



MGT *of* America, Inc.

Eugene School District 4J Facility Assessment

May 9, 2012

OVERVIEW

- ▶ Facility assessments
 - Building Condition
 - Educational Suitability
 - Grounds Condition
 - Technology Readiness
- ▶ Data review
- ▶ Capacity and utilization
- ▶ Strategy session
- ▶ Recommendations





FACILITY ASSESSMENT SCORES

BUILDING CONDITION SCORES

90+	New or Like New: The building and/or a majority of its systems are in good condition, less than three years old, and only require preventive maintenance.
80-89	Good: The building and/or a majority of its systems are in good condition and only require routine maintenance.
70-79	Fair: The building and/or some of its systems are in fair condition and require minor to moderate repair.
60-69	Poor: The building and/or a significant number of its systems are in poor condition and require major repair, renovation, or replacement.
Below 60	Unsatisfactory: The building and/or a majority of its systems should be replaced.

BUILDING CONDITION SCORE RANGES

Building Condition Score Ranges			
Grade Band	Low	High	Average
ES	63.36	90.00	73.16
MS	40.08	88.74	69.86
HS	64.30	72.34	68.32
Other	67.46	76.37	73.37

Score	Rating
90+	New
80-89	Good
70-79	Fair
60-69	Poor
Below 60	Unsatisfactory

EDUCATIONAL SUITABILITY SCORES

90+	Excellent: The facility is designed to provide for and support a majority of the educational program offered. It may have a minor suitability issues but overall it meets the needs of the educational program.
80-89	Good: The facility is designed to provide for and support the educational program offered. It may have minor suitability issues but generally meets the needs of the educational program.
70-79	Fair: The facility has some problems meeting the needs of the educational program and will require remodeling.
60-69	Poor: The facility has numerous problems meeting the needs of the educational program and needs significant remodeling , additions, or replacement.
Below 60	Unsatisfactory: The facility is unsuitable in support of the educational program.

EDUCATIONAL SUITABILITY SCORE RANGES

Educational Suitability Score Ranges			
Grade Band	Low	High	Average
ES	58.47	88.44	69.51
MS	63.11	96.39	76.70
HS	68.60	84.36	76.61
Other	58.92	69.87	63.43

Score	Rating
90+	Excellent
80-89	Good
70-79	Fair
60-69	Poor
Below 60	Unsatisfactory

GROUNDS SCORES

90+	New or Like New: The site and/or a majority of its systems are in good condition, less than three years old, and only require preventive maintenance.
80-89	Good: The site and/or a majority of its systems are in good condition and only require routine maintenance.
70-79	Fair: The site and/or some of its systems are in fair condition and require minor to moderate repair.
60-69	Poor: The site and/or a significant number of its systems are in poor condition and will require major repair or renovation.
Below 60	Unsatisfactory: The site and/or a majority of its systems should be renovated.

GROUNDS SCORE RANGES

Grounds Score Ranges			
Grade Band	Low	High	Average
ES	53.64	90.00	77.09
MS	47.67	90.00	78.43
HS	70.88	81.76	76.16
Other	65.62	79.81	74.91

Score	Rating
90+	New
80-89	Good
70-79	Fair
60-69	Poor
Below 60	Unsatisfactory

TECHNOLOGY READINESS SCORES

90+	Excellent: The facility has excellent infrastructure to support information technology.
80-89	Good: The facility has the infrastructure to support information technology.
70-79	Fair: The facility lacking in some infrastructure to support information technology.
60-69	Poor: The facility is lacking significant infrastructure to support information technology.
Below 60	Unsatisfactory: The facility has little or no infrastructure to support information technology.

TECHNOLOGY READINESS SCORES RANGE

Technology Readiness Score Ranges			
Grade Band	Low	High	Average
ES	61.70	100.00	76.81
MS	60.00	100.00	77.50
HS	63.30	85.00	74.58
Other	42.00	67.50	56.50

Score	Rating
90+	Excellent
80-89	Good
70-79	Fair
60-69	Poor
Below 60	Unsatisfactory

COMBINED SCORES RANGE

Combined Score Ranges				Score
Grade Band	Low	High	Average	
ES	61.96	90.38	72.46	90+
MS	52.37	93.05	74.22	80-89
HS	68.48	79.14	73.05	70-79
Other	65.28	71.06	67.86	60-69
				Below 60

