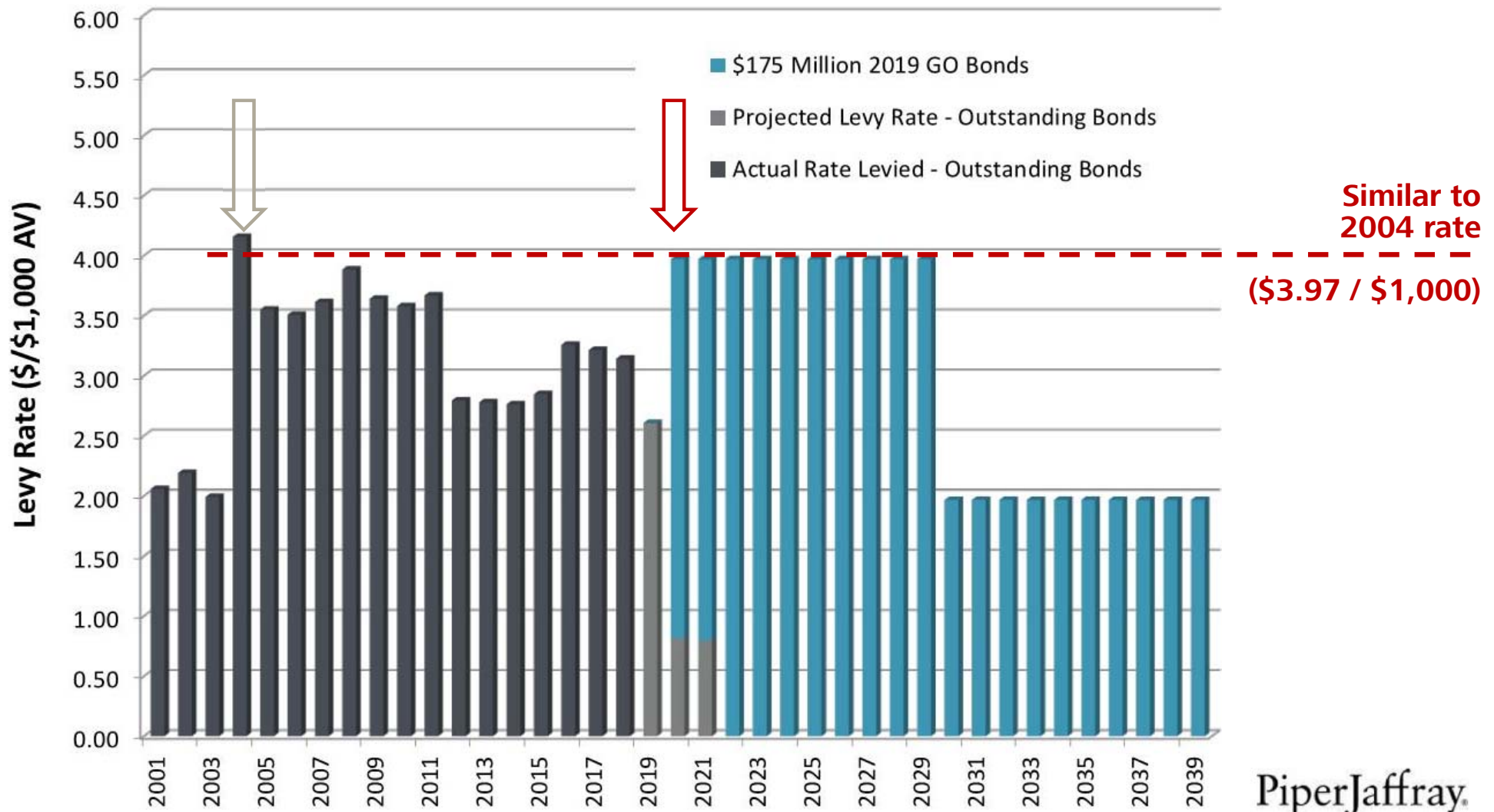
PiperJaffray

# Capital Measure: \$175M

\$1.36 / \$1,000 increase  
 +\$299 per year for \$220,000 AV property

## NEWBERG SCHOOL DISTRICT NO. 29J

General Obligation Bonds, Series 2019 – 20 Years, \$175 Million (with 10-year step)



