

Revised 1-9-2013 based on board direction

Title

Consider the Superintendent's Preliminary Recommendations for a Long-Range Facilities Plan and Future Bond Measures

Action Proposed

Consider the Superintendent's Preliminary Recommendations for a Long-Range Facilities Plan and Future Bond Measures

Presenter

Superintendent

Time Needed

15 minutes

Background

In 2011-12, the district began work to update the 2002 Long-Range Facilities Plan. MGT of America, Inc., a firm with extensive national experience in school facility assessments and planning, was engaged to evaluate the condition of all 4J school buildings. MGT provided a report and recommendations to the district in May 2012.

In fall 2012, the board gathered community reactions and input on the concepts outlined in the MGT recommendations. The board then held a series of work sessions to discuss the consultant's project recommendations, facility planning goals and priorities.

Preliminary Recommendations

Excellent public schools play a critical role in the success of children and in the economic viability of a community. The Eugene 4J School District strives to provide a world-class education to help attain better education results for the students in our area, including improving graduation rates and ensuring students' college and career readiness. To do so, we need to invest in our people, our technology and educational materials and especially, in our facilities.

Currently, many of the district's buildings are in poor condition and are expensive to maintain with obsolete infrastructure and systems. Many of 4J's schools are not adequate to support the types of educational opportunities our students need to be ready for jobs in the current economy.

With these needs in mind, the 4J Long-Range Facilities Plan seeks to chart a path for the future of our district and our community. The implementation of this plan will help the Eugene School District to build a world-class educational system that strengthens our community and provides students an education that will support their college and career success.

Facility Planning Goals

The goals of the facilities plan are as listed below and build upon the direction set forth in the current Long-Range Facilities Plan adopted in 2002.

- Ensure school buildings enhance learning and support today's instructional strategies;
- Create safe, secure school environments that meet students' accessibility needs and help increase the educational outcomes for our children;

- Prioritize improvements to school buildings that are in the poorest condition or are the most expensive to maintain;
- Achieve long-term cost efficiencies by reducing building-related expenses thereby allowing more funds to be spent on instruction;
- Provide space for early learning programs and full-day kindergarten in all elementary schools;
- Address opportunities to partner with and co-locate other community facilities with our schools;
- Strengthen our four school regions and create equitable and appealing school facilities;
- Continue to operate two middle schools per high school region;
- Provide space for world language programs in each of the district's four school regions; and
- Identify school district properties that are no longer needed and could be sold or repurposed for a non-school use.

Recommendations for Major Projects

The community can enhance the quality of school buildings and the education experience for students by continuing to replace, renovate and remodel school buildings over the next 10 years. By seeking voter approval of two bond measures to fund the following major projects, the district can move forward toward achieving its educational vision.

Elementary schools:

- Replace Howard, River Road and Camas Ridge elementary school buildings. Each new elementary school should have space for full-day kindergarten and for early learning programs or other services.
- Make improvements at Gilham Elementary School. Enclose exterior breezeways. Add restrooms and space for full-day kindergarten and early childhood programs.
- Determine how best to renovate or make improvements at Edison Elementary School after completion of master planning process.
- Replace one additional elementary school, to be determined at a later time.

Middle schools:

- Replace Roosevelt Middle School at the current Roosevelt site.
- Replace the Jefferson/ATA building with a new middle school that can support a program with a science, technology, engineering and math focus. A portion of the existing building could be preserved. The design could also allow for construction of an elementary school addition at some time in the future, if desired.
- Construct a new synthetic turf field and synthetic track at Kelly Middle School in conjunction with the replacement of Howard Elementary School.

High schools:

- Replace or completely renovate North Eugene High School.
- Expand or remodel areas of Sheldon High School to better accommodate student enrollment and enhance the technology learning environment.

District-wide improvements

- Invest in technology upgrades, equipment and updated instructional materials.
- Upgrade security.
- Upgrade building systems, replace roofs and make other improvements to existing school buildings.