COMBINED SCORES BY SITE

Site Name	*Weighted Bldg Score	Suitability Score	Grounds Score	Technology Score	Combined Score 40/40/10/10
Adams ES	69.63	66.23	85.29	76.75	70.55
Awbrey Park ES	76.85	61.56	81.41	82.44	71.75
Bertha Holt ES	90.00	88.44	90.00	100.00	90.38
Buena Vista ES	65.67	69.64	85.56	63.30	69.01
Camas Ridge ES	63.51	63.79	83.33	65.00	65.75
César Chávez ES	90.00	87.81	80.09	95.00	88.63
Charlemagne at Fox Hollow ES	77.30	59.44	72.83	68.30	68.81
Edgewood ES	70.33	66.50	79.52	90.00	71.69
Edison ES	63.36	62.71	53.64	61.70	61.96
Gilham ES	81.91	86.32	75.66	91.70	84.03
Howard ES	69.65	64.64	79.67	70.00	68.68
McCornack ES	73.92	66.89	62.11	81.70	70.71
River Road ES	66.23	63.50	71.83	63.30	65.41
Silver Lea ES	66.47	58.47	66.38	70.00	63.61
Spring Creek ES	73.27	63.06	83.25	73.30	70.19
Twin Oaks ES	72.29	82.93	81.44	71.60	77.39
Willagillespie ES	73.35	69.72	78.61	81.70	73.26
Elementary Schools Total/Average	73.16	69.51	77.09	76.81	72.46
<i>*Excludes portables</i>					

Key:
80 - 100
70 -79
Below 70

COMBINED SCORES BY SITE (CONTINUED)

Site Name	*Weighted Bldg Score	Suitability Score	Grounds Score	Technology Score	Combined Score 40/40/10/10
Arts & Technology Academy at Jefferson	72.06	63.15	85.32	71.70	69.79
Cal Young MS	88.74	96.39	90.00	100.00	93.05
Kelly MS	78.28	74.67	82.41	70.00	76.42
Kennedy MS	62.70	80.41	78.73	60.00	71.12
Madison MS	82.25	87.83	90.00	100.00	87.03
Monroe MS	69.86	75.07	75.55	85.00	74.03
Roosevelt MS	40.08	63.11	47.67	63.30	52.37
Spencer Butte MS	64.87	73.00	77.78	70.00	69.93
Middle School Total/Average	69.86	76.70	78.43	77.50	74.22
Churchill HS	64.85	80.12	73.80	75.00	72.87
North Eugene HS	64.30	68.60	78.20	75.00	68.48
Sheldon HS	72.34	73.37	70.88	63.30	71.70
South Eugene HS	71.80	84.36	81.76	85.00	79.14
High Schools Total/Average	68.32	76.61	76.16	74.58	73.05
Coburg ES	76.37	69.87	65.62	60.00	71.06
Crest Drive ES	76.29	61.50	79.31	42.00	67.25
Parker ES (Ed Options)	67.46	58.92	79.81	67.50	65.28
Other Facilities Total/Average	73.37	63.43	74.91	56.50	67.86
District Total/Average	71.75	71.75	77.11	74.80	72.54

* Excludes portables

Key:
80 - 100
70 -79
Below 70

FISCAL IMPACT OF FACILITY ASSESSMENT DEFICIENCIES

Site Name	Bldg to 90%	Suit to 100%	Grounds to 90%	Tech to 100%	Total
Adams ES	\$2,873,763	\$1,667,639	\$90,558	\$57,712	\$4,690,000
Awbrey Park ES	\$2,241,205	\$2,293,391	\$199,669	\$52,637	\$4,787,000
Bertha Holt ES	-	\$818,028	-	-	\$818,000
Buena Vista ES	\$3,350,879	\$1,463,505	\$83,478	\$88,918	\$4,987,000
Camas Ridge ES	\$3,284,489	\$1,571,113	\$112,843	\$76,332	\$5,045,000
César Chávez ES	-	\$856,968	\$271,381	\$17,663	\$1,146,000
Charlemagne at Fox Hollow ES	\$1,061,728	\$1,186,942	\$195,727	\$46,627	\$2,491,000
Edgewood ES	\$2,166,458	\$1,291,596	\$157,351	\$19,377	\$3,635,000
Edison ES	\$3,372,159	\$1,652,126	\$627,590	\$85,284	\$5,737,000
Gilham ES	\$1,807,864	\$1,069,890	\$437,094	\$32,632	\$3,347,000
Howard ES	\$2,794,293	\$1,699,625	\$193,508	\$72,470	\$4,760,000
McCornack ES	\$2,650,154	\$1,909,526	\$626,796	\$53,051	\$5,240,000
River Road ES	\$3,592,072	\$1,930,943	\$374,573	\$97,575	\$5,995,000
Silver Lea ES	\$3,130,922	\$1,934,085	\$428,598	\$70,212	\$5,564,000
Spring Creek ES	\$2,076,795	\$1,605,401	\$114,337	\$58,315	\$3,855,000
Twin Oaks ES	\$1,870,000	\$630,791	\$123,248	\$52,753	\$2,677,000
Willagillespie ES	\$2,872,459	\$1,828,242	\$268,004	\$55,530	\$5,024,000
Elementary Schools Total	\$39,145,240	\$25,409,811	\$4,304,755	\$937,088	\$69,798,000