# What level of community support?

## **\$100 M = no tax rate increase**

- Maintain 2019 tax rate
- Adds \$0 per year for \$220,000 AV property

## **\$125 M = \$0.49 / \$1,000 tax rate increase**

- Similar to 2016-2018 tax rates
- Adds +/- \$107 per year for \$220,000 AV property

## **\$150 M = \$0.93 / \$1,000 tax rate increase**

- Similar to 2005-2011 tax rates
- Adds +/- \$204 per year for \$220,000 AV property

## **\$175 M = \$1.36 / \$1,000 tax rate increase**

- Similar to 2004 tax rate
- Adds +/- \$299 per year for \$220,000 AV property

# High-Impact Sites



# High-Impact Sites

- :: Dundee ES
- :: Edwards ES complex
- :: Mountain View MS
- :: NHS CTE Buildings
- :: Greenhouse classroom

## Facility Condition: Round 1 Funding Allocations

	Group 1	Group 2	Group 3
Antonia Crater ES	5.8	5.8	0.0
Dundee ES	3.7	32.4	29.5
Edwards ES	5.7	5.7	5.7
Edwards Cafeteria	5.3	5.3	5.3
Ewing Young ES	2.2	0.0	0.0
Joan Austin ES	2.7	2.7	0.0
Mabel Rush ES	1.0	1.0	1.0
Chehalem Valley MS	7.9	7.9	7.9
Mountain View MS	36.8	36.8	12.5
NHS-Main (A-G)	4.5	9.0	9.0
NHS-CTE (H)	5.6	5.6	5.6
NHS-CTE (J)	13.3	13.3	13.3
NHS-Gym (N)	3.9	3.9	0.0
NHS-Other	1.2	1.2	0.0
NHS-Greenhouse Classrm.	0.5	0.9	0.9
NHS-Grandstand	0.0	0.0	0.0
Springbrook Ed. Center	0.0	0.0	0.0
District Office	3.2	6.3	0.0
Physical Plant	0.6	0.6	0.0
<b>Total Funding</b>	<b>103.9</b>	<b>138.4</b>	<b>90.7</b>

- Deferred Maintenance
- Full Modernization
- Facility Replacement

# High-Impact Sites

- :: Edwards ES complex
- :: Dundee ES
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<b>Total Funding</b>	<b>103.9</b>	<b>138.4</b>	<b>90.7</b>

- Deferred Maintenance
- Full Modernization
- Facility Replacement

# Impact Site: Edwards Elementary

:: Educational program needs create a “pinch-point” if implemented: need up to 8 additional classrooms

- Existing facility is projected to be at capacity by 2028 (no available classrooms)
- Replace classrooms converted to shared learning space (+3 classrooms)
- Add 5<sup>th</sup> grade dual language program (+2 classrooms)
- Add migrant preschool classroom (+1 classroom)
- Replace portable classrooms (+2 classrooms)

