



NORTH CLACKAMAS SCHOOL DISTRICT
Long Range Facility Plan

BOOKKEEPER

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BRIC ARCHITECTURE, INC. APRIL 2023

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NCSD 2022 Facility Condition Assessment:
Executive Summary (McKinstry)

2022-23 to 2031-32 NCSD Enrollment
Forecast Report (FLO Analytics)

Educational Adequacy Assessments



Introduction

The following report summarizes the Long Range Facility Plan (LRFP) for North Clackamas School District (NCSD). The purpose of the Long Range Facilities Plan is to align NCSD’s capital improvement projects with the district’s operational needs, educational goals, and enrollment projections, in compliance with ORS 195.110. The Long Range Facility Plan was developed using a comprehensive, multi-pronged process spanning over a year. Major activities included:¹

- Completion of comprehensive building condition assessments.
- Educational adequacy assessments of all schools.
- 10-year enrollment projections.
- Development of a capital improvement plan (CIP) outlining the District’s facilities priorities over the next 10 years.

Process

The Long Range Facility Plan was developed through a series of information-gathering activities that informed the District’s capital improvement goals over a 10-year planning horizon. The main components of the long range facilities planning process included:

- Documentation of facilities needs
- School capacity analyses and enrollment projections
- District visioning / community input

FACILITY NEEDS

Building Conditions

In summer 2022, the North Clackamas School District contracted with McKinstry to conduct building condition assessments of all its facilities. Building condition assessments involved documenting, analyzing and benchmarking the current condition of facility assets. This information was then made actionable by combining condition data with financial analysis to help identify capital planning priorities. The assessments were developed following on-site inspections of architectural, structural, mechanical, electrical, and plumbing systems at each facility.

Educational Adequacy

The purpose of educational adequacy assessments is to document each school building’s ability to support the District’s teaching and learning goals. In 2022, a digital questionnaire was distributed to all NCSD principals inquiring about the ability of their school facility to support a variety of educational and operational needs, including:

- Environmental conditions for learning (acoustics, thermal conditions, lighting)
- Effective integration of technology
- Support of STEAM and project-based learning
- Ability of spaces to support flexible instruction / varied group sizes
- Special education program resources
- Adequacy of core areas such as the commons, library media center, and gymnasiums
- Availability of specialty classrooms to

¹ Building condition assessments were performed by McKinstry. Enrollment projections were prepared by FLO Analytics, a third-party data and research firm.

PART 1 - INTRODUCTION



support electives at middle and high schools

- Safe and secure learning environments
- Administrative spaces to support school operations / community programs

Questionnaire responses, along with input from District Facilities staff, were used to complete an educational adequacy assessment form for each school. A few schools were also selected for a follow-up in-person site visit to verify conditions and challenges. The results of the educational adequacy assessments are summarized in Section 6 of this report. Additionally, the Educational Adequacy Assessment forms are included in the Appendix.

SCHOOL CAPACITY ANALYSIS

School capacity calculations were developed and provided by the District based on a count of general classrooms, class size goals and utilization rates. Utilization factors reflect the percentage of the day that a classroom is occupied by students. Class size goals and utilization rates by school type are listed below.

Elementary Schools

- 28 students per classroom for general instruction.
- Classroom utilization rate of 100%.

Middle Schools

- 32 students per general classrooms, science, and most electives.
- Classroom utilization rate of 80%.

High Schools

- 32 students per general classrooms, science, and most electives.
- Classroom utilization rate of 75%.

ENROLLMENT PROJECTIONS

North Clackamas School District contracted with FLO Analytics to conduct district-wide enrollment projections through the 2031-32 school year. The findings from this report were used to assess the schools' available capacity to accommodate long-term enrollment needs. FLO's full report appears in the Appendix of this document.

DISTRICT VISIONING

From fall 2021 through spring 2022, North Clackamas School District embarked on an intensive strategical planning process to identify the District's mission, vision, values, pillars and goals over the next 5+ years. The process involved extensive community and stakeholder input, including:

- 203 focus group participants
- 1,257 survey respondents
- Participation by a range of stakeholders, including community residents, students (current and former), government officials, staff, parents, business and industry representatives, and local organizations.

Facilities needs were an important component of this effort, placed within the context of the District's overarching vision for North Clackamas students. This vision is outlined in Section 4 of this report.

The district intends to assemble a Bond Planning Committee in the future to begin preparing for the district's next capital campaign. The Committee will use the Long Range Facility Plan report as a foundational document for identifying and prioritizing projects within bond funding parameters and areas of community support.

Collaboration with Local Government Planning Agencies



North Clackamas School District views local municipal planning agencies as key stakeholders in the facilities planning process. The district communicates regularly with the City of Happy Valley and the City of Milwaukie Planning Departments, as needed for ongoing work. In addition, the District coordinates with Clackamas County Planning Department for schools that do not fall into any specific municipality.

Most recently, the District has had input on the updates to the City of Happy Valley Comprehensive Plan as it relates to the development of a possible new elementary school at a currently undeveloped site. Discussions have included topics such as traffic, fire access, and utilities serving the site as well as potential impacts to neighboring streets. The information gained from this coordination has been instrumental in the long range planning process for the District. The work with the City of Happy Valley also included zoning designation for a future middle school. The future middle school required a collaborative effort for the City to adopt a text amendment to their zoning ordinances to allow for a future middle school to be built on 162nd property.

Other types of agency collaboration include:

- NCS D partners with Safe Routes to School to review walking and biking corridors and has co-authored grants for street improvements.
- NCS D is the school district representative on Metro's Transportation Advisory Committee.
- NCS D has contributed to the Pleasant Valley North Carver Comprehensive Plan by helping to identify existing and procured school sites for future institutional and public use zoning.

The District intends to submit a copy of the Long Range Facility Plan to local city and county planning departments once the document has been officially approved by the School Board.