FISCAL IMPACT OF FACILITY ASSESSMENT DEFICIENCIES (continued)

Site Name	Bldg to 90%	Suit to 100%	Grounds to 90%	Tech to 100%	Total
Arts & Technology Academy at Jefferson	\$5,393,229	\$3,878,395	\$191,740	\$149,700	\$9,613,000
Cal Young MS	\$340,507	\$342,222	-	-	\$683,000
Kelly MS	\$3,950,649	\$2,988,240	\$349,062	\$177,879	\$7,466,000
Kennedy MS	\$7,293,585	\$1,831,684	\$410,604	\$187,990	\$9,724,000
Madison MS	\$2,022,518	\$1,111,292	-	-	\$3,134,000
Monroe MS	\$5,280,171	\$2,287,665	\$516,660	\$69,185	\$8,154,000
Roosevelt MS	\$15,840,752	\$4,097,016	\$1,831,779	\$204,850	\$21,974,000
Spencer Butte MS	\$6,212,777	\$2,336,604	\$411,948	\$130,476	\$9,092,000
Middle School Total	\$46,334,188	\$18,873,118	\$3,711,793	\$920,080	\$69,840,000
Churchill HS	\$18,526,141	\$5,125,904	\$1,627,609	\$323,941	\$25,604,000
North Eugene HS	\$16,556,660	\$7,081,122	\$1,036,561	\$283,344	\$24,958,000
Sheldon HS	\$12,277,004	\$6,480,659	\$1,812,829	\$448,837	\$21,019,000
South Eugene HS	\$16,972,082	\$5,104,931	\$1,047,967	\$246,049	\$23,371,000
High Schools Total	\$64,331,887	\$23,792,616	\$5,524,966	\$1,302,171	\$94,952,000
Coburg ES	\$1,126,270	\$871,210	\$274,651	\$58,128	\$2,330,000
Crest Drive ES	\$969,055	\$952,490	\$103,046	\$72,119	\$2,097,000
Parker ES (Ed Options)	\$2,761,541	\$1,761,292	\$170,157	\$70,040	\$4,763,000
Other Facilities Total	\$4,856,866	\$3,584,992	\$547,854	\$200,287	\$9,190,000
District Total	\$154,668,181	\$71,660,537	\$14,089,368	\$3,359,626	\$243,780,000

CAPACITY & UTILIZATION

Elementary Schools	Projected Enrollment 2012	Functional Capacity K-5**	Utilization
Adams	406	375	108%
Awbrey Park	463	475	97%
Buena Vista	299	500	60%
Camas Ridge	417	325	128%
Chávez	466	525	89%
Charlemagne @Fox Hollow	297	250	119%
Coburg	N/A	N/A	N/A
Crest Drive	N/A	N/A	N/A
Edgewood	396	400	99%
Edison	346	325	106%
Gilham	455	550	83%
Holt	528	550	96%
Howard	296	425	70%
McCornack	389	400	97%
River Road	350	425	82%
Silver Lea*	543	525	103%
Spring Creek	336	375	90%
Twin Oaks	191	275	69%
Willagillespie	500	500	100%
Elementary Total	6,678	7,200	93%

*Counts both Corridor & Yujin Gakuen together

**Assumes 25 students per classroom and full-time kindergarten

Key:
Greater than 100%
Between 90% and 100%
Between 80% and 90%
Between 70% and 80%
Less than 70%

CAPACITY & UTILIZATION (CONTINUED)