:: Limited options for adding onto existing building

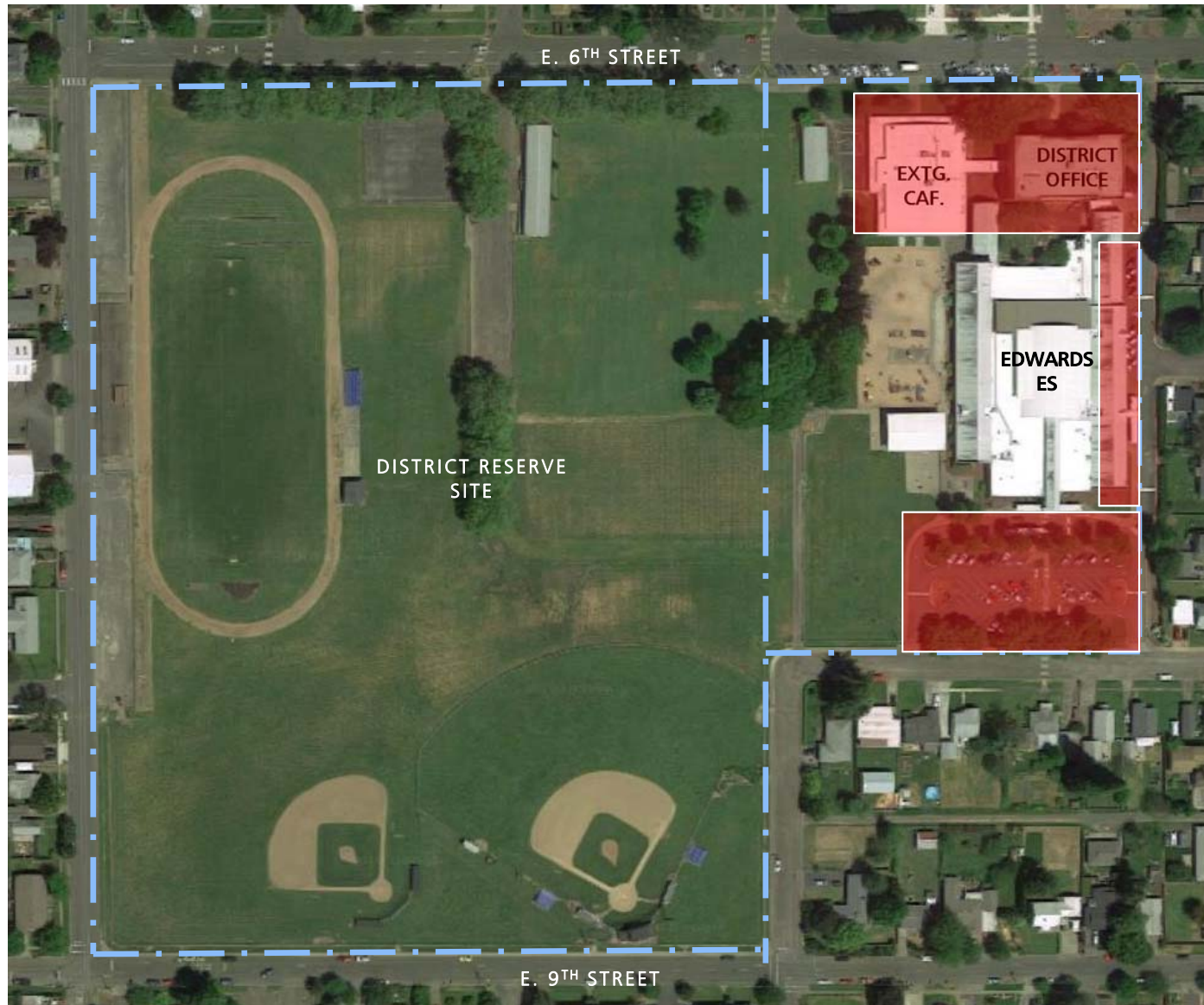
- Existing facility is ‘landlocked’ on three sides
- Constraints of multiple existing buildings on the site
- Site is tight, unless encroach on adjacent District-owned reserve site