PART 1 - INTRODUCTION

Recent Bond History

In 2016, North Clackamas voters overwhelmingly approved a \$433 million capital construction bond measure, positively impacting NCSD's approximately 17,000 students through major facilities renovations, safety upgrades, and new construction. The bond passed with an approval rating of 62%.

In addition to relieving overcrowding by building a new elementary and converting 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.

SAFETY

- Seismic upgrades at all medium-high and high risk schools, including Rex Putnam High School, the Milwaukie High School gym, Owen Sabin - Ben Schellenberg Professional Technical Center (SSPTC), Alder Creek Middle School, Lot Whitcomb Elementary School, and Sunnyside Elementary School.²
- 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 Elementary, Sunnyside Elementary, Oregon Trail Elementary, and 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 and departments 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.

² Additional category 4 seismic upgrades included work at New Urban High School, Milwaukie High School, Beatrice Morrow Cannady Elementary, and Adrienne C. Nelson High School.

TECHNOLOGY

- Improved classroom infrastructure.
- 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) districtwide.
- Increased bandwidth districtwide.

HEALTH AND WELLNESS

- Constructed three new school-based health centers and relocated a fourth (at Milwaukie High School). Renovated kitchens at ten (10) schools and made major equipment upgrades at three (3) others.

ADDITIONAL CLASSROOMS

- Constructed new classrooms at six (6) elementary schools and all four (4) middle schools.
- Upgraded classrooms at several schools, including new classrooms for CTE and/or science courses.

ATHLETIC FACILITIES

- Athletic projects at multiple schools, including resurfacing gym floors, replacing athletic turf, and lockers, resurfacing tracks, improving drainage, adding seating, and/or upgrading lighting, pressboxes, scoreboards, and restrooms.
- Replaced 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.
- Constructed three (3) new walking paths. All NCSD elementary schools now have a walking path.
- Installed covered play areas at all middle schools.
- Added or replaced tennis courts.

ACCESSIBILITY³

- Installed adaptive-language signage on all elementary playgrounds to serve children who face barriers to communication.
- Improved access to playground equipment (multiple schools).
- Installed curb cuts and ramps at numerous schools.
- Installed ADA-compliant door handles districtwide.

³ 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.

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.
- Boosted energy efficiency by retrofitting lights with LED, upgrading HVAC/Boilers and lighting controls, replacing windows, and replacing roofing and insulation.

District Overview

North Clackamas School District (NCS D) is Oregon’s seventh-largest school district and spans more than 40 square miles just southeast of Portland, OR. The District serves the communities of Milwaukie and Happy Valley, along with other parts of Clackamas County. Schools include:

- 18 elementary schools
- 4 middle schools
- 5 high schools
- 4 charter schools
- 1 technical-professional center (2 campuses)

District characteristics include:

- 16,293 students
- 858 teachers
- 58 administrators
- 245 educational assistants
- 49 counselors
- 5 librarians
- 13 psychologists

Approximately 77 languages are spoken within the district. Student demographics (2022) include:

- Asian: 11%
- Black/African American: 2%
- Hispanic/Latino: 20%
- Multiracial: 9%
- White: 57%

The high school graduation rate (as of 2021) was 88.2%; this rate is largely consistent for NCS D’s high school graduates of color, and far exceeds Oregon’s average. NCS D attributes its graduation rate gains to focusing on the whole child, offering robust, culturally-competent classroom options, being home to Oregon’s largest Career and Technical program, and authentically affirming the identity of each child and family.

North Clackamas School District offers families a number of special choice programs; some are magnet programs designed for NCS D students, whereas others are charter schools which are open to students throughout the region.

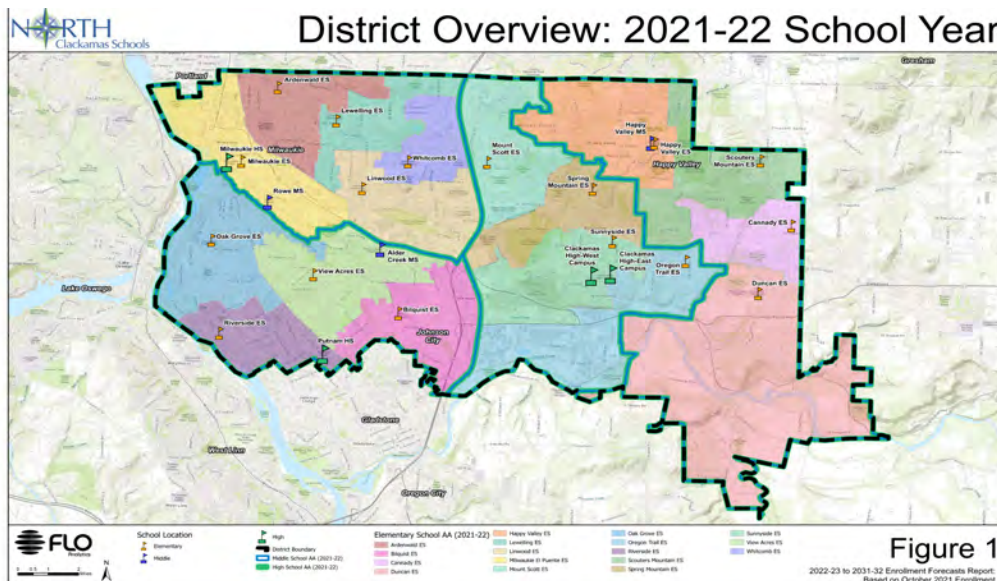


Figure 1: North Clackamas’ School Boundaries (Source: FLO Analytics)

