Introduction:
Long-Range Facility Planning and Its Components
master plan components

Vision
Facility evaluation
Demographics
Master plan development
educational vision

Work with the big picture
Explore alternatives
Keep an eye to the future
<table>
<thead>
<tr>
<th>Tour facilities</th>
<th>Rate systems</th>
<th>Extent of repair required</th>
<th>Cost for repair</th>
</tr>
</thead>
<tbody>
<tr>
<td>facilities evaluation</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Tour facilities
- Rate systems
- Extent of repair required
- Cost for repair
demographics

Student population projection
Location of growth and/or change
Capacity at existing facilities
master plan implementation

Develop planning criteria
Prioritize the work
Gather community/school input
Evaluate options
master plan :: vision
trends shaping design

Equity
Smaller is better
Capacity shift
Technology
Changing spaces
Learning styles
Longer school year

Changing grade configurations
Personalized learning
Community use
Business and community partnerships
“Green” facilities
Special Education
trends :: equity vs. equality

More choices
Identical does not mean equal
Different environments for students
Unique program needs
trends :: smaller schools

Academic achievement
Graduation rates
Student involvement
Personalized learning

Know students
Safety
Benefits for low-income and minority students
trends :: technology
Revolutionized methods
Technology savvy graduates
Control education costs
Teacher/skill shortages
Changing technology
trends :: changing grade configurations

Grade groupings reconsidered
Looping
Broader grade spans
More limited grade spans
trends :: personalized learning

Pupil-centered learning
Project and performance-based
Integrated learning
Variety of learning environments
trends :: increased community use

School as a community hub
After-hours use
Blending of learning space
Social services

Increased need for:
Durability
Maintainability
Energy efficiency
trends :: partnerships
Learning off campus
Private business programs
High school and community college connections
trends :: high performance design

Reduce impact of consumption
Reduce operating costs
Enhance comfort and health
Improve educational experience
how do these trends affect facilities?
truman high school

Two schools with six learning teams
Shared support facilities
Adaptable shell
Natural daylight
“Community Hub"
truman high school
master plan :: facility evaluation
Facility evaluation

Facility Assessment
- Primary structure
- Secondary structure
- Service systems
- Safety standards
- Functional standards

“Wish List”
- Health and life safety
- Capacity expansion
- Capital investment enhancements
- Community enhancements
- Operational enhancements
- Program enhancements

Combined Facility Evaluation
- Health and life safety
- Program/community enhancements
- Major systems
facility evaluation
master plan :: demographics
demographics

What do we look at:

- Projected population
- Impacts to each grade level
- Capacity at existing facilities
- Location of growth (or decline)
- Need for land purchase?
- Need for building de-commissioning?
- Zoning changes
- Partnerships/co-locations
growth: historic and projected

EASTSIDE ELEMENTARY ENROLLMENT PROJECTIONS

Students

Year

Historical Capacity

Trend

Damascus/Boring Cap
growth
HIGH SCHOOL ENROLLMENT PROJECTION

- Students: 4,880, 5,750, 6,117, 6,517

Trend:
- Historical:
- Damascus/Boring Capacity:
- Capacity:
- Core:
current enrollment

587 Under
412 Over
current enrollment

419 Under
192 Over
current enrollment

NORTH CLACKAMAS SCHOOL DISTRICT ATTENDANCE BOUNDARIES

659 Under
267 Over
permit applications

900 units shown
60% of total (1556) during this time period

City of Happy Valley -- ZONING --

Overall map showing various districts and number of permits granted in different sectors.
options other than new

Bus students to existing schools that are less than capacity (may require enlargement of some existing facilities)
School “boundary change” or “re-alignment”
“Year-round” school
“Split shifts”

Share space with other districts
Continue to create magnet schools in existing schools with declining enrollment
Different grade configurations
Portables at existing facilities
Other?
master plan :: implementation