:: Inefficiency of adding onto 30+ year-old building

# Impact Site: Edwards Elementary

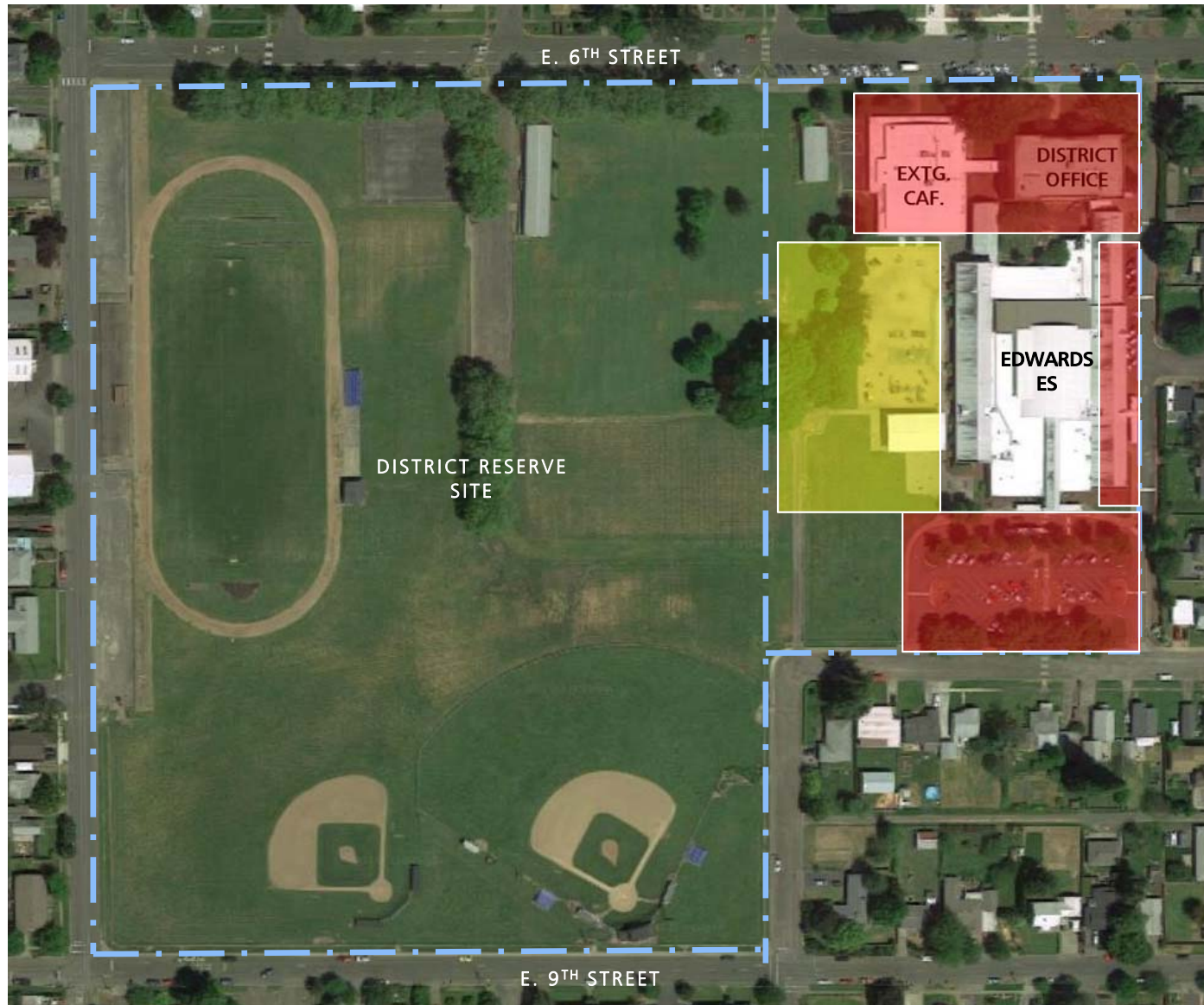


# Impact Site: Edwards Elementary



:: Landlocked on three sides

# Impact Site: Edwards Elementary



- :: Landlocked on three sides
- :: Replacement of cafeteria and additions required for program improvements displace play areas