PART 2 - DISTRICT OVERVIEW

District Buildings and Properties

ADMINISTRATIVE AND SUPPORT FACILITIES

- **North Clackamas Administration Building**
12400 SE Freeman Way, Milwaukie, OR 97222
- **Campbell Center Early Childhood**
11326 SE 47th Avenue, Milwaukie, OR 97222
- **Facility Operations**
12449 SE Fuller Road, Milwaukie, OR 97222
- **New Urban Annex**
1905 SE Oak Grove Boulevard, Oak Grove, OR 97267
- **Nutrition Services (formerly Harmony School)**
12451 SE Fuller Road, Milwaukie, OR 97222
- **Technology and Information Services**
4444 SE Lake Road, Milwaukie, OR 97222
- **Transportation Services (102nd Ave)**
15628 SE 102nd Avenue, Clackamas, OR 97015
- **Webster Auxiliary Building**
13801 SE Webster Rd. Milwaukie, OR 97267
- **Wichita Family Center**
6031 SE King Road, Milwaukie, OR 97222

ELEMENTARY SCHOOL FACILITIES

- **Ardenwald Elementary School**
8950 SE 36th Avenue, Milwaukie, OR 97222
- **Bilquist Elementary School**
15708 SE Webster Road, Milwaukie, OR 97267
- **Beatrice Morrow Cannady Elementary School**
18031 SE Vogel Road, Damascus, OR 97089
- **Happy Valley Elementary School**
13865 SE King Road, Suite A, Happy Valley, OR 97086
- **Seth Lewelling Elementary School**
5325 SE Logus Road, Milwaukie, OR 97222
- **Linwood / Sojourner Elementary School**
11909 SE Linwood Avenue, Milwaukie, OR 97222
- **Lot Whitcomb Elementary School**
7400 SE Thompson Road, Milwaukie, OR 97222

- **Milwaukie El Puente Elementary School**
11250 SE 27th Avenue, Milwaukie, OR 97222
- **Mount Scott Elementary School**
1201 SE Stevens Road, Happy Valley, OR 97086
- **Oak Grove Elementary School**
2150 SE Torbank Road, Milwaukie, OR 97222
- **Oregon Trail Elementary School**
13895 SE 152nd Drive, Clackamas, OR 97015
- **Riverside Elementary School**
16303 SE River Road, Milwaukie, OR 97267
- **Scouters Mountain Elementary School**
10811 SE 172nd Avenue, Happy Valley, OR 97086
- **Spring Mountain Elementary School**
11645 SE Masa Lane, Happy Valley, OR 97086
- **Sunnyside Elementary School**
13401 SE 132nd Avenue, Clackamas, OR 97015
- **Verne A. Duncan Elementary School**
14898 SE Parklane Drive, Happy Valley, Oregon 97015
- **View Acres Elementary School**
4828 SE View Acres Road, Milwaukie, OR 97267

MIDDLE SCHOOL FACILITIES

- **Alder Creek Middle School**
13801 SE Webster Road, Milwaukie, OR 97267
- **Happy Valley Middle School**
13865 SE King Road, Suite B, Happy Valley, OR 97086
- **Rock Creek Middle School**
14331 SE 132nd Avenue, Clackamas, OR 97015
- **Wilbur Rowe Middle School**
3606 SE Lake Road, Milwaukie, OR 97222

HIGH SCHOOL FACILITIES

- **Adrienne C. Nelson High School**
14897 SE Parklane Drive, Happy Valley, OR 97015
- **Clackamas High School**
14486 SE 122nd Avenue, Clackamas, OR 97015
- **Milwaukie High School**
2301 SE Willard Street, Milwaukie, OR 97222
- **New Urban High School**
1901 SE Oak Grove Boulevard, Milwaukie, OR 97267
- **Rex Putnam High School**
4950 SE Roethe Road, Milwaukie, OR 97267

- **Owen Sabin - Ben Schellenberg Professional Technical Center (SSPTC) - North Campus**
14211 SE Johnson Road, Milwaukie, OR 97267
- **Owen Sabin - Ben Schellenberg Professional Technical Center (SSPTC) - South Campus**
14450 SE Johnson Road, Milwaukie, OR 97267
- **Land Lab & Forestry Center (part of SSPTC)**
13021 SE Hubbard Road, Clackamas, OR 97015

MODULAR BUILDINGS

- Two (2) modulares at Rock Creek Middle School (2021)
- Four (4) modulares at Happy Valley Middle School (2020)
- Two (2) modulares at the SSPTC Land Lab (2002 and 2003)
- Two (2) modulares at Sabin Schellenberg High School’s (SSHS) North Campus (2009) and three (3) modulares at the SSHS South Campus (2009)
- Two (2) modulares at Scouters Mountain Elementary School (2023)

UNDEVELOPED LAND

- 10 acres at SE Eckert Lane in Damascus.
- 33.21 acres at 14941 SE 162nd Avenue in Happy Valley.

Historic Registry Status of District Buildings

Although North Clackamas School District owns 22 buildings that are over 50 years old, only one has an Oregon Historic Site Record (though it is listed as “not-eligible/non-contributing”):

NUTRITION SERVICES / FACILITY OPERATIONS (FORMERLY HARMONY SCHOOL)

Location:

12449 / 12451 SE Fuller Road, Milwaukie, Oregon 97222

State Inventory #:

N/A

Architect/Builder:

Unknown

Primary Construction Date:

1916

NR Status:

N/A

Eligibility Evaluation:

Not eligible/non-contributing

NR Date Listed:

N/A

Milwaukie High School’s original building was previously listed as “eligible/contributing.” However, this structure was demolished and replaced in 2020.



PART 3 - FACILITY CONDITION ASSESSMENTS

Facility Condition Assessments

In 2022, North Clackamas School District contracted with McKinstry to evaluate the existing conditions of the physical assets of North Clackamas School District facilities and contribute to the development of a long-term capital renewal budget.⁴ The Facility Condition Assessment (FCA) covered 38 district facilities including schools, administration, and support buildings, totaling nearly 2.9 million square feet of space.