Community and staff input
Identify educational specification goals
Develop planning criteria
Evaluate options for new and existing sites
Develop costs
Survey community
Prioritize
Sites for expansion
“By placing the new program to the north we addressed the main entrance into the site and the school. Giving opportunity to create a new face for the public”
plans

.02 Floor Plan
.01 Floor Plan
Option A
Development Option A

Positives:
- Fewer topographical impediments for schools
- Mitigation around the pond could be expanded for larger project
- New curb cut could be used by both housing and school
- Housing has creek views
- Ties creeks together
- Has environmental science opportunities

Negatives:
- Would require major mitigation
- Housing in this scenario would be Market-Rate (as opposed to Affordable) and would limit options for grants
- Housing somewhat isolated
Option B
Development Option B

Positives:

- Good connectivity for housing and community/school activities
- More opportunities for housing layout/types (4 acres)
- School is pushed toward pond, creating opportunities for science curriculum
- Puts more flexible housing in wetlands
- Housing in location that allows more density

Negatives:

- Increased grading issues and cost for the schools
- Cost increase for building track and fields
- Design doesn’t bring buildings to 172nd creating streetscape
Long Range Facility Planning :: Pilot Districts
Center for Innovative School Facilities

Banks
Beaverton
Bend-LaPine
Centennial
Crook County
David Douglas
Hermiston

Lowell
North Clackamas
North Wasco
Portland Public Schools
Redmond
Roseburg
Seaside
Tigard-Tualatin
### Global Space Settings

<table>
<thead>
<tr>
<th>Type</th>
<th>Category</th>
<th>External</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athletic</td>
<td>Gymnasium</td>
<td></td>
<td>Interior play space for sports</td>
</tr>
<tr>
<td>Basic Classroom</td>
<td>Early Childhood</td>
<td></td>
<td>Classrooms for early childhood studies</td>
</tr>
<tr>
<td>Circulation</td>
<td>Hallway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Use</td>
<td>Parent Resource Room</td>
<td></td>
<td>Space dedicated to serving parents</td>
</tr>
<tr>
<td>Hardscape</td>
<td>Basketball Court</td>
<td>✔️</td>
<td>Exterior play or athletic area with hoop</td>
</tr>
<tr>
<td>Library</td>
<td>Collections Room</td>
<td></td>
<td>Room with books and periodicals for students</td>
</tr>
<tr>
<td>Semi-permeable</td>
<td>Multipurpose field</td>
<td>✔️</td>
<td>Artificial turf field used for soccer, field</td>
</tr>
<tr>
<td>Softscape</td>
<td>Environmental Class</td>
<td>✔️</td>
<td>Exterior area designed for environmental studies</td>
</tr>
<tr>
<td>Specialty Classroom</td>
<td>Science Lab</td>
<td></td>
<td>Classroom used for teaching biology</td>
</tr>
<tr>
<td>Specialty Classroom</td>
<td>Special Education</td>
<td></td>
<td>Classroom for special education instruction</td>
</tr>
</tbody>
</table>
planning tool :: format pro
planning tool :: format pro
### AMIDON ELEMENTARY SCHOOL

#### General Expenses

<table>
<thead>
<tr>
<th>2006-2007</th>
<th>Custodial</th>
<th>Maintenance</th>
<th>Repair</th>
<th>Total</th>
<th>Per Sq Ft</th>
<th>Per Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labor:</td>
<td>$65,000</td>
<td>$12,000</td>
<td>$11,500</td>
<td>$88,500</td>
<td>$2.03</td>
<td>$454</td>
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<tr>
<td>Materials:</td>
<td>*****</td>
<td>*****</td>
<td>$10,500</td>
<td>$10,500</td>
<td>$0.24</td>
<td>$54</td>
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<tr>
<td>Contracts:</td>
<td>*****</td>
<td>*****</td>
<td>$15,000</td>
<td>$15,000</td>
<td>$0.34</td>
<td>$77</td>
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<tr>
<td><strong>Total:</strong></td>
<td>$65,000</td>
<td>$12,000</td>
<td>$37,000</td>
<td>$114,000</td>
<td>$2.62</td>
<td>$2.62</td>
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<tr>
<td><strong>Per Sq Ft:</strong></td>
<td>$1.49</td>
<td>$0.28</td>
<td>$0.85</td>
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<tr>
<td><strong>Per Student:</strong></td>
<td>$333</td>
<td>$62</td>
<td>$190</td>
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#### Energy Costs

