



Beaverton School District

Long-Range Facility Plan

FOCUS GROUP MEETING 3

08 March 2021





Agenda

Welcome Back	6:30 – 6:35
Review: District Goals & Needs	6:35 – 6:45
Summary of Feedback	6:45 – 7:00
Updated Plan Options	7:00 – 7:30
Discussion	7:30 – 8:00
Polling Questions	8:00 – 8:15

A grayscale photograph of a classroom. In the foreground, a group of young children are sitting on the floor, their backs to the camera, looking towards the front of the room. The background features a wall with various educational posters, including a calendar for October 2017, a 'Days of the Week' chart, and a large alphabet chart with lowercase and uppercase letters. There are also bookshelves filled with books and some small tables with chairs in the background.

Goals for This Evening

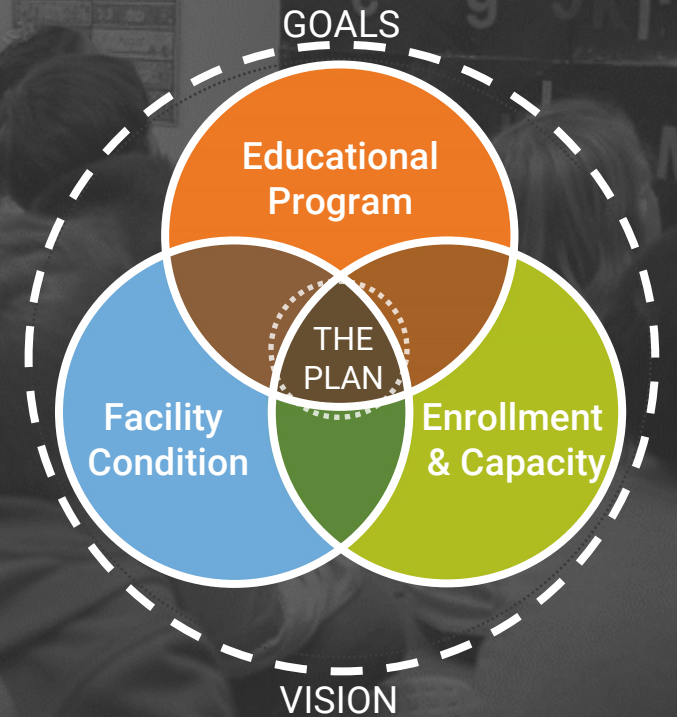
Provide a high-level summary of guiding principles and need

Provide a summary of feedback from focus group and community open houses

Present updated long-range plan options and rationale

Receive any additional feedback regarding revised plan options

Review: District Goals & Needs



District Vision

2019-20 Strategic Plan



District Goal: **WE** empower all students to achieve post-high school success.



WE Expect Excellence

WE engage students with a variety of relevant and challenging learning experiences.

WE create learning environments that promote student achievement.



WE Innovate

WE teach students knowledge and skills for our evolving world.

WE seek, support, and recognize world-class employees.



WE Embrace Equity

WE build honest, safe, and inclusive relationships with our diverse students and their families.

WE provide needed support so that every student succeeds.



WE Collaborate

WE work and learn in teams to understand student needs and improve learning outcomes.

WE partner with our community to educate and serve students.

LRFP Guiding Principles



WE EXPECT EXCELLENCE

Strategically plan for the **maintenance, modernization and replacement** of facilities.

Plan for facility needs to **meet all state regulatory requirements**.

Maintain investment in current facilities by addressing unfunded maintenance needs.

Where significant investment is required to renovate and upgrade existing facilities (greater than 75% replacement cost) **consider the cost / benefits of replacement**.

Address all **addition and expansion needs** in existing facilities throughout the district.



WE INNOVATE

Update educational specifications to reflect the **evolving needs** of pedagogical practices.

Provide **flexible school facilities** that foster creativity in teaching and support the evolution of high-quality education.

Incorporate **sustainability, energy efficiency and maintenance** into the facility planning process.