The FCA included an in-depth, on-site visual evaluation of the current conditions of individual building assets and systems, (e.g. parking lots, site drainage), exterior systems (e.g. windows, facade), interior building systems (HVAC, electrical, flooring) and provided recommendations for repairing, replacing, and upgrading assets. The FCA also incorporated recommendations from previously conducted roofing assessments and a review of documents (building plans, specifications, submittals, O&M manuals) for assets with known deficiencies.

The FCA process involved interviews with maintenance staff and an onsite survey of each entire facility to capture data on the severity of needed repairs or replacements of equipment, systems, and other building elements. After the interviews and on-site audits were complete, probable cost estimates of repairs and replacements were prepared, along with recommendations for prioritization. In-depth replacement costs of equipment and systems were estimated, and a remaining life was assigned to all systems and equipment analyzed. Further project prioritization scoring was also included in the assessment in order to support data-driven decisions for capital replacements. More than 60,000 photographs were taken for review and analysis. McKinstry prepared a comprehensive digital workbook detailing the age and condition of all assets for the District's use.

As part of the assessment, the Department of Education's facility assessment forms were also completed which included additional information on general security, ADA, IT, harmful substances, and indoor air quality.

For each site, a Facility Condition Index was calculated using the combination of asset condition and replacement costs. The Facility Condition Index (FCI) is a ratio of known or projected capital renewal costs to the estimated replacement value of the

entire building(s). A high FCI value indicates that the building is reaching the end of its useful life and/or should be considered for replacement (instead of expending additional capital funds into renewals/repairs).

CRITICAL FACILITIES - >0.30

No NCS D facilities have FCIs above 0.3.

FAIR TO POOR FACILITIES

More than half (22) of the facilities surveyed fall into the Fair to Poor FCI range. These buildings are not yet considered critical, but may soon be if additional capital investments are not made to extend their useful life. Two (2) buildings in this range are nearing Critical status: Mount Scott Elementary (FCI of 0.23) and View Acres Elementary (0.2) are examples of buildings where near term capital investment may prolong the buildings' lifespans.

GOOD TO FAIR FACILITIES

Thirteen (13) district facilities fell into the Good to Fair range. Continuation of adequate capital replacement investment and proper maintenance should keep these buildings operating for many years to come. The middle schools and high schools all fall into either this or the excellent category. Happy Valley Middle School, Scouters Mountain Elementary School, and Verne A. Duncan Elementary Schools fall into this range and are relatively newer with mostly original equipment.

EXCELLENT TO GOOD FACILITIES

Beatrice Morrow Cannady Elementary and New Urban High School are in the Excellent to Good range due to fairly recent construction. These buildings will demand relatively low capital funding in the near term, but as they age to ten (10) or more years, more items will require replacement.

FCI scores for all facilities are presented in the table on the following page. The Executive Summary of the FCA report is included in the Appendix of this document.

⁴ The text and graphics provided in this section were excerpted directly from McKinstry's FCA report for North Clackamas School District. McKinstry's FCA Executive Summary may found in the Appendix of this document.

PART 3 - FACILITY CONDITION ASSESSMENTS

Building Name	Square Feet	Capital Replacement Costs (10 Year)*	Current Building Replacement Cost**	FCI Score (10 Years)	FCI Range	Condition
Elementary Schools						
Beatrice Morrow Cannady	65,377	\$980,849	\$33,408,000	0.03	0 to .05	Good
Verne Duncan	60,474	\$2,143,044	\$30,902,000	0.07	.05 to .1	Fair
Milwaukie/El Puente	63,715	\$2,761,634	\$32,558,000	0.08	.1 to .3	Poor
Lot Whitcomb	60,073	\$2,657,775	\$30,697,000	0.09	3+	Critical
Happy Valley ES	69,000	\$3,082,209	\$35,259,000	0.09		
Scouters Mountain	66,125	\$3,332,647	\$33,790,000	0.10		
Bilquist	62,230	\$3,256,451	\$31,800,000	0.10		
Spring Mountain	58,053	\$4,192,168	\$29,665,000	0.14		
Ardenwald	64,300	\$4,778,425	\$32,857,000	0.15		
Sunnyside	69,280	\$6,310,380	\$35,402,000	0.18		
Oak Grove	54,556	\$5,048,376	\$27,878,000	0.18		
Oregon Trail	56,338	\$5,265,044	\$28,789,000	0.18		
Riverside	46,910	\$4,408,669	\$23,971,000	0.18		
Linwood/Sojourner	79,406	\$7,674,927	\$40,576,000	0.19		
Seth Lewelling	58,868	\$5,838,859	\$30,082,000	0.19		
View Acres	53,191	\$5,533,616	\$27,181,000	0.20		
Mount Scott	58,648	\$6,818,699	\$29,969,000	0.23		
Middle Schools						
Happy Valley MS	135,604	\$4,285,594	\$72,548,000	0.06		
Wilber Rowe	107,880	\$7,596,692	\$57,716,000	0.13		
Alder Creek	157,378	\$11,130,923	\$84,197,000	0.13		
Rock Creek MS	110,112	\$11,283,191	\$58,910,000	0.19		
High Schools						
New Urban	38,868	\$0	\$22,932,000	0.00		
Adrienne C. Nelson HS	228,348	\$13,077,998	\$134,725,000	0.10		
Owen Sabin - Ben Schellenberg Professional Technical Center -North	83,394	\$4,901,987	\$49,202,000	0.10		
Clackamas High	269,160	\$16,585,849	\$158,804,000	0.10		
Milwaukie High School	224,446	\$14,453,237	\$132,423,000	0.11		
Land Lab & Forestry	4,878	\$334,839	\$2,878,000	0.12		
Owen Sabin - Ben Schellenberg Professional Technical Center -South	73,965	\$5,080,117	\$43,639,000	0.12		
Rex Putnam High School	217,552	\$22,666,718	\$128,356,000	0.18		
Support Facility						
Transportation SE 102nd	24,303	\$652,204	\$11,665,000	0.06		
Admin Freeman Way Bldg	26,254	\$1,000,844	\$13,206,000	0.08		
Transportation Webster Rd	13,220	\$486,672	\$6,346,000	0.08		
Wichita Family Center	33,994	\$1,734,862	\$21,552,000	0.08		
Technology & Information Services	11,372	\$642,923	\$5,720,000	0.11		
Campbell Center	40,287	\$3,697,920	\$25,542,000	0.14		
Facility Operations	19,503	\$1,595,526	\$9,810,000	0.16		
Harmony Road Building	7,261	\$610,909	\$3,652,000	0.17		
Oak Grove Center (New Urban Annex)	16,560	\$1,862,594	\$8,330,000	0.22		

