

2016 Capital Construction

Bond Summary

Your Investment Counts



41 Total Projects

impacting every school in NCSD

\$433 Million

in voter-approved bond sales

2 New Schools

on the district's east side

**100%
Complete!**

On time. On budget.





Reporting Back to Our Community



Thank you!

On behalf of everyone in the North Clackamas School District, we are deeply grateful for the 2016 Capital Construction Bond. This publication is an overview of the work that was done, which will benefit our students, families, and staff for years to come.

Thanks to our community's support, we have created and maintained vibrant learning spaces for the more than 16,000 students we serve annually. The \$433 million investment from taxpayers helps our entire community to prosper, and NCS D is grateful to have been entrusted to steward these resources.

*We thank our Community Bond Oversight Committee for five years of service. Their volunteer work ensured that **NCS D fulfilled 100% of our bond commitments** to the community and spent the bond proceeds accordingly.*

We are also proud to announce that NCS D not only met all of those commitments but did so on budget and on time. Furthermore, NCS D and its partners delivered additional improvements beyond what the district committed to completing in over 41 projects and additional districtwide initiatives. That is no small feat considering the battle against unprecedented supply chain challenges and extraordinary escalation costs, a global pandemic, wildfire evacuations, and other challenges.

NCS D fulfilled 100% of our bond commitments

In total, we added two new schools to our district, rebuilt two others, and remodeled or improved every facility in the district. While we complete the final stages of warranty and closeout work, we want to share some of the highlights of our bond program and extend our gratitude. For more detailed information on the bond program or any individual project, please visit www.nclack.k12.or.us/bond.

*Respectfully,
Shay James, Superintendent*

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Milwaukie High School/ Milwaukie Academy of the Arts main entrance. Completed Summer 2020



What did NCSD prioritize with this bond?

In addition to relieving overcrowding with the building of a new elementary and conversion of Rock Creek Middle School into the district's fourth neighborhood high school, the 2016 Capital Construction Bond allowed NCSD to upgrade infrastructure across the district to address several key priorities. All projects addressed several of the following areas:



Safety



- Made seismic upgrades at all high-risk schools, including Rex Putnam High School, the Milwaukie High School gym, Sabin-Schellenberg, Alder Creek Middle School, Lot Whitcomb Elementary, and Sunnyside Elementary.
- Upgraded fire alarm and sprinkler systems.
- Completed numerous unfunded maintenance projects, including pavement and roofing repairs.
- Created new entrances and/or reconfigured parking lots to improve student pick-up and drop-off at several schools, including Milwaukie El Puente, Sunnyside, and Oregon Trail elementaries, and along with Alder Creek Middle School.

Security



- Upgraded the district's security software for buildings.
- Installed additional security cameras.
- Installed secure-entry systems, including intercom systems and new vestibules in some cases. All NCSD elementary and middle schools now have this feature.
- Updated the district's emergency communication system.
- Installed security fencing at several elementary schools.
- Replaced door locks districtwide to safely facilitate emergency safety procedures.

Improved Access to Technology



- Improved classroom infrastructure for teachers and students.
- Fully equipped teaching stations with state-of-the-art instructional technology, allowing teachers to livestream to flat-panel displays in the classroom.
- Increased Wireless Access Points (WAPs) district wide.
- Increased bandwidth districtwide.

Health & Wellness



- Constructed three new school-based health centers (SBHC) and relocated a fourth (Milwaukie High School). All four of NCSD's neighborhood high schools now feature these critical facilities, which improve student access to medical and mental health care by housing providers from partner agencies on campus.
- Renovated kitchens at 10 schools and made major equipment upgrades at three others.

Additional Classrooms



- Constructed new classrooms at six elementary schools and all four middle schools.
- Upgraded classrooms at several schools, including new classrooms for Career Technical Education and/or science courses.