WE EMBRACE EQUITY

Consider facility planning decisions through an **equity lens**.

Create greater **parity** across facilities.

Plan for **upgrades / improvements**.



WE COLLABORATE

Collaboratively plan for future facility needs driven by community, demographic and pedagogical change.

Provide **community amenities** and support partnerships with other local agencies and service providers.

LRFP: Why Now?

- > District needs to be ready with school facilities when the pandemic is over
- > ORS 195.110 requires a 10-year plan (last BSD LRFP adopted in 2010)
- > OAR 581-027 requires a current LRFP to be eligible for state funding opportunities for capital projects
- > Add an equity lens to school facility planning
- > Need to plan ahead for new capital programs as current school bonds expire
- > District facilities continue to age (address schools that are too old to efficiently maintain)
- > Maintenance and modernization needs continue to grow
- > Identify opportunities for efficiencies in District facilities



EDUCATIONAL PROGRAM: **Takeaways**

- > There are eight elementary schools and two high schools that are significantly below square footage targets identified in district education specifications
- > There are three known areas of facility improvement to support program goals: preschool, special education, and physical education
- > Nine elementary schools, two middle schools, and one high school emerge when viewed through the lens of free and reduced lunch, students of color, and ELL

FACILITY CONDITION: **Takeaways**

- > When viewed through the metrics of age, facility condition, seismic condition, and energy use, two schools fall into the worst category in all four areas: **Raleigh Hills K-8 and Beaverton High School**
- > Four elementary schools, four middle schools, one high school and one alternative school fall into the worst seismic category (below collapse prevention)
- > Districtwide deferred maintenance is estimated at **\$610 M**

ENROLLMENT & CAPACITY: **Takeaways**

- > There is adequate districtwide capacity at every grade level, however...
 - Two elementary schools are projected to be more than 100 students over capacity: **Sato ES and Bonny Slope ES**
 - One middle school is projected to be more than 500 students over capacity: **Stoller MS**
 - One high school is projected to be almost 600 students over capacity: **Westview HS**

A black and white photograph of a classroom. In the foreground, a group of young children are sitting on the floor, facing towards the right side of the frame. They are looking at a whiteboard or chalkboard that has two large charts on it. The top chart displays the lowercase alphabet (a-z) in a grid, and the bottom chart displays the uppercase alphabet (A-Z) in a grid. The children are dressed in casual clothing. In the background, there is a bookshelf filled with books, a table with chairs, and various educational posters on the wall. The overall atmosphere is that of a typical early childhood education setting.

Summary of Feedback

Focus Group Input

PRIORITIZATION

- > Prioritize **educational program needs**, particularly early childhood education and a special needs facility.
- > Prioritize **seismic upgrades**, including a strategy to meet State seismic requirements.
- > Prioritize **critical security and facility maintenance items**.

UTILIZATION

- > **School consolidation** may potentially be controversial, creates many logistical questions, and may negatively impact the bond measure. Should it be done? If so, where?
- > **Boundary adjustments** should be considered as an alternative to increasing capacity through building replacements or classroom additions.

Focus Group Input

DISTRIBUTION

- > **Equity** is a priority, including a focus on improving Title 1 schools.
- > Projects should be **distributed throughout the district** as much as possible.

PROCESS

- > What **sources of capital** are available?
- > **Timing of tax increases** and what is the approach if there is no capital measure?
- > Which projects are **“must-have” versus “nice-to-have”** ?

Community Outreach

Open Houses

- > Three virtual open house sessions
- > 2-hour meetings providing District goals, needs, and proposed plan information
- > Feedback through open discussion and real-time polling

Community Group Presentations

- > 40+ presentations to various community groups (CPO, NAC, PTO, etc.)
- > Short informational presentation with questions / feedback

Online Survey

- > Survey sent to all District families, with links to informational videos

Open Houses: Polling Results

PRIORITIZATION

- > Prioritize **safety and seismic** upgrades.
- > Provide **more learning options** for general students, not just special communities.

