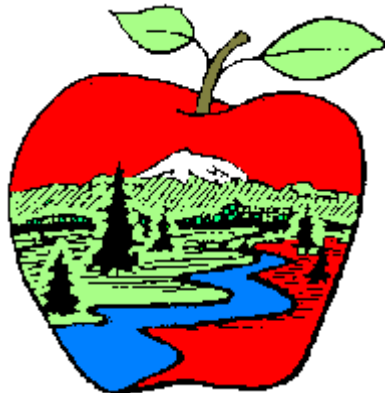


North Santiam School District 29J

Long Range Facilities Master Plan Executive Summary Revised 2010



North Santiam Schools...We Change Kids' Lives!

INTRODUCTION

This document is an Executive Summary of the January 2010 update of the “North Santiam School District Long-Range Facilities Master Plan”.

Purpose, Objective and Goals

The purpose of the document is to provide a historic overview, and future guide to the planning, funding, maintenance, and development of the District’s facilities.

The objective of the Long-Range Facilities Master Plan (Plan) is to provide a comprehensive view of the District’s facility needs; to prioritize the District’s options to meet those needs; to reduce operating costs; and to relate to the community the demographic, educational, and resource factors that led to the Plan’s development.

The Plan has been developed in accordance with the values, goals and policies of the District and sets forth how to accommodate the anticipated growth and development of the community, while not losing sight of the limitations on available financial resources. It is a decision-making guide to be used by the Board, staff, and the wider community as they move forward with improvements at the District’s facilities.

Current Update

There have been several major developments since the prior adoption of the Long-Range Facilities Master Plan:

1. The \$44.9 million Capital Improvement Bond on the November 2008 General Election ballot failed.
2. The District installed modular classrooms at Stayton Elementary School, Stayton Middle School, and Stayton High School to provide classroom spaces due to overcrowding.

This update incorporates these developments, and their impact on the District’s projected future facilities needs.

Planning Process

The North Santiam School District has been in continuous facilities planning and analysis since 1998. This process has sought the input of community members, business leaders, parents, staff, and consultants on how best to address the problem of providing safe schools that meet the educational needs of our students at the least possible long-term cost.

Facilities Plan Funding

It is important to understand that funding for projects scheduled in the North Santiam School District Facilities Plan comes from only two sources: Local Bond Levies and General Operating Fund sources. The District does NOT get funding for building construction or repairs from the State of Oregon education fund. That is why the District is so careful about planning a very conservative and efficient program for its facilities. Facilities compete for the same dollars that go into our classrooms –unless a bond is passed, which has not happened since 1993. For every \$100,000 spent on a boiler replacement or a modular facility that takes \$100,000 away from our school budget that could have been spent in the classroom.

NSSD, PAST AND PRESENT

Introduction and Background

As of January 2010, the North Santiam School District is comprised of five public schools: two community grade schools (K-8), one elementary school (K-3), one grade school with two levels (intermediate grades 4-5 & middle grades 6-8), and one senior high school (9-12). These five schools currently educate a student population of over 2,400 students.

When the District was consolidated in 1994 per statute, it assumed responsibility for school facilities that had been managed by each of the four previously independent school districts. At the time of the mandated merger many of the facilities were aged and in declining condition.

The Community NSSD Serves

North Santiam School District is located approximately 15 miles east of Salem along Highway 22, continuing into the foothills of the Cascade Mountain Range. The District includes the communities of Lyons, Mehama, Stayton, and Sublimity and covers approximately 100 square miles.

The District has an annual General Fund budget approaching \$20 million, owns 125 acres of land (60 acres are maintained as grounds and playing fields), and operates approximately 400,000 square feet of building space (excluding small outbuildings, etc.).

Factors Impacting NSSD Student Enrollment

The District experienced moderate but sustained growth between 1994 and 2007 due to new housing developments within the boundaries of the District.