<table>
<thead>
<tr>
<th>2006-2007</th>
<th>Natural Gas</th>
<th>Fuel Oil</th>
<th>Water</th>
<th>Sewer</th>
<th>Electricity</th>
<th>Wastage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost:</td>
<td>$12,675</td>
<td>*****</td>
<td>$2,925</td>
<td>*****</td>
<td>$26,715</td>
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<tr>
<td>Consumption:</td>
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<td>*****</td>
<td>*****</td>
<td>*****</td>
<td>*****</td>
<td></td>
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<tr>
<td>Unit:</td>
<td>*****</td>
<td>Gallons</td>
<td>*****</td>
<td>*****</td>
<td>KwH</td>
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<tr>
<td><strong>Per Sq Ft:</strong></td>
<td>$0.29</td>
<td>*****</td>
<td>$0.07</td>
<td>*****</td>
<td>$0.61</td>
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<tr>
<td><strong>Per Student:</strong></td>
<td>$65</td>
<td>*****</td>
<td>$15</td>
<td>*****</td>
<td>$1.37</td>
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</tr>
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<table>
<thead>
<tr>
<th>Basic Building Information</th>
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<tbody>
<tr>
<td>Average Age</td>
</tr>
<tr>
<td>Total School SF</td>
</tr>
<tr>
<td>Total Site Size SF</td>
</tr>
<tr>
<td>Total Site Size Acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Enrollment</td>
<td>3,426</td>
<td>3,438</td>
<td>3,466</td>
<td>3,488</td>
<td>3,507</td>
</tr>
<tr>
<td>% Enrolled</td>
<td>8%</td>
<td>8%</td>
<td>8%</td>
<td>8%</td>
<td>8%</td>
</tr>
<tr>
<td>Total SPH</td>
<td>304</td>
<td>304</td>
<td>304</td>
<td>304</td>
<td>304</td>
</tr>
<tr>
<td>Standard SSF/Student</td>
<td>845</td>
<td>845</td>
<td>845</td>
<td>845</td>
<td>845</td>
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<tr>
<td>Density Factor</td>
<td>0.71</td>
<td>0.71</td>
<td>0.71</td>
<td>0.71</td>
<td>0.71</td>
</tr>
</tbody>
</table>

| Total SF Indoor Space    | 2,806,000 |
| Total SF Outdoor Space   | 1,917,000  |

<table>
<thead>
<tr>
<th>Operating Cost 2006-2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenditure</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>CostSPH</td>
</tr>
<tr>
<td>CostSF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Assessment, Capital Expenditure, Budget &amp; Planning</th>
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</thead>
<tbody>
<tr>
<td>Assessment for Good Results</td>
</tr>
<tr>
<td>Capital Expenditure (2006 - 2007)</td>
</tr>
<tr>
<td>Capital Budget (2010 - 2014)</td>
</tr>
<tr>
<td>Project in Planning</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
<tr>
<td>CostSPH</td>
</tr>
<tr>
<td>CostSF</td>
</tr>
</tbody>
</table>
Long Range Facility Planning :: Benefits

Making the right initial decisions
Establish priorities over time
Multiple bonds, happens over time
Inform community
Establish a roadmap for the future for facilities
Understand changing demographics
Format Pro tool for tracking and comparing data
Introduction:
Long-Range Facility Planning and Its Components