DISTRIBUTION

- > Prioritize **equity for disadvantaged schools**.
- > Provide clearer descriptions of how the bond would **touch each community**.

UTILIZATION

- > **Adjust boundaries** to resolve capacity issues.
- > **Overcapacity at Stoller Middle School** is an issue.

Open Houses: Polling Results

Should the District consider implementing the next phase of the long-range facility plan by proposing a capital measure in 2021? **83% said “YES”**

Of the two plans presented, which would you support and why?
82% said “OPTION 2”

Project Prioritization:

- 1. Beaverton High School Replacement**
- 2. Raleigh Hills Elementary School Replacement**
- 3. Seismic & Security Upgrades**
- 4. Deferred Maintenance & Modernization**
- 5. Educational Program Improvements**
- 6. Classroom Additions**
- 7. Technology**
- 8. Allen Transportation Center Replacement**

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Updated Plan Options

Plan Options

Project	PLAN OPTION 1: No Tax Rate Increase	PLAN OPTION 2: \$0.25 Tax Rate Increase
EDUCATIONAL PROGRAM		
Special Education Improvements	\$2.0M	\$2.0M
Prekindergarten Modifications	\$1.0M	\$1.0M
Outdoor Learning Improvements	-	\$5.0M
Physical Education / Athletics Additions	\$5.6M	\$13.0M
FACILITY CONDITION: REPLACEMENT		
Raleigh Hills ES Replacement	\$44.0M ¹	\$44.0M ¹
Beaverton HS Replacement	\$15.0M ²	\$230.0M
Allen St. Transportation Replacement	\$11.0M	\$11.0M
FACILITY CONDITION: MODERNIZATION		
Deferred Maintenance	\$110.0M	\$138.0M
School Modernization	\$12.0M	\$36.0M
Seismic Upgrades	\$20.0M	\$40.0M
Security Upgrades	\$6.0M	\$15.0M
Nutrition Services Upgrades	\$5.0M	\$5.0M
CAPACITY & ENROLLMENT		
Classroom Additions	\$7.5M	\$10.0M
OTHER SUPPORT		
Technology	\$27.0M	\$53.0M
School Office Relocation	\$10.0M	\$10.0M
Bus Replacement	\$8.0M	\$10.0M
Critical Equipment	\$4.0M	\$7.0M
Subtotal	\$288.1M	\$630.0M
Bond Fee / Management Cost (8%)	\$23.0M	\$50.4M
Contingency (10%)	\$13.9M ³	\$42.2M ³
Total	\$325.1M	\$722.6M

NOTES

¹ Cost assumes an additional \$11.8 M is provided from 2014 bond funds

² Cost includes BHS planning and design only

³ Excludes FCA, Technology, and Critical Equipment

* Costs are rough-order-of-magnitude project costs, to be confirmed

Educational Program

Special Education Improvements *(Options 1 & 2)*

Adapt existing special education spaces to be more suitable for their current use and support student needs, such as creating larger/additional classroom spaces and adding adaptive equipment, kitchen facilities, office space, built-in cabinets, accessible restrooms, accessible playground equipment, and other modifications.

Prekindergarten Modifications *(Options 1 & 2)*

In alignment with the District's prioritization of early childhood education, **upgrade existing prekindergarten spaces to meet the unique needs of young learners**, including redesign to be more inclusive of current learning practices and purchasing appropriate materials and furniture.

Outdoor Learning Improvements *(Option 2)*

Expand outdoor covered play areas at elementary schools across the District. Currently several schools do not have covered play areas, and many more do not have ones that are adequately sized. These are highly flexible areas that allow for an outdoor extension of learning and play and provide gathering and queueing areas that protect children from the rain.

Physical Education / Athletics Additions *(Options 1 & 2)*

Build a new gym at Stoller MS (both options) and Barnes ES (Option 2), and provide some improvements to other District athletic facilities (Option 2), including an outdoor restroom/storage facility at Westview HS. The current space at Stoller is not adequate to support current or future enrollment. The current gymnasium and cafeteria at Barnes are inadequate to support the school and will be replaced.