DEMOGRAPHICS

Demographic Analysis

The Bureau of Economic Progress's report titled "Oregon Population Growth by County and Region" demonstrates that population growth in Marion and Linn Counties substantially exceeds the state's average. Recent data ranks Marion as the 9th fastest growing county in the state, and Linn as the 15th fastest growing (out of a total of 36 counties).

PROJECTED ENROLLMENT and CAPACITY

Projected Enrollment

In May 2006 the District received the student population forecast developed by the Population Research Center of Portland State University. The "North Santiam School District Population and Enrollment Forecast" projected that the district's enrollment would grow significantly differently than projected by previous District enrollment forecasts.

The major challenge facing the District is how to provide safe school facilities that meet the educational needs of students at the least possible cost to the taxpayer. This will become increasingly critical as the area continues to see increased population growth.

Current Enrollment Capacities

Accurate calculation of the District's current and projected student capacity is a critical part of developing a long-range facilities plan. Trends in education, especially mandated programs, have significantly reduced the student capacity of the same sized school now, as opposed to thirty years ago. The current trend toward reduction in class sizes has also greatly reduced the capacity of students per square foot of facility space.

In June 2006 the Facilities Department completed the District's first comprehensive calculation of each school's current student capacity. The methodology used was the nationally recognized standard termed "functional capacity" developed by Dr. William S. Dejong.

The "functional capacity" of a school is based upon the number of "teaching stations" (areas in which students receive instruction in core curriculum courses as well as exploratory/elective curriculum areas), as opposed to the number of classrooms. The need for libraries/media centers, administrative areas, special education classrooms, and specialized spaces for specific program areas such as science, art and music are not accommodated for with the original 'design capacity' projections used in earlier years.

Future Capacity Needs

Based on the District's most recent student enrollment data, projections for classroom space needs are as follows:

MARI-LINN:

- None

SUBLIMITY:

- 2008-2011: 3 additional

STAYTON ELEMENTARY: Assuming the K-3 configuration continues:

- 2010-2012: 2 additional

STAYTON INTERMEDIATE & MIDDLE: Assuming the same configuration continues:

- None

STAYTON HIGH: Assuming the Alternative Education and Teen-Parent programs continues to be located on the high school campus:

- 2007-2010: 6 additional

EXISTING FACILITIES

Facilities Overview

Even though the District has been recognized by the State of Oregon for its innovative facilities management, our schools share the ills of many Oregon schools built in earlier decades. The buildings and their systems are aged, do not meet current fire, life, and safety codes, their infrastructure is in poor condition, and the schools serve a growing student population in excess of their capacity.

The increasing costs of operating the District's aged and inefficient buildings are a substantial drain on the District's general fund. Older systems are less efficient and cost the District additional operating expense yearly. The District is increasingly unable to fund all of the maintenance and repair its aged buildings require.

The North Santiam School District is required by law to provide a number of specialty educational programs. Many of these mandated programs require specialized educational spaces that were not designed into schools constructed 20 or more years ago.

Most of the District's schools are decades old and in need of across the board renovation. Specifically the District's facilities are:

- Not conducive to current educational needs (especially technology related) and special education;
- Expensive to operate and maintain;
- Lacking important design features to enhance security and student safety;
- Non-compliant with current Building Codes (seismic, fire, ADA, etc);
- Known to contain hazardous materials (asbestos, PCBs, etc);
- Non-compliant with the federal and state regulations outlawing discrimination based upon gender for sport facilities (Title 9); and/or
- Designed with inadequate wiring systems to accommodate technology.

The North Santiam School District has undertaken development of this Long Range Facilities Master Plan to guide the District in the resolution of these problems.

Educational Environment

Education of students is the single most important endeavor that occurs within a school building. The building, staff, equipment and furnishings all impact the student's ability and incentive to learn. The school must physically support the students' need for security and safety, both structurally and environmentally, and assure that the staff has the space and accessories necessary to create an educationally sound program. The building must also accommodate staff's ability to teach and use space in such a way that students can easily learn the skills needed for success. The surrounding grounds area, which include playgrounds, parking, and landscaped areas contribute to the overall culture and environment of the facility.