Athletic facilities



- Renovated the district stadium at Alder Creek Middle School, significantly increasing access for community use.
- Installed all-weather turf & lights to all high school baseball and softball fields
- Projects varied by school, but typically included resurfacing gym floors, replacing athletic turf, and lockers, resurfacing tracks, improving drainage, adding seating, and/or upgrading lighting, press-boxes, scoreboards, and restrooms.
- Constructed three new walking paths. All NCSd elementary schools now have a walking path.
- Installed covered play areas at all four middle schools.

Accessibility



- Accessibility was a major factor in the district's decision to fully rebuild New Urban High School instead of renovating the existing building as originally planned.
- Installed adaptive-language signage on all elementary playgrounds to serve children who face barriers to communication.
- Improved access to playground equipment at multiple schools.
- Installed curb cuts and ramps at numerous schools.
- Installed ADA-compliant door handles district-wide.

Energy Efficiency and Conservation



- Leveraged over \$500,000 in Energy Trust of Oregon incentives.
- Invested over \$2.2 million in solar-energy improvements at Sabin-Schellenberg.
- Utilized green building and Leadership in Energy and Environmental Design (LEED) concepts to increase efficiency, focusing on site sustainability, water efficiency, energy & atmosphere, materials & resources, and indoor environmental air quality.
- Boosted energy efficiency by retrofitting lights with LED, upgrading HVAC/Boilers and lighting controls, replacing windows, and replacing roofing and insulation.

NCSd receives over \$500,000 in energy rebates for 2016 Bond projects

Energy Trust of Oregon has long been a critical partner in NCSd's efforts to improve energy efficiency and the bond program was no exception. The two organizations celebrated that partnership at the February 10, 2022 school board meeting, as Energy Trust presented the district with a check for \$549,299.06, which represents the cumulative total of Energy Trust cash incentives NCSd leveraged in 38 projects within the 2016 Capital Construction Bond program.

NCSd earned incentives on a range of projects, from retrofitting existing facilities and major renovations to the construction of two new schools and the installation of solar panels at the Sabin-Schellenberg Professional Technical Center's South Campus. According to Rick Flacco, outreach manager for Energy Trust's New Buildings Program, the bond investments will ultimately help NCSd save over 3.2 million kilowatts of electricity annually for an estimated savings of \$352,300.

"These are extremely impressive results," Flacco said. "This means the district's investments will eventually pay for themselves while providing healthier learning environments for students, improved working areas for staff, as well as contributing to a cleaner environment."



EnergyTrust
of Oregon

Maximizing the community's investment



After beginning at \$465.8 million, NCS D boosted the total budget to \$523.8 million. With a 5-year construction timeline, NCS D split the sale of \$433 million in general obligation bonds into two phases. With each sale, NCS D yielded additional revenue by maximizing premiums paid by investors, adding \$47 million to the budget.

This helped NCS D not only complete all bond projects on time and stay under budget, but to make additional renovations and improvements that weren't originally planned or included in the bond commitments.

A full list of bond commitments and additional improvements are available at www.nclack.k12.or.us/bond

Bond Proceeds

Voter-Approved Bond Sales (total)	\$433 million
First Bond Sale Premiums - March 2017	\$30.8 million
Second Bond Sale Premiums - Dec. 2018	16.1 million
Total Revenue from Bond Sales	\$480 million

Other Sources of Revenue

State of Oregon Seismic Grants	\$5.5 million
OR School Capital Improvement Match	\$2.7 million
Clackamas County Development Agency	\$2.5 million
Transportation Financing	\$11 million
Land Sale Proceeds	\$4.3 million
Total Other Sources of Revenue*	\$26.1 million

Total Forecasted Interest Earnings \$17.7 million

Grand Total Forecasted Bond Funds \$523.8 million

**includes several smaller funding sources not detailed here*

Budget Summary

Current Projected Bond Funds

\$523,707,614



Current Projected Bond Funds

\$509,952,105
Spent & Committed

\$13,755,509
Remaining Funds

0 50 100 150 200 250 300 350 400 450 500
\$ Million

How will the remaining bond funds be spent?