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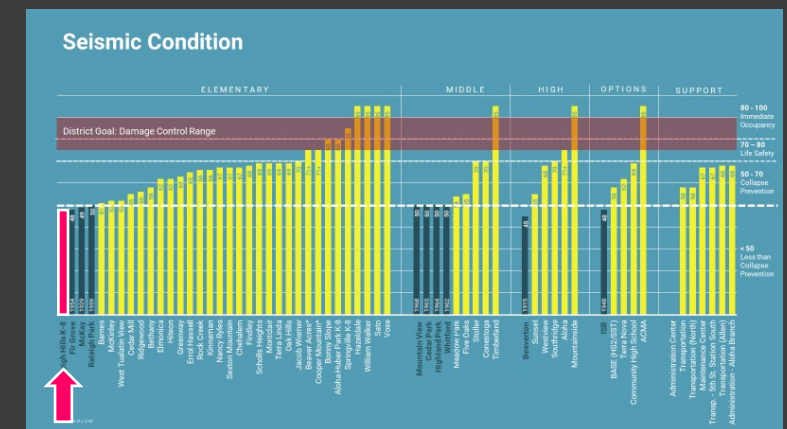
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Facility Replacement: Raleigh Hills Elementary School

Replace existing Raleigh Hills K-8 with new elementary school for 750 students.

WHY:

- > Worst FCI score in the district (0.41 – Critical Condition)
- > One of the oldest facilities in the district (93 years old)
- > One of four elementary schools with a seismic rating below collapse prevention
- > EUI score of 5, with greatest opportunity to improve energy efficiency
- > More than 45% of students are eligible for free/reduced lunch
- > Existing school capacity is 250 below district target of 750
- > Previously identified as the next priority in the 2014 bond plan
- > Eliminates ~\$12M of deferred maintenance need



Facility Replacement: Beaverton High School

Replace existing Beaverton High School with a new high school for 1,500 students.

WHY:

- > One of the worst FCI scores in the district (0.34 – Critical Condition)
- > Oldest facility in the district (majority of existing building is 105 years old)
- > Only high school with a seismic rating below “Collapse Prevention”
- > EUI score of 5, with greatest opportunity to improve energy efficiency
- > 51% of students are eligible for free/reduced lunch
- > Eliminates ~\$53M of deferred maintenance need

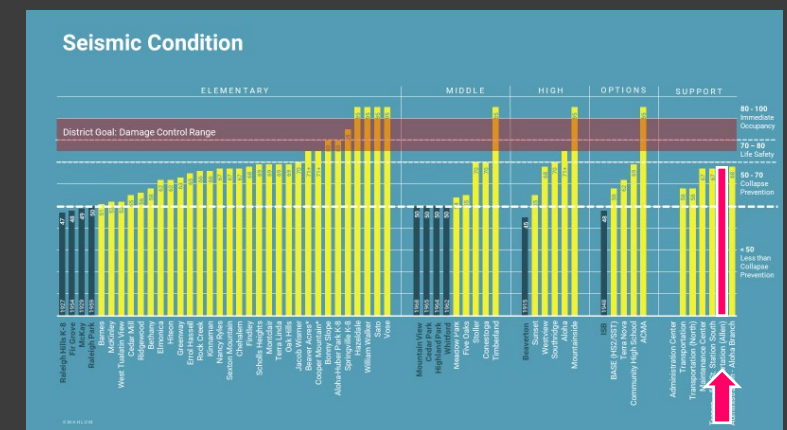


Facility Replacement: Allen Street Transportation Facility

Replace existing Allen Street Transportation facility.