FCI Range	Condition
0 to .05	Good
.05 to .1	Fair
.1 to .3	Poor
3+	Critical

Industry Standard per IFMA

Figure 2: Facility Condition Index (FCI) Information and Scores for each Building (Source: McKinstry)



Vision for NCSD's School Facilities

North Clackamas School District's Strategic Plan shall serve as a foundation for the District's educational facilities planning endeavors. The plan was developed immediately preceding the start of the long range facility planning process and was based on extensive community involvement including 203 focus group participants and 1,257 survey respondents. The process included culturally specific focus group facilitation as well as multilingual communications.

The District's mission is to inspire and empower graduates who act with courage to strengthen the quality of life in our local and global communities. Its vision is to build relationships with students to honor their cultural heritage, foster their physical, social, and emotional well-being, cultivate joy in learning, and engage each student to reach their full potential. NCSD inspires students to be creative and critical thinkers as they prepare for success in life, college, and career.

The Core Values of the District include: 1) Equity; 2) Relationships; 3) Integrity; 4) Empowerment; and 5) Care.

North Clackamas School District maintains a strong equity focus. The District is committed to examining and improving the educational system by affirming students' many identities while building inclusive, barrier-free schools and workplaces.

The District's plan has four (4) pillars:

- **Student Experience and Success:** We prepare each student through engagement, effective instruction, empowerment, and skill development in order to succeed in life and career.
- **People and Culture:** We foster a welcoming and affirming environment through intentional, culturally inclusive practices where each student and employee performs at their highest level.
- **Family and Community Collaboration:** We elevate student achievement and well-being through collaboration and active partnership with families and community.
- **Resources and Services:** We maximize resources and services through strategic investment, innovative practices, and continuous improvement processes to strengthen the school community and advance student outcomes.

PART 4 - VISION FOR NORTH CLACKAMAS SCHOOL DISTRICT FACILITIES

Student Experience & Success

- Strengthen and improve instructional and assessment practices that lead to meaningful academic and experiential learning for each student.
- Ensure that modes and delivery of teaching and learning are varied and responsive to students' learning needs.
- Provide frequent actionable feedback to students that leads to growth and proficiency.
- Strengthen and continue to provide opportunities for student learning through academics, arts, and extracurricular activities.
- Support the mental health and well-being of each student.
- Develop a district-wide system in which all students graduate with a post-secondary plan and pathway for success.
- Provide safe and flexible learning environments to encourage collaboration and innovation.

People & Culture

- Recruit, hire, and retain exceptional employees with a strong sense of commitment to the school district's mission, vision, and core values.
- Strengthen practices that lead to a workforce that reflects the diversity of the North Clackamas community.
- Foster professional growth and leadership across all levels of the organization.
- Cultivate a collaborative environment that empowers employees and provides job satisfaction.
- Embrace technology and effectively use emerging tools in curriculum, programs, and department functions.
- Strengthen relationships and interdependence among schools and departments.

Family & Community Collaboration

- Build trusting relationships with students, families, and community.
- Ensure that schools and district provide accessible two-way communication avenues.
- Improve family engagement through a variety of relevant, accessible and meaningful opportunities.
- Foster inclusive spaces that build community with families and students through culturally relevant practices.
- Create new and nurture existing community partnerships that advance the school district mission and vision.
- Build a reputation for NCS D as an award-winning, premier school district in the state of Oregon.

Resources & Service

- Strengthen and develop partnerships that remove barriers to learning and advance the school district's vision and goals.
- Build clear systems and methods of communication among schools, departments, and families.
- Create impactful and sustainable systems that are adaptable to changing needs.
- Improve processes and systems to enhance accessibility while using culturally responsive practices.
- Invest in long term facilities planning, maintenance, and capital construction that provide safe, healthy, and flexible learning and work environments.
- Continue effective decision-making that ensures financial stewardship and transparency.





Scan to learn more

To learn more about NCS D's Strategic Plan visit www.nclack.k12.or.us

Figure 3: NCS D Strategic Plan

PART 5 - DISTRICT-WIDE ENROLLMENT AND CAPACITY ANALYSIS

Enrollment Analysis

In 2021, North Clackamas School District contracted with FLO Analytics to prepare 10-year school enrollment forecasts through the 2031-32 school year.⁵ In order to incorporate overarching factors that underpin student enrollment, FLO reviewed and analyzed historical, current, and projected demographic characteristics of the region; trends of population change over time; current land use policies; and anticipated residential development. For these efforts, land use data (e.g., construction permits, zoning, comprehensive plans) and demographic information (e.g., births, female population of child-bearing age) were gleaned from a variety of sources, including regional, county, and municipal planning departments that manage and track land use in the district. Data sources included:

- NCS D SIS (October 2021), AAs, district boundary, and school locations
- ODE Fall Membership Report Enrollment
- OHA birth data
- PSU PRC annual July 1 population estimates
- PSU PRC Oregon Population Forecast Program (OPFP) county and urban growth boundary forecasts
- U.S. Census and American Community Survey (ACS) enumerations and estimates
- Esri 2021/2026 U.S. Demographics
- FLO-conducted interviews with planners from Clackamas County and the municipalities of Happy Valley and Milwaukie
- 2021 Statewide Urban Growth Boundaries and 2021 City Limits from Oregon Department of Land Conservation and Development
- Portland Metro Regional Land Information System (RLIS) tax lots, developed land, vacant land, and MF housing inventory datasets.