Middle Schools	Projected Enrollment 2012	Functional Capacity*	Utilization
Cal Young	569	510	112%
Arts & Technology Academy **	571	616	93%
Kelly	406	616	66%
Kennedy	534	553	97%
Madison	489	468	104%
Monroe	541	531	102%
Roosevelt	561	723	78%
Spencer Butte	429	553	78%
Middle School Total	4,100	4,570	90%

*Assumes 25 students per classroom

**Includes K-5 enrollment

Key:
Greater than 100%
Between 90% and 100%
Between 80% and 90%
Between 70% and 80%
Less than 70%

CAPACITY & UTILIZATION (CONTINUED)

High Schools	Projected Enrollment 2012	Functional Capacity*	Utilization
Churchill	1,004	1,254	80%
North Eugene	1,072	1,120	96%
Sheldon	1,441	1,389	104%
South Eugene	1,345	1,523	88%
Total High School	4,862	5,286	92%

**Assumes 28 students per classroom*

Key:
Greater than 100%
Between 90% and 100%
Between 80% and 90%
Between 70% and 80%
Less than 70%

PLANNING GOALS FOR 10 YEAR MASTER PLAN

1. Address schools with combined scores of less than 70 and/or utilization of more than 105%.
2. Accomplish long term operating efficiencies.
3. Provide sufficient capacity for class size goals.
4. Accommodate full day kindergarten.



PLANNING GOALS FOR 10 YEAR MASTER PLAN *(CONTINUED)*

5. Provide foreign language program within each high school attendance zone.
6. Consider opportunities for co-location of YMCA with schools, and/or partnerships with City of Eugene for community centers and/or libraries.
7. Identify available properties to be repurposed or sold.



FINDINGS

- ▶ Elementary Schools – The district has sufficient capacity, however consolidating some schools will increase instructional effectiveness and operational efficiency.
- ▶ Middle Schools – The district is operating the appropriate number of middle schools given the current enrollments, school size, and geographic conditions, however reduction in capacity should be considered.
- ▶ High Schools – The district is operating the appropriate number of high schools given the current enrollments, school size, and geographic conditions.

FINDINGS *(CONTINUED)*

- ▶ The replacement/renovation of numerous schools that have serious condition and suitability deficiencies (<70) will result in operational savings.
- ▶ The district has properties that are available for repurposing or sale.



AVAILABLE PROPERTIES

▶ Properties to repurpose

- Willard ES
- Camas Ridge ES
- Crest Drive ES

▶ Properties to sell

- Edison
- Charlemagne
- Parker
- Bailey Hill
- Dunn



RECOMMENDATIONS – BOND I

Goal	HS Region	School/Program	Recommendation	Budget
<i>Elementary Schools</i>				
1,2,4,5	South	Camas Ridge & Edison	Replace and consolidate into one school on the Roosevelt MS or Camas Ridge ES site (600 capacity).	\$25,000,000
1,2,3,4,6	North	Howard	Replace with new facility (600 capacity)	\$25,000,000
1,2,6	North	Corridor	Relocate to Howard	See Howard
5	North/ Churchill	Yujin Gakuen	Relocate to new Asian Studies program at ATA.	See ATA
1,2,6	North	Silver Lea	Integrate site into North Eugene HS. Consider YMCA in this location.	See North Eugene HS
<i>Middle Schools</i>				
1,2,3,6	South	Roosevelt	Replace on Civic Stadium site or existing site with YMCA facility (650 capacity).	\$35,000,000
1,2,5	Churchill	Arts & Technology Academy	Remodel to provide two facilities to create STEM MS and Asian Studies ES. Relocate current elementary school and Family school.	\$15,035,550
1,2	South	Spencer Butte	Renovate HVAC.	Current Bond* (\$1.5 mil)
1,2	Churchill	Kennedy	Renovate HVAC controls and boilers.	Current Bond* (\$0.5 mil)

RECOMMENDATIONS – BOND I *(CONTINUED)*

Goal	HS Region	School/Program	Recommendation	Budget
<i>High Schools</i>				
1,3	Sheldon	Sheldon HS	Add new technology wing and/or renovate old industrial arts building for tech or media production.	\$3,500,000
1	Churchill	Churchill HS	Renovate industrial arts building to support STEM program. Consider funding from current bond.	Current Bond* (\$2.5 mil)
1,2,3,6	North	North HS	Phase 1 renovations/reconstruction.	\$30,000,000
<i>Surplus Properties</i>				
7	South	Edison	Sell	
7	South	Dunn	Sell	
7	South	Parker	Sell (Location for EEO program?)	
7	Churchill	Bailey Hill	Sell (Location for current programs?)	
7	Churchill	Crest Drive	Sell (Consider use for temporary/permanent program location.)	
7	South	Civic Stadium	Sell – if not repurposed	
<i>Grand Total</i>				\$ 133,535,550
<i>* Not included in Grand Total</i>				

