

NEWBERG SCHOOL
DISTRICT 29 J

FACILITIES
TASK
FORCE

BOARD REPORT

OCTOBER 25, 2010

Board Presentation

On January 11, 2010 Superintendent Dr. Paula A. Radich established the Facilities Task Force to “examine current facilities condition and future site and facility needs for the Newberg School District”. The charge to the committee directed us to investigate anticipated educational activity and athletic needs, assess the current condition of facilities, recommend steps to be taken to protect the community’s investment in facilities, look at trends in enrollment growth and recommend steps to be taken to accommodate changes in educational programming and enrollment growth over the next ten years.

Committee members were selected from the community, and school district staff. Paul Frankenburger, - Scope Project Management and former physical plant director, agreed to serve as chairperson. The members include John Bridges, Walter Want, Jim White - former board member, Fred Gregory - George Fox University, Jim McMaster - Chehalem Park and Recreation, Nathan Roedel, Waide Bailey, Scott Woods, Tim Burke and Tracy Lozada from the Newberg School District.

The District Facilities Planning Committee Report completed in 1999 under then interim superintendent Ray Simonsen identified the need for a new elementary school major additions and renovations at Newberg High School, major additions and renovations at Ewing Young and Mabel Rush Elementary schools, minor additions and renovations at many of the district’s other facilities and included the need to construct or acquire a facility for an alternative school. Looking into the future it also projected the need for an additional middle school in 2011 and a new high school and elementary school in 2022.

All of the recommended new construction, renovations and upgrades were successfully completed in 2005 following the passage of a bond in early 2003. Space for the off campus alternative school was made available at the Mabel Rush Annex as the result of a permanent addition to Mabel Rush and construction of Joan Austen Elementary.

Today the district has sufficient elementary school space available at most of its schools. Individual schools, such as Mabel Rush and Dundee could benefit from boundary line adjustments to more evenly distribute elementary attendance. The middle schools are already over crowded with multiple modular classrooms at both facilities. Newberg High School is at or nearing capacity in its enrollment.

The following issues have been identified as impacts or potential impacts on the capacity of our schools. At Newberg High School the small schools concept was implemented following the completion of the renovations and additions of the last bond issue. That impact was not considered in the design work. The increased emphasis on computerized testing has created a demand at all schools for additional dedicated computer labs. Pressure to increase class sizes in PE has cramped available gym space at the middle school level. In addition the District is moving to reduce its dependence on the ESD to provide services to special needs populations. Serving students formerly housed or partially housed outside of the District is increasing the need for space here. These impacts reduce the effective capacity of the buildings and appear to be long term, not temporary space needs.

The committee reviewed lists of requests compiled by the principals, maintenance personnel, athletic director and superintendent. After considerable discussion the following list of new construction, renovations, maintenance items and property purchases are unanimously recommended for inclusion in a bond to be run in the spring of next year.

PROJECTS RECOMMENDED FOR BOND INCLUSION		
	New Middle, Alternative, Welcome Center School	
1		Build new school that incorporates Transitions and CYFS pograms. Include new kitchen and one or more cafeterias Remove modulars at MV & CV
	District Wide:	
2		Resurface parking areas as needed (Pave service road behind NHS)
3		Repair sidewalks as needed
4		Upgrade Phone System
5		Lock Down System (school accessibility)
6		Replace carpets with hard flooring (CVMS, DD, AC, NHS Caffall Center)
7		Security System & Camera Evaluation (JA, MVMS, NHS)
8		Replace GCMs with UNC's
9		Replace Gym Lighting - T-5s - (Senate Bill 1149)
	Admin. - District Office	
10		Modify Server Room - fire protection system.
11		Additional Parking Replace Existing Furnaces as Required
	Antonia Crater	
		Softball
86		Netting to protect spectators
87		Batting Cage
		Wrestling
88		Replace carpet in Caffall Center with Mondo
89		Industrial washer/dryer
90		Lockers in weight room
91		Replace closed off restroom
92		Team Room
		McGrath Gym
93		Replace heaters
94		Renovate locker, storage and team rooms
95		Move east side curtain to west side
96		Add athletic training room large enough for two tubs and office
	High School Alternative	
		Construct Replacement Facility
	Physical Plant:	
97		Install fire sprinkler system
98		Roof exhaust (Grounds Dept.)
99		New gutters on storage building
100		New lighting in storage building
	Joan Austin:	
30		Fix Caf� floor covering and patch new floor