All bond funds are on track to be fully expended as planned.

NCS D has reached substantial completion on all 41 major projects from the 2016 Capital Construction Bond and there will be no additional projects. Warranty work will continue for a few more months on several of the projects that were completed most recently. Other smaller projects, including security upgrades and emergency preparedness initiatives, will also continue late into 2022.

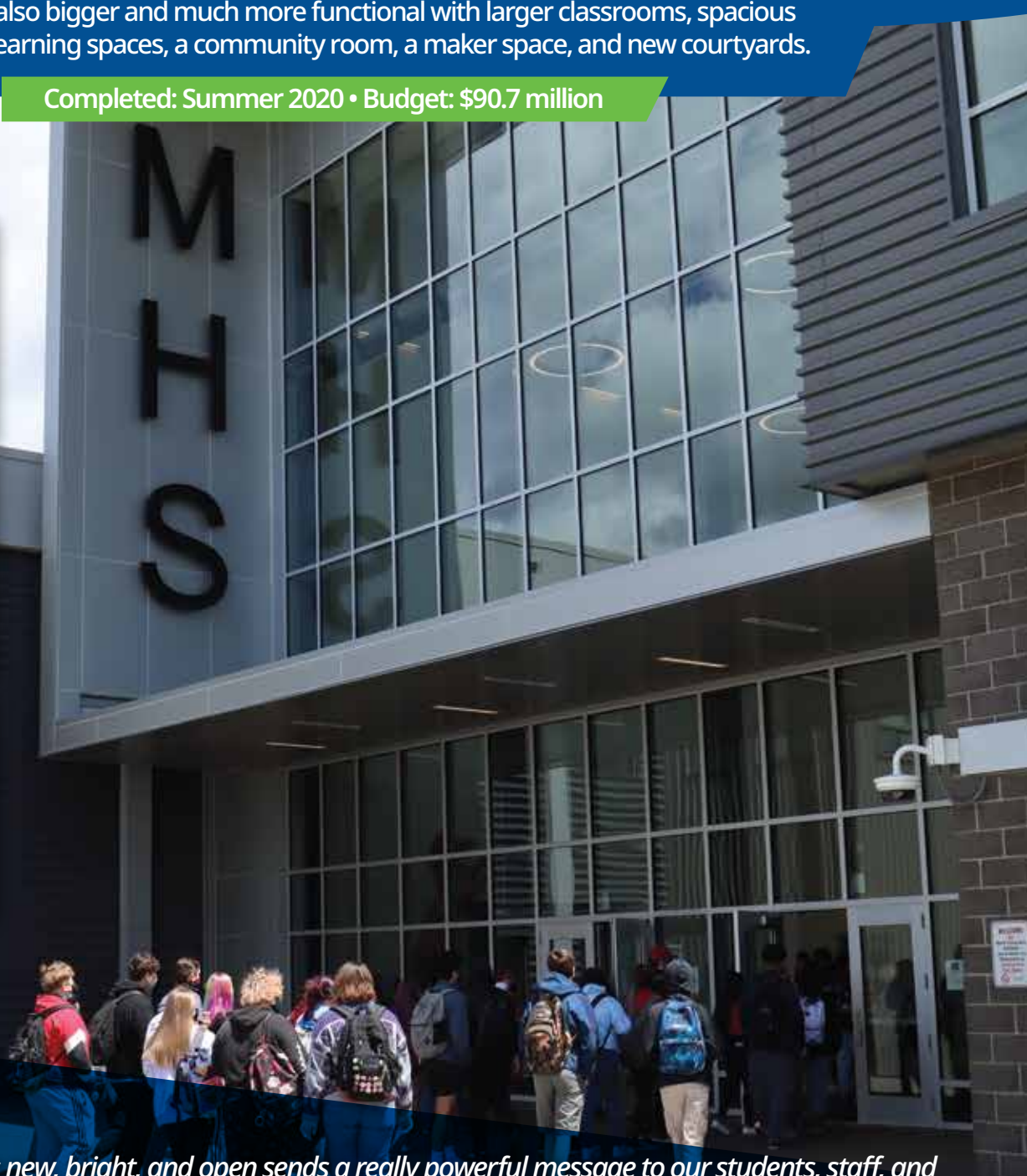
Milwaukie

High School & Academy of the Arts



The new building is visually appealing, including a three-story wall of exterior windows above the main entrance and numerous features that utilize reclaimed materials from the old building. It is also bigger and much more functional with larger classrooms, spacious hallways, flexible learning spaces, a community room, a maker space, and new courtyards.

Completed: Summer 2020 • Budget: \$90.7 million



"Having a building that is new, bright, and open sends a really powerful message to our students, staff, and community that we really value them. The old building was dark and really felt heavy, but this building is the opposite. Being right downtown, the high school has always been the hub of our community and it still is. Now it's a spectacularly beautiful hub."

– Dean of Students Donnie Siel

"The impact of the bond work is evident the minute you walk through Sunnyside's front doors. Everything - including the sleek layout of the office and the beautiful courtyard where students can gather on a nice day - creates a welcoming environment for all. It's a beautiful school we can all be proud of."

-Principal Glory Okeke



Sunnyside Elementary

In addition to constructing a new classroom wing and secure entry way, NCSd renovated the front office and connected two corridors to improve hallway flow and enclose the central courtyard. Other highlights include renovations to the cafeteria and multipurpose room, as well as much needed kitchen upgrades.

Completed: August 2021 • Budget: \$16.2 million



Lot Whitcomb Elementary



NCSd added four classrooms and reorganized the interior to allow for a new music room, media center, community room, staff room, and front office. Every classroom was renovated, completely transforming one of the oldest elementary school buildings in the district.