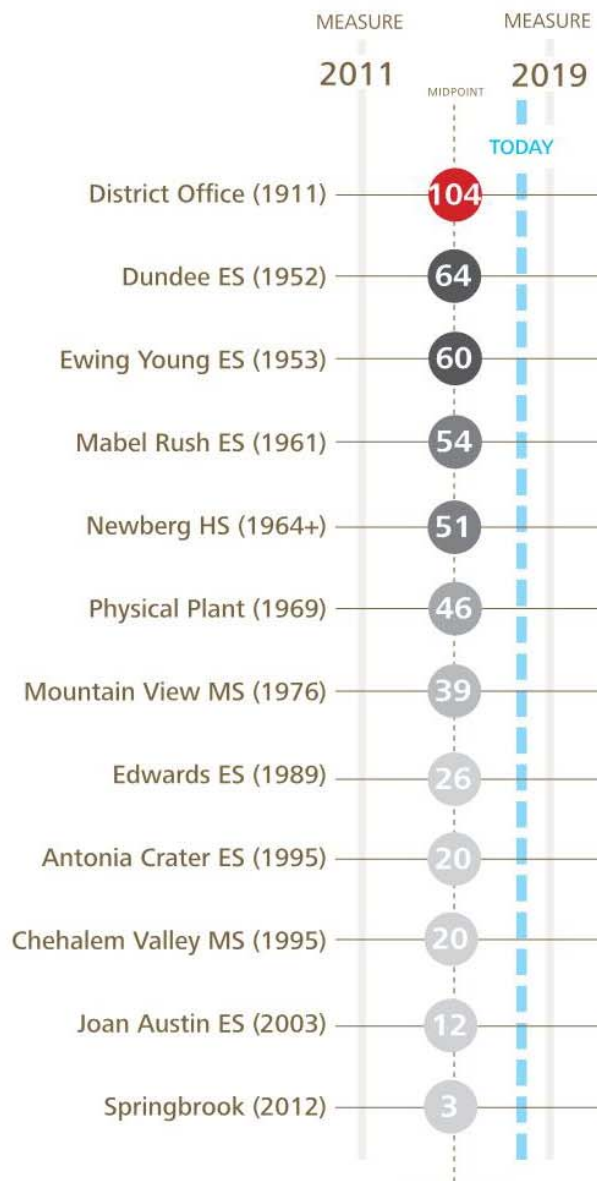
# Impact Site: Dundee Elementary

:: Potentially large funding allocation (up to \$32.4M)

:: Varying options supported in exercise:

- Deferred maintenance
- Full modernization + addition (increase capacity to 550)
- Replacement at existing capacity (350 students)

# Aging Facilities Over Time: Today



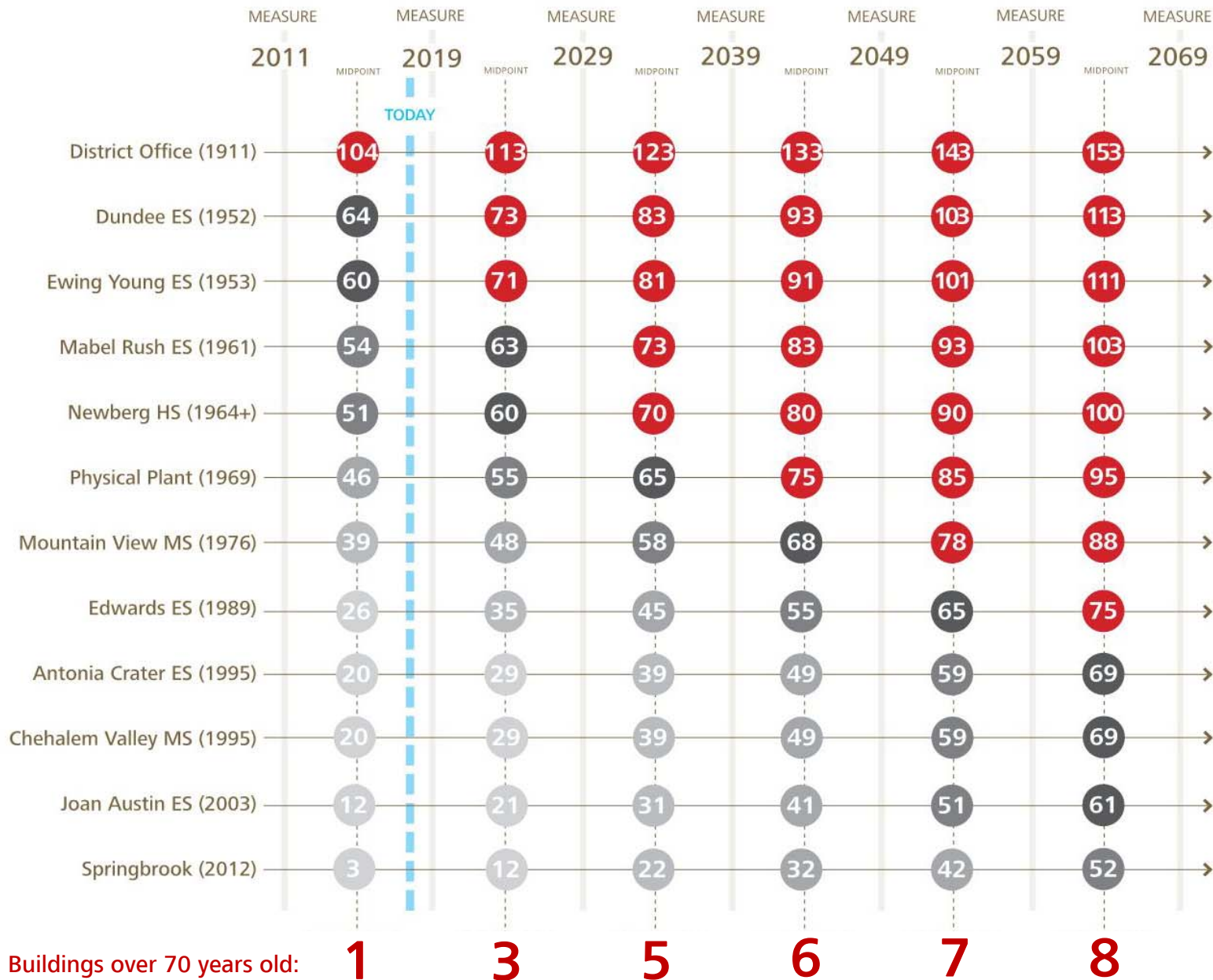
- :: 12 existing facility sites in the District
- :: Only one building is over 70 years old