	Mabel Rush:	(Adjust attendance boundaries to reduce enrollment.)
32		Replace old A.O. Smith Boiler with new Aerco boiler and integrate into BMS control panel.
33		Accoustic tiles in halls (Dual purpose with tack boards.)
34		Tack boards in halls (Dual purpose with accoustic tiles in halls.)
35		Add electrical outlets
36		Add back-up Generator
	Mountain View:	
37		Redesign bus drop off
38		Redesign student drop off and pick up
39		Redesign parking for staff
41		Adjustable shelving and ladder access for PE storage
42		Replace all windows with broken seals
43		RegROUT and seal kitchen and restroom floors
44		Basketball court drainage (resurface)
45		New Addressable Fire Alarm system
46		Lockers replaced with half size lockers
47		Additional gym or multipurpose room for PE
48		Improved (enlarged) counseling space
49		Increase size of conference room
50		Add office space for speech therapist, psychologist, behavior, & autism specialists and testing
54		Sound proofing at principals offices
55		Motion detectors (lighting)
56		Add preheat coil to AHU 1
57		Replace defective VAV controllers
58		Replace boiler
59		Add separate hot water source for kitchen
60		Install ducted returns from classroom pods
	NHS:	
61		Modify Server Room fire protection system.
62		Upgrade HVAC system for gym
63		Re-design gas shut-off vavles in science rooms
64		Modify internal zone return ducting in bldgs A, B, C, D, E, F and G
65		Redesign old woodshop area for classrooms
66		Move Book Room
67		Replace original hot water heating system in Gym with two high efficiency heaters
68		Provide office space for Blue School that is not separated from the school
69		Add improved entry to NHS (monument, lighting, landscaping, etc.)
	NHS Athletics: "Stadium Complex"	
		Track
70		New subgrade improvements and surface for Track
71		Timing Equipment
72		Two Long Jump Pits and add high jump mats by scoreboard
		Football
73		Artificial Turf
		Grandstand
75		Concessions
76		Locker Rooms & Restrooms
77		Storage
78		New Visitor Bleacher
		Tennis Courts
79		Two additional courts, plus electrical circuits
80		Additional Electrical Circuits
		Baseball
81		Finish Lights
82		Batting Cage
83		Replace bleachers varsity and JV fields
84		Press Box & Concessions
85		JV Scoreboard (move to different location or new one)

		Softball
86		Netting to protect spectators
87		Batting Cage
		Wrestling
88		Replace carpet in Caffall Center with Mondo
89		Industrial washer/dryer
90		Lockers in weight room
91		Replace closed off restroom
92		Team Room
		McGrath Gym
93		Replace heaters
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		High School Alternative
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		Physical Plant:
97		Install fire sprinkler system
98		Roof exhaust (Grounds Dept.)
99		New gutters on storage building
100		New lighting in storage building

The committee is aware that the current economy is not optimal for the passage of a bond issue. However, we feel that the board should give the recommendations included in this report serious consideration for the following reasons:

1. Addressing Safety and Facilities Protection Issues – There are several identified safety issues included in the recommended project list including the need at several schools to upgrade portions of the existing electrical system. The primary concern has to do with the age of electrical panels, breakers, in place wiring and code issues related to incompatible voltages. Fire Sprinkler systems are required in some instances including the district warehouse on Blaine Street.

Also included are a number of facilities protection issues that are required to protect the investment in the existing schools and improve operating efficiencies. Many of these are related to the efficiency and safe operation on HVAC systems that not only reduce operating costs but provide improved indoor air quality and a safer, healthier learning and working environment.

2. Building evenly – The District and its facilities committees have worked hard in the passed to establish a rotation in the bonded indebtedness related to facilities construction, renovation and maintenance. The need for additional space at the middle school level and alternative school is immediate as are many of the maintenance related needs. Delaying the work until a later bond issue will put significant pressure on what can be accomplished by potentially pushing the total cost of a later bond issue beyond what the district’s patrons could reasonably be expected to approve. Needed safety issues and space issues would not be addressed in a timely manner and pressure to include too much could lead to poor decision making in terms of the quality of the work to be completed.