"We had the biggest turnout for the ribbon cutting and then the first back-to-school night after the renovation. There was an outpouring of people excited to see the building and we still feel that. The cafeteria is bright and open, with enough space for people to spread out. Any time students have a nice space to be in, they feel good."

- Principal Angelica Serna

Completed: September 2018 • Budget: \$16.2 million



Beatrice Morrow Cannady Elementary



The district's newest elementary school is housed in a state-of-the-art building on SE Vogel Road in Happy Valley. The modern design features numerous windows, blending natural light with modern fixtures to create bright yet welcoming spaces and vibrant murals displayed throughout the school.

Completed: August 2019 • Budget: \$32.3 million



"I love the photo of Beatrice and how beautiful our entryway is. It's so welcoming for our families. The classrooms are really well designed and efficient for teachers, and the flow of the building is great. The location and view are also very calming with all of the trees, and the space we have outside is utilized really well. We really love it."

- Principal Dianna Ngai

"This renovation has made a huge difference for students, families, and staff. The building feels modern and bright and the accessibility is so much better. The new layout really helped Milwaukie Elementary and the El Puente bilingual immersion program merge into a single cohesive school."

- Executive Director of Elementary Programs Khaliyah Williams-Rodriguez



Milwaukie El Puente Elementary

The school was originally constructed in 1916 and renovated multiple times, resulting in a disjointed layout.

The interior has been reconfigured, including a new entrance, main office, and two new corridors, to improve flow and connect all areas of the building. Other key features include an expanded media center, two new classrooms, a new transitional learning space, a new covered play area and a new playground. The parking lot was also reconfigured and expanded to ease traffic and improve safety.

Completed: September 2020 • Budget: \$13.1 million



Alder Creek Middle School



The initial plan was to enclose and upgrade the elective classroom wings on the back side of the school, but NCS D was able to update all six classroom wings in the school. Other upgrades include new auditorium seating, renovated common areas, new lockers, and a redesigned parking lot.