When schools are built they are projected to last 50 years or more. This necessitates a building design that is flexible and can accommodate the changing needs of students and the curriculum. The advent of technology has necessitated changes in buildings' structure, capacity, and space configuration.

Another issue common to educational facility planning today is energy savings and resource efficiency. The more that energy use can be reduced, the more money there is to buy other essentials for educating students. More attention is also paid to the lighting, indoor air quality, and the materials used in buildings, as people have become aware of the positive or negative impact these can have on student attendance, illness, and learning. The District has, and must continue to be a leader in this area.

The evolving nature of school buildings is a given, yet the fundamental purpose stays the same. Schools must be comfortable and inviting to students, parents, community, and staff, and must adjust to the needs of staff in developing and delivering an educational program. Schools are the focal point of a community as well as asset for use when students are not in attendance.

FACILITIES LONG-RANGE PLANNING OVERVIEW

Options to Address Student Overcrowding

The North Santiam School District has identified the following short-term options to address overcrowding:

1. Identification and remodeling of existing space to more fully meet priority facility space needs;
2. Identification of time and program development/structure changes to better utilize existing space and potentially counteract some of the negative effects of overcrowding; and
3. Creation of new space through the purchase or leasing of “portable” classrooms.

The District has developed processes to ensure that the short-term option selected is the one that most closely aligns with the District’s long-term interests.

Short Term Options

The District has investigated the use of modular/portable classrooms and possible changes to schedules, grade configurations and boundaries in the past and has found their costs to outweigh their benefits in the long term. However, since the failure of three bond elections since 2004, the District must look toward short-term options to address overcrowding whenever enrollment exceeds a school’s functional capacity.

Development and passage of a bond to support space needs must continue to be a focus the District. If a bond were to pass in the future, the District would not realize any significant benefits for two to three years after its passage. During this period, significant facilities issues would still need to be addressed.

The District’s most critical short-term (2010 to 2012) facilities needs are projected to be:

1. Infrastructure repairs at all facilities;
2. K-8 educational classrooms and support spaces in all Stayton schools; and
3. K-8 educational classrooms and support spaces at Sublimity.

Mid Term Options

The District’s “Enrollment Capacity Forecast” predicts that student enrollment will increase by approximately 400 students between 2012 and 2017. Continued development and passage of a bond measure to meet the District’s post 2015 facilities construction needs should be a focus.

The District’s most critical mid-term (2012 to 2015) facilities needs are projected to be:

- Educational and support spaces at Sublimity;
- Educational and support spaces at Stayton Elementary School;
- Educational and support spaces at Stayton High School;
- Cafeteria/Kitchen space at all facilities;
- Technology upgrades; and
- Infrastructure repairs and renovations.

Long Term Options

The District's "Enrollment Capacity Forecast" predicts that student enrollment will increase by an additional 300 students between 2017 and 2030, and most facilities will be nearing 85 years old if not replaced. State School Fund dollars are available for the education of students and for maintenance of facilities. Construction of new buildings must be paid for with either funds from the Construction Tax passed by the legislature in 2007 (SB 1036) or by the passage of a bond. Construction and/or major renovations will be needed to meet the District's facilities in the future.

The District's long-term facilities needs are projected to be:

- Educational and support spaces at Stayton High School;
- K-5 educational and support spaces in the Stayton area;
- Educational and support spaces at Sublimity, Stayton Middle, and Mari-Linn schools; and
- Continued adequate funding for infrastructure repairs

A copy of the entire Long Range Facilities Master Plan is available on the NSSD District website at www.nsantiam.k12.or.us or may be obtained from the District Office located at 1155 North Third Avenue in Stayton.