5 The text and graphics provided in this section were excerpted directly from FLO Analytics' 2022-23 to 2031-32 Enrollment Forecasts Report for North Clackamas School District. FLO's entire report may be found in the Appendix of this document.

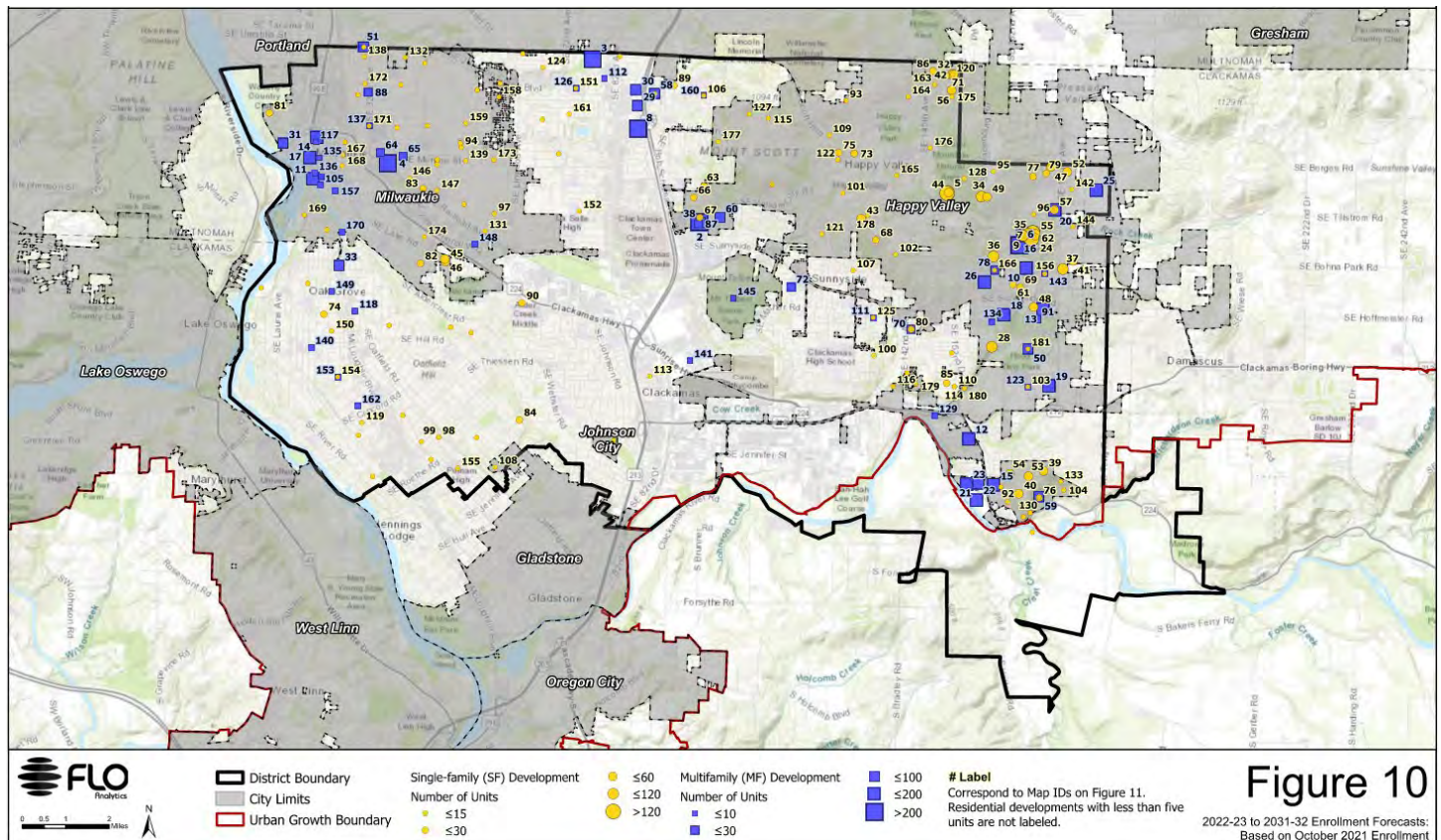


Figure 4: Residential Development within District Boundaries (Source: FLO Analytics)

PART 5 - DISTRICT-WIDE ENROLLMENT AND CAPACITY ANALYSIS

FORECASTED RESIDENTIAL GROWTH

Figure 4 shows foreseeable residential growth within the district’s boundaries through the 2031-32 school year. Generally, housing development within the district has remained steady, despite the delay of construction activities due to COVID-19 during the spring of 2020. Clackamas County and municipal planners concurred that COVID-19 did not deter the submission of applications and permits for residential housing after the first few months of the pandemic. In fact, Happy Valley planners stated that there were a record number of permits in 2020 and a consistent number of permits persisted in 2021. Although the majority of housing is single-family, based on anticipated residential development data, the proportion of multi-family housing is expected to increase over the forecast range due to efforts by Clackamas County and the municipalities to encourage increased density through up-zoning (i.e., increasing the number of units allowed per acre). All municipalities and the unincorporated areas of Clackamas County within the district are expected to experience residential development during the forecast horizon, albeit with differences in housing composition and number of units. The small areas of Portland and Gladstone that are within the district boundary will have a little affect upon student enrollment.