"A lot of staff and students utilize the new alternative learning spaces and the new courtyards, so that has been amazing. The band, orchestra, and choir spaces are beautiful and everyone is really enjoying them."

- Principal Kelli Rhea

Completed: September 2019 • Budget: \$23.9 million



Adrienne C. Nelson High School



When NCS D first constructed Rock Creek Middle School, which opened in 2010, the building was designed specifically so that it could be expanded into the district's fourth neighborhood high school. A major focus of the expansion was constructing top-notch facilities not only for athletics, but for performing arts like band, orchestra, theater, and choir.

Completed: August 2021 • Budget: \$97.5 million

ADRIENNE C NELSON HIGH SCHOOL

- Added 16 classrooms
- New performing arts center and athletic wing
- New stadium, athletic field, track facility, and tennis courts
- School-Based Health Center
- Renovated Structured Learning Center
- Purchased Hood View Park from North Clackamas Parks & Recreation to house the school's baseball and softball fields



"It's more like a community college, with flexible spaces for students to socialize, collaborate or study, and that has supported our efforts to build a strong school culture and sense of community. Students definitely recognize that they have really amazing facilities and are really taking care of them."

– Principal Greg Harris

"One thing we talk about here is 'safe, calm, predictable'. The extra bathrooms, nicer facilities, the more professional classrooms, and the extra space in the lunchroom allow us to better foster a safe, calm, and predictable environment."

-Rowe Teacher Lucas Dix



Wilbur Rowe

Middle School

Every classroom was renovated and a new classroom wing was constructed to increase access to elective classes like Band and Engineering. Both the cafeteria and media center were expanded, two hallways were connected to create a full loop and ease hallway congestion, and a covered play area was installed.

Completed: August 2021 • Budget: \$19.3 million



Mount Scott

Elementary



Boosted by a grant from Clackamas County, NCS D added four new classrooms, renovated the kitchen, installed an ADA accessible ramp to the playground, repaired the parking lot, and addressed numerous unfunded maintenance projects.

"They did a really good job of modernizing the school while maintaining the character of the original building. The expanded cafeteria was a really big improvement. There's so much more light now, which makes it really welcoming and comfortable for students."

- Executive Director of Elementary Programs Khaliyah Williams-Rodriguez

Completed: August 2021 • Budget: \$5.5 million



New Urban

High School



The initial plan was to renovate the existing building, but NCSD pivoted to a full replacement, constructing a state-of-the-art facility for the magnet high school. The design centers around the open commons area and its two-story window wall, but also includes a new gymnasium, media center, elevator, courtyards, and flexible learning spaces.

Completed: September 2021 • Budget: \$24.5 million



"The outside matches the inside now. We're doing good work, things that our community is proud of and now the facility reflects that, too. It also supports that, so whatever our students' interests and needs are, the facility helps us better meet those. I see the pride in their faces and they love showing off their school."

- Principal Arielle Hammond

"School-based health centers provide access for students and families to have their wellness needs met in a convenient location. This is an incredibly important resource to provide our community, as it removes many potential barriers that our students and families may be facing, and we know that student wellness directly correlates to student engagement, learning and success."

-Principal Stacy Eto



Clackamas High School

Key features include renovated Life Skills classrooms, an expanded weight room, and improvements to the baseball and softball facilities, but the school-based health center (SBHC) is the centerpiece of the project. After achieving great results at Milwaukie and Rex Putnam high schools, every NCS D neighborhood high school now features a SBHC.

Completed: August 2021 • Budget: \$6.2 million



Rex Putnam High School



Highlights include the district's second school-based health center, classroom upgrades, and improvements to the auditorium. The baseball and softball facilities were renovated with new seating, artificial turf, lighting, and scoreboards. The stadium was also updated with new turf, the track was resurfaced, and gym floor was replaced.