3. The current interest rates would be advantageous to the district in repayment of the bond and depressed construction costs would be advantageous in terms of the cost of construction as well as the cost of property purchases.
4. Energy Efficiency – Several of the recommended projects would result in reduction in utility cost to operate school facilities. Some of these projects would qualify for SB 1149 funding to cover portions of the cost.
5. Newberg High School – While Newberg High School is nearing its capacity in enrollment it is not clear from the IMS projections that construction of a new high school will be required in 2022 as projected. However, increasing enrollment will put pressure on the school to increase the number of athletic teams that are offered to students. The current high school site shares limited space with Mabel Rush Elementary School and Mountain View Middle School. The addition of teams and sports will place an increasing burden on the primary performance fields. In as much as additional field space is not available the committee felt that it was prudent to redevelop the tracks facility and main performance field to withstand significant added pressure. This will include significant sub-grade restructuring and re-surfacing of the track as well as providing a synthetic turf on the primary athletic field.
6. Although the housing market in the Northwest, including Newberg is depressed it can not be expected to remain so indefinitely. Those old enough to remember the eighties know that a depressed housing market preceded the boom in the nineties. Particularly in the Newberg School District the following should be considered:
 - a. Both Newberg and Dundee have large tracts of land already within the UGB that are developable residential properties.
 - b. Newberg is still one of the fastest growing communities in Oregon.
 - c. The August identification of the preferred bypass route and the potential to construct some of it with stimulus money will increase Newberg's desirability. Barton Brierly, Planning and Building Director for the City of Newberg believes that it is possible that construction may begin on the middle portion of the bypass from highway 219 to SE Fulquartz Landing Road just west of Dundee within the next five years.
 - d. Assuming the pundits are correct that housing prices will remain somewhat depressed it can be expected that the desirability of purchasing property in Newberg will increase and may be sustained.
 - e. The future of the City of Newberg's River Front Development Plan, long in limbo over the indecision regarding the location of the bypass, is now more likely to proceed. The City is working with ODOT to incorporate design features including grade crossings that will facilitate that development. With it likely will come condominium housing, an option not previously available on any scale in Newberg and a strong force behind the development of Sherwood.
 - f. The City of Newberg is in the process of altering their comprehensive plan, and development code to promote affordable housing development. Amendments were adopted by the Council on October 18t, 2010. The Oregon Chapter of The American Planning Association awarded the City of Newberg the Betty Niven

Award for Distinguished Leadership in Affordable Housing Advocacy in May. These changes will tend to increase opportunities for home ownership by a segment of the population with younger children. In time it may stem or reverse the recent declines in elementary level enrollment.

Information Management Systems (IMS):

The Committee agreed that the demographic information that the District receives annually through Information Management Systems (IMS) has been reasonably accurate over the past eleven years. IMS provides projections using three methodologies. Method 1 is based on cohort survival, method 2 uses cohort survival for only the current year which emphasizes recent changes in enrollment trends and method 3 combines the two methodologies. Of the three methods, method 2 is the most aggressive in its predictions. It is interesting that even this method under-predicted district wide enrollment for this year by 1.48% indicating that significant migration factors of some type are in play. A review of Table 17 - Accuracy Table, indicates that method 2 is the most accurate predictor of enrollment. Even method 2 under-predicted enrollment at every grade level except 1 and 9. Further study would be required to make any assessment of the specific causes for the trends we are seeing. Without knowing those causes it is difficult to know what the duration of their impact might be.

Our opinion is that growth in student enrollment will continue at a rate higher than cohort survival methodology would predict for the foreseeable future. For that reason we have focused on method two and three of the IMS study to make enrollment projections. IMS provides ten year enrollment projections but not for all grade levels. Kindergarten enrollment is projected five years, first grade six years, second grade seven years, third grade eight years fourth grade nine years and fifth through twelfth grades for the full ten years.

This Task Force was charged with making projections for ten years. It should be remembered that the increment between bond issues that we have been using is eleven years. Therefore one additional year of enrollment impact should be considered when making decisions regarding the impact on available space.

K – 5 Enrollment:

Using methods two and three to establish a range would indicate that enrollment at K-5 will increase between 398 and 419 in the next five years. Growth at that rate will fill the available extra capacity at the current elementary schools. IMS does not provide projections for this group beyond the five year period. However some indication of projected impacts is available by reviewing the information provided on the grade levels for which projections are presented. The District should continue to plan for at least one new elementary school in the 2022 bond issue that is included in the long range plan. Since elementary schools are targeted at approximately 500 students in this district it is possible that two additional elementary schools could be required at that time.

6 – 8 Enrollment:

The ten year enrollment at grades 6 – 8 is projected at between 371 and 416. The District has targeted middle schools to be approximately 600 students. However there is some interest in development of K – 8 schools which could change the size of the 6 - 8 component. Either way, the two existing middle schools are more than full as evidenced by the fact that there are multiple modular units at both schools. Principals at the two existing middle schools expressed strong need

for additional gym and computer classroom space. The committee determined that the majority of this need would best be resolved by construction of additional 6 – 8 classroom space at the former site of Renne Middle School. However, there was a perceived need for expanded PE, counseling and specialist space at Mountain View where existing facilities are smaller than at Chehalem Valley.