BIRTHS TO KINDERGARTEN

Kindergarten enrollment is anticipated to increase in 2024–25 in response to an increase in births in 2019 (53 additional births). Kindergarten enrollment is then expected to decrease in 2025–26 due to a decrease in births in 2020 (71 fewer births than in 2019). As a result of the economic uncertainty surrounding COVID-19 and the overall downward regression since 2016, it is expected that births will moderately decrease in 2021 (82 fewer births than in 2020). This will likely lead to a decrease, on the same order of magnitude as the forecasted kindergarten enrollment decline in 2023–24, in kindergarten enrollment in

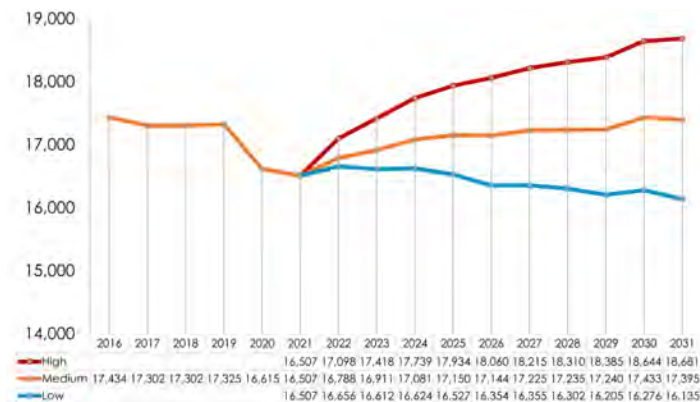
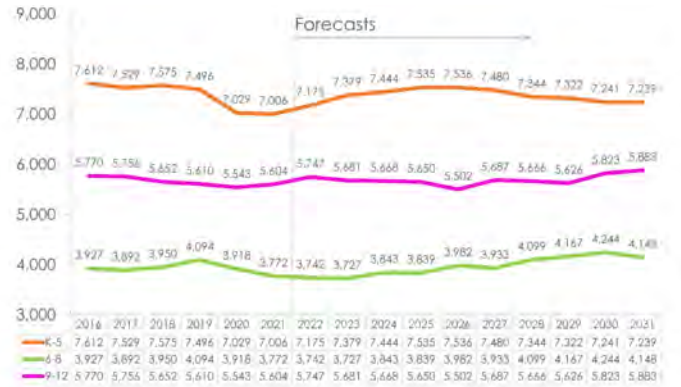


Figure 5: Districtwide Building Attendance Enrollment Forecasts - Low, Medium, and High Scenarios (Source: FLO Analytics)



ODE Fall Membership Enrollment 2016–17 to 2019–20, NCSD October 2020–21 and 2021–22 SIS enrollment, and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Dual Language, PACE, SLCA, and TLC. All are included. Grade group subtotals exclude Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements because these additional programs span multiple grade groups.

2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 6: Districtwide Building Attendance Enrollment Forecasts by Grade Group (Medium Forecast) (Source: FLO Analytics)

2026–27. Despite the expectation that impacts surrounding COVID-19 could begin to alleviate by fall of 2021, and that the Clackamas County population will continue to grow (including the population of women of child-bearing age), it is anticipated that births will increase only very modestly between 2021 then continue to expand through 2026 (by an average of 18 births per year). This will likely lead to a slight, gradual growth in kindergarten enrollments in 2026–27 and 2031–32.

BUILDING ATTENDANCE ENROLLMENT FORECASTS

Building / program attendance forecasts are derived from the residence-based forecasts, using an analysis of the rates of intradistrict transfer for specific grades, rates of out-of-district student enrollment, and district policies concerning transfers and student placement. Between the 2021–22 and 2031–32 school years, districtwide enrollment (headcount) is forecasted to increase from 16,507 to 17,395, or by 5.4 percent. Figure 5 shows the annual districtwide building attendance forecasts for the low-, medium- (preferred), and high-growth scenarios. Subsequent figures use the medium-growth scenario to represent future enrollment, as it represents the most likely enrollment outcomes based on currently available data. Figure 6 disaggregates the districtwide building attendance forecasts by grade group.

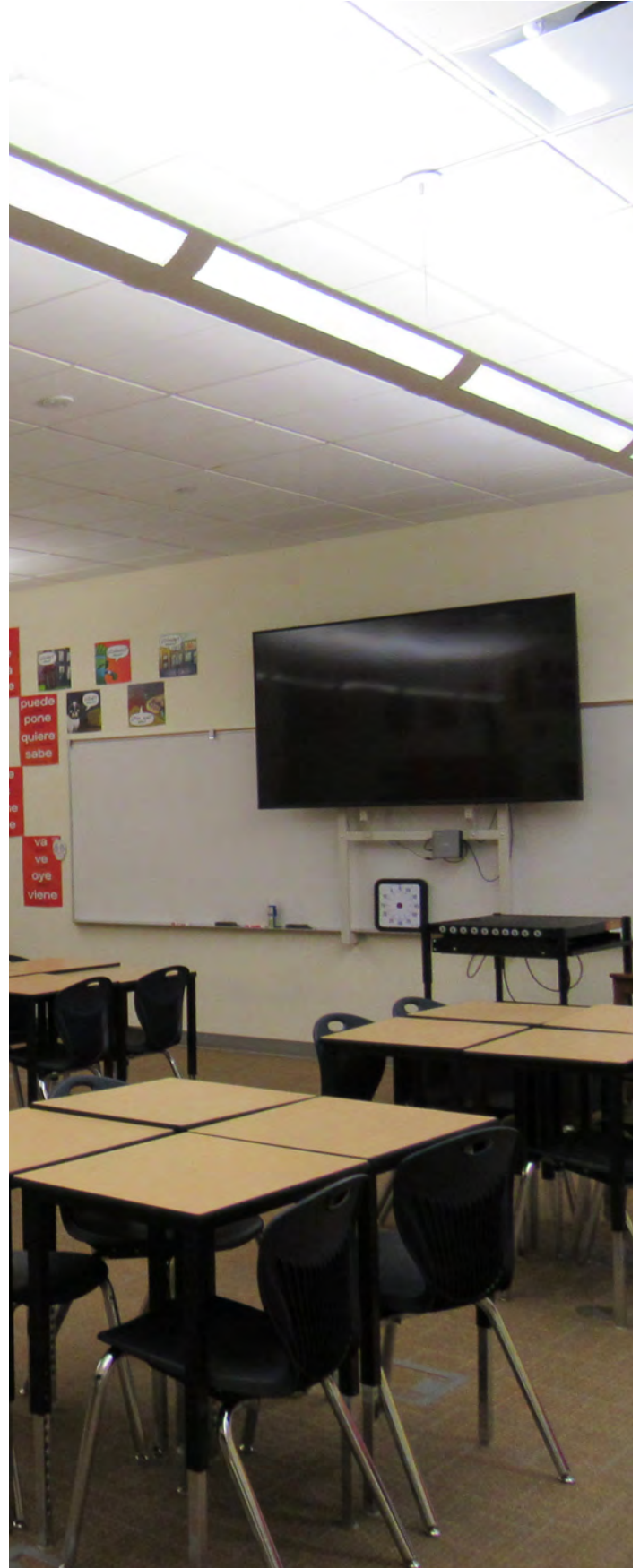
- K–5 enrollment from 7,006 to 7,239 (3.3 percent increase)
- 6–8 enrollment from 3,772 to 4,148 (10.0 percent increase)
- 9–12 enrollment from 5,604 to 5,883 (5.0 percent increase)