Bond Measures and Phasing of Projects

Two bond measures are envisioned. The first bond measure would be referred to voters in May or November of 2013. The second bond measure would likely be in 2017 or 2018, when the district's debt service is projected to drop as older bonds are retired.

I am presenting two slightly different scenarios for moving forward. The projects to be accomplished over the 10-year period are the same, however, there are two different bond measure scenarios. This proposal provides focus for the first bond measure, allowing for additional analysis and public input during January and early February. It is my intention to provide a final recommendation to the board in February.

Within the next two weeks, our financial advisor will analyze the debt service implications of each scenario and provide estimates of the tax rate for the first bond measure. We will also gain more data through a voter survey that will help us determine the size and timing of the first bond measure. The survey results will be available to the board in early February.

(The two long-range planning and bond measure scenarios are on the following page.)

Superintendent Preliminary Recommendations
Revised 1-9-2012
 4J Long-Range Facilities Plan and Future Bond Measures

Scenario #1	Scenario #2
2013 Bond Measure <i>Approximately \$145 million</i>	2013 Bond Measure <i>Approximately \$170 million</i>
<p><i>New schools to replace aging buildings:</i></p> <p>Roosevelt Middle School Jefferson/ATA Middle School Howard Elementary</p> <p><i>Remodel or addition:</i></p> <p>Gilham Elementary Kelly Middle School track & field</p> <p><i>District-wide technology and instructional materials</i></p> <p><i>Security upgrades</i> <i>Maintenance and repairs</i> <i>Bus purchase</i></p>	<p><i>New schools to replace aging buildings:</i></p> <p>Roosevelt Middle School Jefferson/ATA Middle School Howard Elementary River Road Elementary</p> <p><i>Remodel or addition:</i></p> <p>Gilham elementary Kelly Middle School track & field</p> <p><i>District-wide technology and instructional materials</i></p> <p><i>Security upgrades</i> <i>Maintenance and repairs</i> <i>Bus purchase</i></p>
2017 or 2018 Bond Measure	2017 or 2018 Bond Measure
<p><i>New schools or renovations to aging buildings:</i></p> <p>Camas Ridge Elementary North Eugene High School River Road Elementary Edison Elementary One elementary school to be determined</p> <p><i>Remodel or addition:</i></p> <p>Sheldon High School</p> <p><i>District-wide technology and instructional materials</i></p> <p><i>Building system upgrades, roofing and other improvements</i></p>	<p><i>New schools or renovations to aging buildings:</i></p> <p>Camas Ridge Elementary North Eugene High School Edison Elementary One elementary school to be determined</p> <p><i>Remodel or addition:</i></p> <p>Sheldon High School</p> <p><i>District-wide technology and instructional materials</i></p> <p><i>Building system upgrades, roofing and other improvements.</i></p>

Revision note: A third scenario, presented to the school board on Jan. 9, was eliminated based on board direction.

Surplus Properties

The district has the opportunity, in light of enrollment trends, to dispose of surplus property. Civic Stadium, Bailey Hill, and Dunn are currently classified as surplus. The district should consider disposition of these properties in the future.

The Coburg Farm Property is also surplus, but currently generates a small amount of revenue with no holding costs.

Reserve Properties

Properties currently classified as in reserve for future district use are Kinney Loop in the Sheldon region, Admiral Street in the North region, and Willard and the First Place Center (acreage included with South Eugene High School) in the South region. I recommend continuing to hold these properties for potential school use in the future. I also recommend that the Crest Drive site in the Churchill region be held in reserve, until proposals for expanding the urban growth boundary are resolved.

The Parker site currently houses our Eugene College and Career Options program. In the future, the district may be able to find a different site that is more easily accessible for students. In the meantime, the Parker site will remain in use.

The Coburg School site currently houses the Coburg Community Charter School program. Because the Coburg Farm Property is outside of the current City of Coburg Urban Growth Boundary and cannot currently be used to site a school facility, I recommend that the Coburg School property be held in reserve in the event that future growth in the area requires a school on the site.