9 – 12 Enrollment:

The ten year enrollment projections for Newberg High School indicate an increase of from 255 to 333 students. In either case the enrollment at the school will have exceeded its design occupancy. At the time of the last renovation, the small school concept had not been established. There is a need to investigate the impact of this re-organization on the effective capacity of the facility. The school is already experiencing difficulties with accommodating all students in the commons for lunch. It is perhaps too early to firmly predict the need for a second high school in Newberg by 2022 based on this rate of growth. However it is certainly possible to predict that the current facility will require the addition of temporary classroom space to accommodate the projected enrollment.

Whether there is a second high school or not, there will be increased pressure on all athletic facilities. The Newberg high School campus is limited in terms of developing additional playing fields. Even if a second high school is built, and it will be one day the improvements to the athletic facilities is justified. The recommended addition of artificial turf to the football field would provide expanded capacity of the field to accommodate additional football, soccer and other field events. It could function as the performance field for two high schools when the time comes.

Dundee Elementary School and the Dundee site

The committee is recommending some upgrades to the current facility in Dundee primarily to address safety concerns. The viability of Dundee Elementary School and its location have been concerns for the past two Task Force groups and continues to be for us. The City of Dundee has let it be known that they would prefer that the school be relocated away from the commercial zone in Dundee. The city is also in need of a larger facility to house City hall. At the same time the Chehalem Park and Recreation District continues to operate the Billick School Park, a significant portion of which is on school owned property. The park is a favorite recreation location for local residents. The Park District is also exploring the possibility of developing a community center in Dundee.

Former Task Force studies have identified the optimal size of schools for the Newberg School District to be 500 for elementary schools and 600 for middle schools. This task force received no indication that the basis for those parameters should be revisited and has not revisited that issue. The current facility has a student capacity that is significantly smaller than 500. It is composed of multiple additions made over the course of many years that were not always well planned.

Dundee has a significant potential for growth due to the large quantity of developable residential property in and near the UGB. We do not feel that continuing to add to the existing structure is a wise course of action for the District. Developments requiring multi-agency involvement are difficult to plan and harder to fund. Still we strongly urge the District to enter into negotiations with the City of Dundee or the Chehalem Park and Recreation District to develop an intergovernmental agreement by which ownership of the current school and property could be transferred to one or both agencies. This recommendation should not be understood to imply that

the District should give the property away at less than its market value. There is the recognition that in a development agreement of this sort someone will have to take the lead and with that there is some risk.

A potential scenario would be for the School District to construct a replacement school, either K-5 or K-8, on an alternate site and provide a limited term lease option agreement to one or both of the other agencies. For the duration of that lease option agreement the District should continue to oppose by all means at its disposal attempts by the City or Park District to rezone the property. In the event that the lease option period and whatever agreed upon extensions of that period expires prior to the time that one or both of the other agencies is able or willing to pass a bond to develop the site, the District should sell the property at market value. Funds received from such a sale should in turn be applied to the acquisition of additional property in areas where future growth is most likely to occur.

High School Alternative School:

The High School alternative School is currently housed in the building formerly known as the Mabel Rush Annex near Mabel Rush. The Task Force recommends the construction of a replacement facility for this program. The initial recommendation was to include the program within the new construction on the Renne site. Further discussions with the District indicate a desire to maintain the facility in proximity to Newberg High School to facilitate access to programs on campus that are required for some of the alternative school students.

The alternative high school program is expanding as a concerted effort is made to reduce the high school drop out rate by providing an increased range of alternative program placement. The current facility does not include enough classroom space and has significant major maintenance and structural issues. The building is a combination of seven modular buildings originally set up to house the District Administration. Those modular classrooms have outlived their useful life. A permanent alternative school facility is needed at a location to be determined by the District.

Property Purchases – The Task Force recommends the inclusion of funding for the purchase of property for additional K-5 or K-8 schools with the planned development time frame of 2033. The properties should be purchased in areas where development is most likely to take place and put pressure on the existing facilities during that interim period. The economic climate is favorable now to purchase properties economically. The long term interests of District patrons would be well served by planning now prior to the time when an immediate need creates an obvious demand that elevates land prices.

Campus Security – There is significant concern for the security of students and staff on our campuses. The Task Force recommends that an ad hoc committee be formed and supported with funding for the services of appropriate consultants to look at tightening security at all schools. The concern is greatest at Newberg High School which is still accessible from multiple directions and offers the opportunity to too easily slip onto the campus undetected. Additional security cameras have been recommended at both existing middle schools and the high school. However, cameras by themselves are not deemed adequate to provide the level of security required.

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