WHY:

- > One of the worst FCI scores in the District (0.33 – Critical Condition)
- > Existing facility is more than 50 years old
- > Repair bays are cramped and lack space to utilize modern technical repair aids
- > One-third of the hydraulic floor lifts are unusable due to leaks, failed parts, and excessive age and 2/3rds of the vehicle lifts lack safety stops to prevent unplanned retraction
- > Technicians must use jack stands to prevent buses from lowering below safe working heights



Plan Options

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Modernization / Capacity & Enrollment

Deferred Maintenance *(Options 1 & 2)*

Repair and upgrade projects at all facilities (except new ones), based on recently completed assessment findings. Components include roofing, HVAC, site, equipment, electrical, building envelope, interior finishes, fire/life safety, and conveyance.

School Modernization *(Options 1 & 2)*

Modernize schools to improve the learning environment, enhance student engagement, and improve health and behavior, including improving aesthetics/condition of building materials (walls, hard floors, carpet), upgrading television and A/V equipment, ensuring sufficient lighting, improving natural lighting, and increasing square footage of classrooms and support.

Seismic Upgrades *(Options 1 & 2)*

Seismic upgrades to district target level for worst performing buildings that are not anticipated to be replaced (facilities TBD, priorities are Whitford MS, Highland Park MS, Cedar Park MS, Mountain View MS).

Security Upgrades *(Options 1 & 2)*

Cameras, fencing, and access control upgrades at various schools.

Nutrition Services Upgrades *(Options 1 & 2)*

Various projects throughout the District, including electrical and equipment upgrades at 11 sites, water fountain installation at 25 sites, service line remodels at Westview HS and Community HS, freezer capacity additions, full kitchen remodel at Beaver Acres ES, and cafeteria expansion at Barnes ES.

Classroom Additions *(Options 1 & 2)*

Add additional classrooms at Sato ES and Stoller MS (Options 1 and 2), and Oak Hills ES (Option 2) to address capacity needs.

Discussion



Polling Questions

A black and white photograph of a classroom. A group of young children are sitting on the floor, facing towards the right side of the frame. They appear to be listening to a teacher or participating in a lesson. In the background, there are shelves with books and various educational posters on the wall. One poster shows the days of the week, and another shows the alphabet. The room is well-lit, and the children are dressed in casual clothing.

Question 1

Should the District consider implementing the next phase of the long-range facility plan by **proposing a capital measure** in 2021?

Why or why not?



Please type in your answer using the chat feature.

Question 2

Of the two plans presented at this meeting, which would you **support** and why?

Option 1: \$325M (renew expiring bond / no tax rate increase)

Option 2: \$722M (tax rate increase of \$0.25 per \$1,000 of assessed value)



Please type in your answer using the chat feature.

Question 3

Do you see anything that is **missing** from the proposals?



Please type in your answer using the chat feature.

Question 4

Do you see anything in the proposals that should **not** be included?



Please type in your answer using the chat feature.

Question 5

Of the projects listed below, what are your **top three** priorities?

- | | |
|---|---|
| A. Educational Program Improvements | E. Deferred Maintenance & Modernization |
| B. Raleigh Hills ES Replacement | F. Seismic & Security Upgrades |
| C. Allen St. Transportation Replacement | G. Classroom & Gymnasium Additions |
| D. Beaverton HS Replacement | H. Technology |



Please type in your answer using the chat feature, numbering the projects 1-3 in order of the priority you prefer.

Next Steps

- > Take final comments from focus group back to the District for consideration and possible revision (*~March*)
- > Draft a Long-Range Facility Plan and report for review by the District and Board (*~April*)
- > Finalize report (*~May*)
- > Board will consider adopting the LRFP (*~May*)
- > Board will consider possible recommendation for capital measure (*~June*)

A black and white photograph of a classroom scene. In the foreground, a group of young children are sitting on the floor, their backs to the camera, looking towards the front of the room. They are dressed in casual clothing like t-shirts and hoodies. In the background, the classroom is filled with educational materials. On the left, there's a shelf with various small items and a poster with small icons. In the center, a table with chairs is visible. On the right, a large poster displays the alphabet (a-z and A-Z) in a stylized font. Above it, a calendar for October 2017 is visible. The overall atmosphere is calm and educational.

Thank You!