RECOMMENDATIONS – BOND II

Goal	HS Region	School/Program	Recommendation	Budget
<i>Elementary Schools</i>				
1,2,4	North	River Road	Replace (450 capacity)	\$16,875,000
1	South	Charlemagne	Relocate to Camas Ridge on temporary basis (assuming building is available).	
1,5	South	Willard	Build new school for alternative program (450 capacity)	\$17,000,000
1,2,3	Sheldon	Gilham	Renovate/remodel	\$2,000,000
<i>Middle Schools</i>				
<i>High Schools</i>				
1,2,3,6	North	North HS	Phase 2 renovations/reconstruction	\$25,000,000
<i>Surplus Properties</i>				
7	South	Fox Hollow	Sell	
<i>Grand Total</i>				<i>\$60,875,000</i>

RECOMMENDATIONS – BOND III

Goal	HS Region	School/Program	Recommendation	Budget
<i>Elementary Schools</i>				
1	Churchill	Adams	Renovate	\$5,000,000
1	North	Spring Creek	Renovate	\$5,000,000
1	Sheldon	Buena Vista	Renovate	\$5,000,000
<i>Middle Schools</i>				
3	Sheldon	Cal Young	Complete planned classroom addition.	\$4,000,000
<i>High Schools</i>				
<i>Surplus Properties</i>				
7	South	Camas Ridge	Sell – if not repurposed	
<i>Grand Total</i>				<i>\$ 19,000,000</i>

OPERATING COSTS ANALYSIS DUE TO RECOMMENDATIONS

Operating Costs/(Savings)						
Recommendation	Utilities	Maintenance	Insurance	Staffing	Transportation	10-Year Savings
Replace existing Roosevelt w/ new facility	\$(27,953)	\$(6,030)	\$6,663	-	-	\$(273,200)
Consolidate Camas Ridge & Edison into new facility	\$(13,014)	\$(39,735)	\$4,399	\$(261,248)	\$45,000	\$(2,645,975)
Replace Howard with new facility	\$(50,687)	\$(24,870)	\$1,130	\$(190,332)	-	\$(2,647,580)
Remodel/reconstruct Jefferson/ATA	\$(12,517)	\$(16,984)	\$1,749	-	-	\$(277,517)
Reconstruct/renovate North Eugene HS	\$(28,396)	\$(73,043)	\$8,011	-	-	\$(934,281)
Relocate alternative program(s) to new facility at Willard	\$6,951	\$9,940	\$5,903	-	-	\$227,941
Replace River Road with new facility	\$(6,512)	\$(9,085)	\$4,285	-	-	\$(113,119)
Total Costs/(Savings)						\$(6,663,731)

IMPACT ON CAPITAL COSTS DUE TO RECOMMENDATIONS

Impact on Capital Costs Due to Recommendations					
Recommendation	New Construction	Renovation	Total	Avoided Capital Costs*	Net Capital Costs
Replace existing Roosevelt w/ new facility	\$35,000,000	-	\$35,000,000	\$(21,974,000)	\$13,026,000
Consolidate Camas Ridge & Edison into new facility	\$25,000,000	-	\$25,000,000	\$(10,782,000)	\$14,218,000
Replace Howard with new facility	\$25,000,000	-	\$25,000,000	\$(10,324,000)	\$14,676,000
Remodel/reconstruct Jefferson/ATA	\$7,500,000	\$7,500,000	\$15,000,000	\$(9,613,000)	\$5,387,000
Reconstruct/renovate North Eugene HS	\$47,250,000	\$7,875,000	\$55,125,000	\$(24,958,000)	\$30,167,000
Relocate alternative program(s) to new facility at Willard	\$17,000,000	-	\$17,000,000	\$(2,491,000)	\$14,509,000
Replace River Road with new facility	\$17,000,000	-	\$17,000,000	\$(5,995,000)	\$11,005,000
Totals			\$189,125,000	\$(86,137,000)	\$102,988,000

Thank You



Questions?