

Workshop Summary



Architecture Planning Interiors

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Date June 9, 2015
Project Greater Albany Public Schools Facility Planning
Project No. 74-15104-00
Subject DFAC Workshop #5

In attendance: Greg Roe, Shane Wooten, Scott Casebolt, Dale Debolt, Jon Dillbone, Mike Sykes, Roger Collette, Douglas Hambley, Dileep Nageswaran, Ben Mundie, Kelly Bussard, Russ Allen, Maria Delapoer, Chris Bailey, Heath Kasper, Shane Wooten, Jim Golden, Tonja Everest, Russ Williams, Rich Engle, Tori Lynn, Scott Rose, Erika McClain

Topics: Recap from Greg Roe. Q&A about last meeting.

- What is the District Growth: The recession slowed the enrollment growth, with a slight net decline. Things are now growing again. Talked about Global growth trends and birth rates.
- Project Cost Targets of New Schools: 17.5 million for a new 400-student Elementary School, 30 million for a new 650-student MS and 100 million for a new 1400-student HS. Based on a prototypical model, not taking into account community specific needs, existing building demolition, or off site development costs.

Project List and Prioritization:

- Building Infrastructure Issues
- Educational Adequacy Issues
- Building Life Conversation
- Bond Rate "Sweet Spot"

Goal for today is to look at some of the key data points that we have been reviewing and start to narrow in on the details and priorities. In the fall we will reconvene the group and pull all the data that was collected and show a plan and framework. The frame work shall include a list of recommended scope items, budgets, and a recommended schedule for implementation. The report should also include recommended solutions to the scope items that form the basis of the budgets. Bringing together all our data to make a short term and long term plan.

Schedule: To bring a first read/ draft outline to the School Board in December and the Board could ideally take action in January.

Polling will occur in the Fall to determine what Should Stay on Short-Term Plan for Potential 2016 Bond.

Everyone Voted on the 4 areas that they think are the most important for BUILDING INFRASTRUCTURE

Votes	Bucket	Item	High+Safety+Code	Medium High	Medium
6	Capacity/Growth	Addition	\$15,900,000	\$0	\$1,400,000
1	Warm Safe Dry	Finishes	\$400,000	\$600,000	\$1,200,000
16	Warm Safe Dry	Systems	\$17,500,000	\$1,700,000	\$2,600,000
7	Warm Safe Dry	Envelope	\$8,000,000	\$800,000	\$2,000,000
8	Warm Safe Dry	Fire Systems	\$6,100,000	\$0	\$0
0	Site	Site Work	\$1,700,000	\$100,000	\$500,000
0	Warm Safe Dry	Doors	\$1,600,000	\$0	\$400,000
0	Site	Miscellaneous	\$300,000	\$400,000	\$200,000
6	Warm Safe Dry	Remodel	\$9,400,000	\$1,100,000	\$1,500,000
6	Warm Safe Dry	Seismic	\$1,400,000	\$400,000	\$1,000,000
11	Technology	Tech Infrastructure	\$1,000,000		
4	Technology	Technology	\$500,000	\$600,000	\$300,000

Everyone Voted on the 4 areas that they think are the most important for EDUCATIONAL ADEQUACY

Votes	Bucket	Type of Item	Estimated Value
4	Educational Adequacy	Small Group and or Conf. Space	\$5,500,000
6	Safety & Security	Replace Portable with Permanent Building	\$600,000
1	Educational Adequacy	More Storage	\$150,000
0	Educational Adequacy	More Offices	\$50,000
0	Site	Cover Between Buildings	\$2,700,000
0	Site	Expand or Provide Covered Play	\$1,400,000
7	Educational Adequacy	Computer Room	\$400,000
1	Educational Adequacy	Stage (none now)	\$550,000
2	Educational Adequacy	Student Center (none now)	\$1,050,000
1	Warm Safe Dry	More Staff Toilets	\$400,000
0	Site	Other	\$1,600,000
13	Educational Adequacy	Add an auditorium(s)	TBD
9	Educational Adequacy	Add Gymnasium at 3 elementary schools	\$9,120,000
13	Educational Adequacy	Additional HS Gym & Storage	TBD
13	Educational Adequacy	Expanded Career Technical Opportunities – MS and/or HS level	TBD

QUESTION: Should the district start looking at a Replacement Strategy Long term? And if so what would you accept as rational to replace a building?

ANSWER: Yes, and we should look at the following:

- **Fire and life safety**
- **Age of building**
- **Overall enrollment – based on growth or decline, opportunity to consolidate**
- **Cost of repairs vs replacement**
- **Ability or space to add on.**

Discussion:

DLR Group typically looks at: Condition, age, cost of replacement, size and educational adequacy, cost of additions vs replacement, historical significance.

How come the district hasn't already created the list? *District response:* This community has a "Use and Reuse" what you have kind of attitude. DLR Group has been the one to bringing the idea of replacement schools to the table.

When has Albany replaced a school? *District Response:* Never. Several properties were vacated in the early 80s. But we haven't shut down and vacated a school since then. We did about 9 schools in the early 80s.

One of the drivers could be reduced number of sites and as such reduced costs, but a consolidation has its neighborhood challenges too. For example a scenario could be to replace two schools in poor condition with a larger capacity school and then close a third in equally poor condition. This would replace schools and reduce operating costs as the same time.

Replacing parts of a school, as in phases, may also be an option versus the whole building – replace the worst piece to keep costs down.

We could use an Archetype for replacement, to reduce cost in a replacement strategy over several sites, much like a kit of parts. Buying in bulk and repeat designs reduces costs.

Keep in mind that remodels still require bringing the whole building up to code.

Some non-district community buildings in this community were built on donation dollars. So we shouldn't say that there isn't money in the community to support this. If the need is correct and it is put forth to the community, the money is there to build the schools. We may not be conveying the need to the public adequately.

A bond strategy is needed to cover this. Look at Bond+Donations, but don't rely on Donors for the main project. We don't count on grants/ donations when we do Bond Planning. We need to be able to sustain the CORE of our plan with the Bond money alone.

Bond Rate Sweet Spot:

QUESTION: Where does your gut tell you the sweet spot is for asking the GAPS community for bond?

ANSWER: The current tax rate should be considered the lowest ask. Develop a compelling vision and push for what we truly need in the first phase.

Discussion:

Currently GAPS is paying \$1.66 for their bond. Combined with permanent taxes, GAPS residents are in the middle of the pack for what the neighboring districts are paying.

Why we are currently looking at a 10 year note verses a 20 year note. This could shift, but it's harder to pass another bond while paying off a prior one. Knowing our needs, we would like another opportunity in 10 years to ask for more money.

Will the community support going over the current rate? Only with a strong vision that is communicated to the public effectively. Showing the community past successes with previous bond money and current educational success, will help the message.

Next Steps:

- Board Presentation of the progress: July 20th (tentative to the Board setting the dates).
- District Workshops to hone a plan framework: Summer 2015 – this will involve polling the community to gather date for September's workshop.
- Community Workshop 6 to adopt a plan framework: September 2015
- Additional District Workshops to Address the details of the plan: October-November 2015
- To the Board for its first Read: December 2015
- Board Action: Jan 2016

cc