*Nothing to worry about, right?*

Buildings over 70 years old: **1**



# Aging Facilities Over Time: Long-Term



*Think again!*

# Impact Site: Dundee Elementary

:: Potentially large funding allocation (up to \$32.4M)

:: Varying options supported in exercise:

- Deferred maintenance
- Full modernization + addition (increase capacity to 550)
- Replacement at existing capacity (350 students)

:: Existing facility has low capacity (350) and a large site

:: Additional strategies (\$48M to \$50M):

- Strategy 1: Replace facility at 575 capacity and relocate K-5 dual-language program and migrant preschool to Dundee site, alleviating pinch point at Edwards. Relocate Special Ed to Edwards

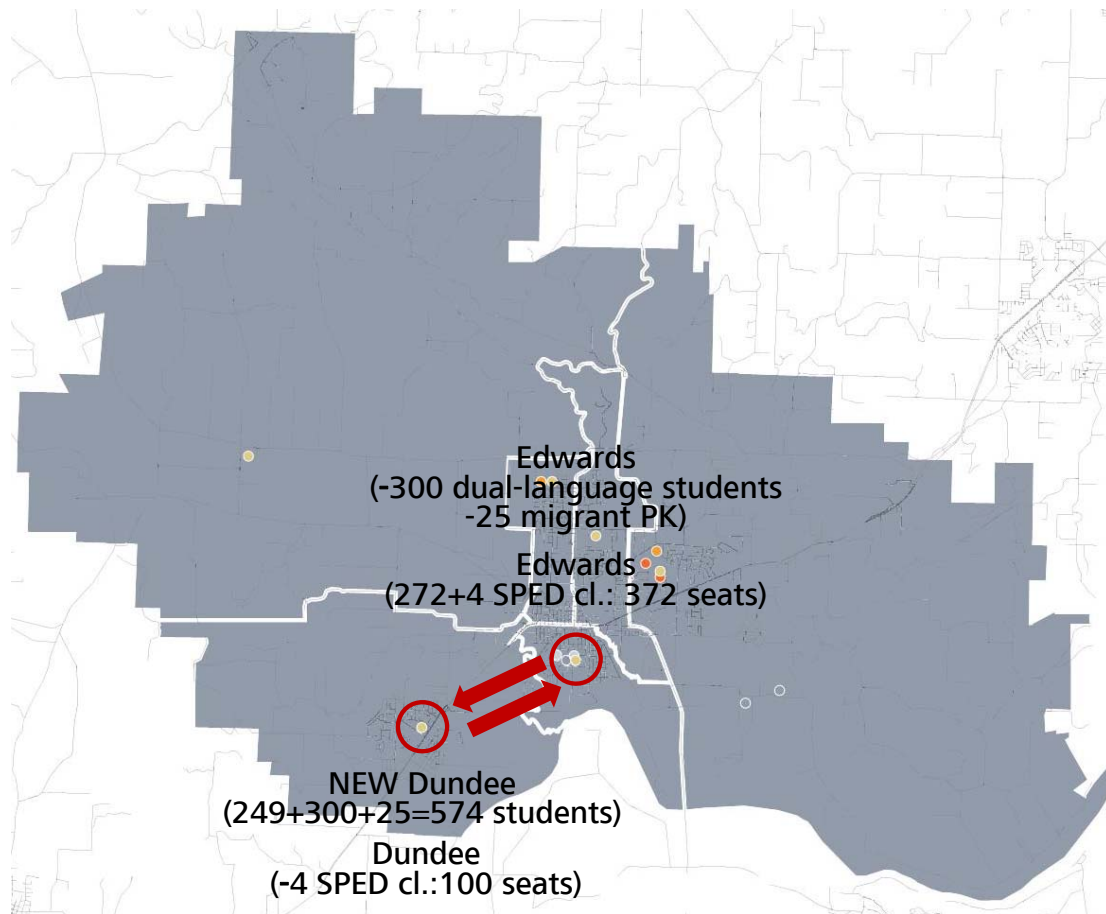
or

- Strategy 2: Replace facility at 550 capacity - co-locate Dundee, Ewing Young and Special Ed on Dundee site, allowing closure of Ewing Young

# Impact Site: Dundee Elementary



# Planning Strategy 1: Dundee/Edwards



- :: Replace Dundee with 575-student new school on existing site
  - 23 classrooms (3 K-5 strands plus 5 additional classrooms)
  - Adds 125 seats to District\*
- :: Relocate dual-language & migrant preschool programs from Edwards to Dundee