"Looking in all directions, there are these incredible state-of-art turf fields that our students get to play on and the community can use. We also have what I think is the coolest gym floor in the state. It is a great place for our kids and community to copete and play, but these new surfaces also make it safer from an injury standpoint."

- Principal Lajena Welch

Completed: November 2017 • Budget: \$6.7 million



"The improvements at Sabin-Schellenberg increase access to hands-on learning for all students. The automotive and manufacturing spaces are well lit and have the latest equipment, so students are learning to do the same work as professionals in those industries. On both campuses, everything is bright, clean, and modern, which makes a big difference."

- Assistant Principal Suzie Peachin



Sabin-Schellenberg

Professional Technical Center

On the North campus, NCSd completely overhauled the automotive and manufacturing areas, added new classrooms to house the teen parent program, and remodeled the main office. The South campus received remodeled classrooms, offices, restrooms, a new community room, seismic upgrades, and solar panels that will significantly reduce energy costs. Classrooms at the district Land Lab were also upgraded and the sheep barn was fully replaced.

Completed: Winter 2020 • Budget: \$40.9 million



Transportation

Facility

Originally, NCSd planned only to purchase the land to relocate the bus fleet from Alder Creek Middle School. But the district was able to leverage other assets to complete the new facility on SE 102nd Ave., including a renovated office building, meeting and training spaces, and a new mechanic shop. The new facility is safer, more efficient for operations, and has relieved congestion at ACMS and the district stadium.

"I can't say enough how thankful we are. The mechanic shop is state of the art and now everyone from our department — routers, drivers, trainers, mechanics — is all together in one location. It's something to take pride in."

- Transportation Director Kathy Calkins

Completed: Fall 2022 • Budget: \$21 million



Improvements at Every NCSD School



In addition to the 15 large-scale projects highlighted in this publication, the 2016 Capital Construction Bond impacted the entire district by funding projects at the following schools and facilities. Improvements typically included security upgrades, like cameras and fencing), as well as new classroom technology and fire safety equipment. Most projects also addressed unfunded maintenance, ranging from interior and exterior painting, window upgrades, and new HVAC equipment to pavement repairs, new flooring, and roof replacements. Many projects were completed over the course of several phases and the dates listed in this publication generally refer to completion of the final phase at a given site.

School/Site	Completion Date
Facilities Operations Center Improvements	Jan. 2018
Rock Creek Middle School Conversion	May 2018
Happy Valley Middle School - Classroom Additions	March 2018
Oak Grove Elementary Improvements	Dec. 2018
Seth Lewelling Elementary Improvements	Feb. 2019
Verne Duncan Elementary Improvements	March 2019
Bilquist Elementary Improvements	Sept. 2019
Linwood/Sojourner Elementary Improvements	Sept. 2019
Oregon Trail Elementary Improvements	Sept. 2020
View Acres Elementary Improvements	Sept. 2020
Riverside Elementary Improvements	Dec. 2020
Ardenwald Elementary Improvements	Sept. 2021
Happy Valley Elementary Improvements	Sept. 2021
Hector Campbell Facility Improvements	Sept. 2021
Scouters Mountain Elementary Improvements	Sept. 2021
Spring Mountain Elementary Improvements	Sept. 2021
Happy Valley Middle School Improvements	Sept. 2021

A full list of bond commitments and additional improvements are available at www.nclack.k12.or.us/bond





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 Dr. Shay James

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**Thank you for supporting
 our students!**



District Stadium

at Alder Creek

The original scope of the project was to replace the turf and track, but NCS was able to replace every aspect of the facility, including the grandstands, press box, restrooms, concessions, and scoreboard.

"Because it's not tied to one of our neighborhood high schools, where the fields are always being used by their own teams, the district stadium is a unique asset to our community. It allows us to offer more time at a state-of-the-art facility to our youth programs, which help build strong high school programs. It's pretty much in constant use."

– Director of Community Services Natalie Whisler

Completed: August 2021 • Budget: \$5.2 million