  - 2 K-5 strands (+/-300 seats)
  - 1 preschool classroom (25 seats)
- :: Relocate 4 District SPED classrooms from Dundee to Edwards (100-seat capacity)
- :: Edwards capacity is reduced by 75 seats to 500 (convert 3 classrooms to shared learning areas)
- :: Doesn't provide capacity to close Ewing Young

\*100 seats for SPED not counted as capacity

# Planning Strategy 1: Pros & Cons

## PROS

- :: Eliminates one of the district's oldest and smallest (inefficient) elementary school buildings
- :: Creates a new Dundee facility at close to the district target (optimal) size
- :: Relocates dual-language students (a districtwide choice program)
- :: Relocates special ed. students (a districtwide program) to a more centralized location and adjacent to administration
- :: All relocated students have a new (or newer) facility
- :: Does not require major classroom addition at Edwards, saving +/- \$8M

### Dundee Elementary:

Dundee students	249
Dual-language students	300 (12 CL)
Migrant preschool	25 (1 CL)
Total students	574
New Dundee capacity	575

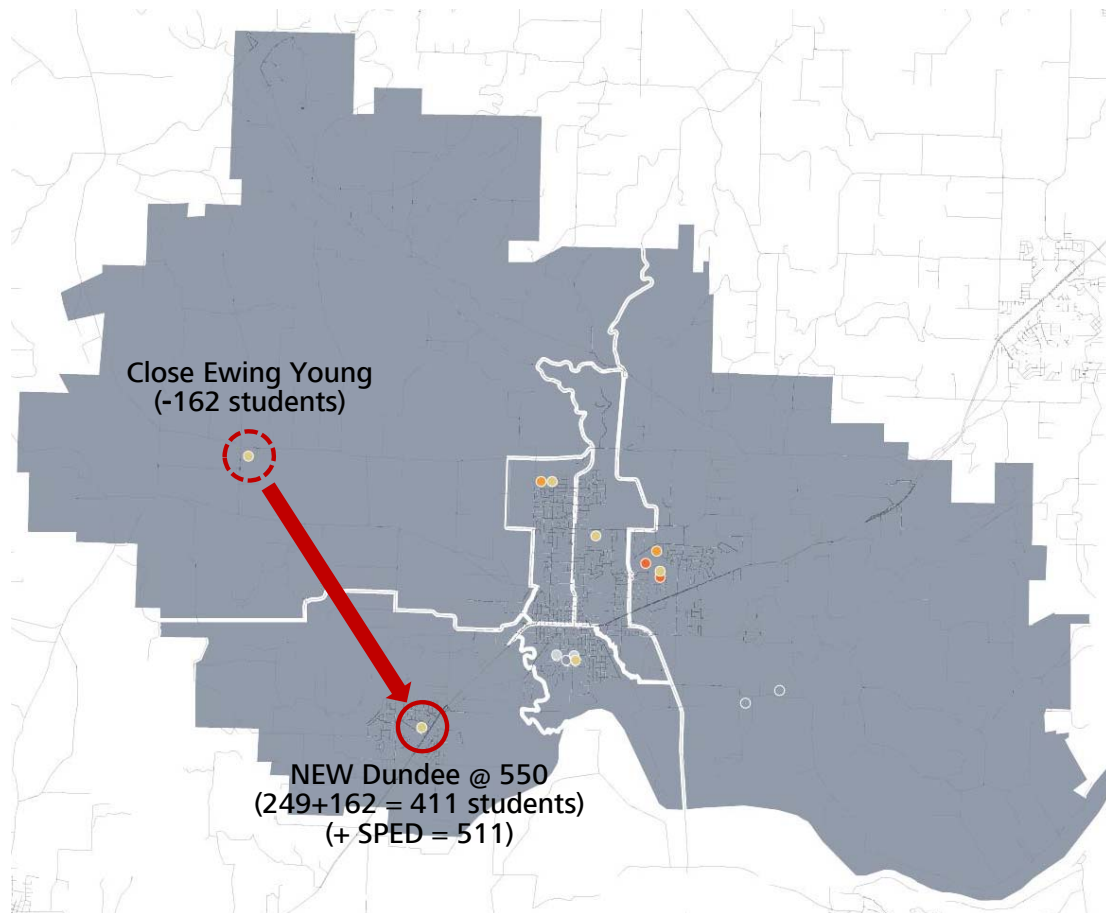
### Edwards Elementary:

Edwards students	272 +/-
District SPED students	100 (4 CL)
Total students	372
New Edwards capacity	500 (100+/- available seats)

## CONS

- :: Does not allow closure of Ewing Young unless.... a significant reboundary is implemented

# Planning Strategy 2: Dundee/Ewing Young



- :: Replace Dundee with 550-student new school on existing site
  - Adds 100 seats to District \*
  - 22 classrooms (3 K-5 strands plus 4 additional classrooms)
- :: Close Ewing Young and relocate students to Dundee
  - Reduces District capacity by 200
  - Projected 162 Ewing Young students are relocated
- :: 4 District SPED classrooms continue to be located at Dundee (100-seat capacity)
- :: Still have to add capacity at Edwards to meet program needs

\*100 seats for SPED not counted as capacity

# Planning Strategy 2: Pros & Cons

## PROS

- :: Eliminates two of the district's oldest and smallest (inefficient) elementary school buildings
- :: Creates a new Dundee facility at the district target (optimal) size
- :: Relocated students move into a new facility

### Dundee Elementary:

Dundee students	249
Ewing Young students	162
Special ed. students	100 (4 CL)
Total students	511
New Dundee capacity	550

## CONS

- :: Does not address capacity issue at Edwards (requires 8-classroom addition to meet educational program needs) – addition cost +/- \$10M
- or.....you could re-boundary
- :: Increased travel distance for some Ewing Young students

# Impact Site: Mountain View MS

:: Potentially large funding allocation (up to \$36.8 M)

:: Varying options supported in exercise:

- Deferred maintenance
- Full modernization



# Impact Site: Mountain View MS

:: Potentially large funding allocation (up to \$36.8 M)

:: Varying options supported in exercise:

- Deferred maintenance
- Full modernization

:: Additional strategy (if capital cost reduction needed)

- Plan to replace facility in next bond cycle (Phase 2)
- Only do educational program needs and minimal maintenance in this phase (\$5M +/-)\*
- Avoids significant investment that could create long-term commitment to existing building

\* Reconfiguration of existing space would need to be confirmed

# Exercise – Round 2

# Some Initial Questions to Answer First

1. Does the updated tax information impact your opinion regarding the maximum capital allocation for Phase 1?
2. Do you feel there is anything that must be included in Phase 1 of the Plan?
3. Is there anything that should be added?
4. Is there anything that should be eliminated?

# Let's get started!

*Using your work from the previous planning meeting as a basis for discussion, consider adjusting your plan, while taking into consideration:*

1. Your answers to the previous questions
2. Adding \$2.0 M for dual-language classrooms\*
3. Seismic & resiliency upgrades
4. Additional planning strategies proposed tonight (for Dundee\*, Edwards\*, Mountain View MS)
5. Other strategic ideas your group may think of

*Keep in mind that your opinion regarding a maximum capital allocation for Phase 1 will push some projects into Phase 2.*

With regard to this, what major projects might be included in Phase 2?

How does that impact how much you invest in those projects now?