Figures 7-10 provide annual forecasts of students attending each of the ES, MS, and HS buildings/programs, respectively, broken down into subcategories, such as dual language and Structured Learning Center for Academics (SLCA). The

PART 5 - DISTRICT-WIDE ENROLLMENT AND CAPACITY ANALYSIS

majority of the growth in districtwide total building attendance is expected to occur in the first half of the forecast horizon, growing from 16,507 in 2021–22 to 17,144 in 2026–27 (637 additional students). This growth is due in part to the medium-growth scenario’s assumption that there will be a gradual, modest return through 2024–25 of approximately a quarter of the estimated total of 1,234 missing students from 2020–21 and 2021–22. The other key contributing factor the assumption that rates of in-migration of families with children into the district will be even higher than in recent years due to higher rates of housing development in the City of Happy Valley, as well as less substantial but increased housing development in the City of Milwaukie. The larger kindergarten classes expected in 2022–23 and 2024–25 also contribute to the growth.

Over the second half of the forecast period, building attendance is expected to grow at a more modest rate, from 17,144 in 2026–27 to 17,395 in 2031–32 (251 additional students). This includes a peak of 17,433 in 2030–31 before the current year’s (2021–22) large 3rd grade cohort graduates. The slower growth is primarily attributed to the projection that district births, although showing marginal steady growth after a low in 2021 (due to COVID-19), will remain significantly lower than 2012 to 2017 (and 2019) levels through the forecast horizon. Additionally, it is expected that the housing market will cool down and fewer units will be constructed between 2026 and 2031 (3,531 units) compared to between 2021 and 2026 (4,710 units). Recently lagging fertility rates, acting in combination with the potential for an additional decrease in 2021 births due to COVID-19, will also slow enrollment growth in the second half of the forecast period (250 additional students).



PART 5 - DISTRICT-WIDE ENROLLMENT AND CAPACITY ANALYSIS

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Ardenwald ES	396	407	412	424	421	416	413	406	407	407	412	16	4.0%
Neighborhood School	376	387	392	404	401	396	393	386	387	387	392	16	4.2%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Bilquist ES	365	366	379	379	369	359	347	329	321	312	312	-53	-14.5%
Neighborhood School	345	346	359	359	349	339	327	309	301	292	292	-53	-15.4%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Cannady ES	487	540	581	602	641	684	711	720	723	707	684	197	40.5%
Neighborhood School	467	520	561	582	621	664	691	700	703	687	664	197	42.2%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Duncan ES	424	413	441	449	479	493	518	531	547	555	562	138	32.5%
Happy Valley ES	486	444	447	446	436	428	419	404	398	389	388	-98	-20.2%
Lewelling ES	283	286	286	284	293	286	282	273	270	266	266	-17	-5.9%
Linwood ES	238	233	240	236	234	221	212	201	195	190	191	-47	-19.8%
Milwaukie El Puente ES	426	446	467	465	472	464	456	443	439	429	426	0	0.1%
Neighborhood School	138	132	153	151	158	150	142	129	125	115	112	-26	-18.5%
Dual Language	279	305	305	305	305	305	305	305	305	305	305	0	0.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Mount Scott ES	389	415	426	428	430	414	413	401	398	394	399	10	2.6%
Neighborhood School	369	395	406	408	410	394	393	381	378	374	379	10	2.8%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Oak Grove ES	299	310	321	308	300	288	274	261	257	253	255	-44	-14.8%
Neighborhood School	290	301	312	299	291	279	265	252	248	244	246	-44	-15.2%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Oregon Trail ES	474	499	516	509	510	511	506	489	482	470	465	-9	-1.9%
Neighborhood School	454	479	496	489	490	491	486	469	462	450	445	-9	-2.0%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Riverside ES	332	330	333	325	325	315	299	285	277	269	270	-62	-18.6%
Neighborhood School	176	174	177	169	169	159	143	129	121	113	114	-62	-35.1%
Dual Language	156	156	156	156	156	156	156	156	156	156	156	0	0.0%

2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 7: Districtwide Building Attendance Enrollment Forecasts - Elementary Schools (A-R) (Source: FLO Analytics)

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Scouters Mountain ES	483	502	550	593	648	705	759	803	840	858	868	385	79.7%
Neighborhood School	474	493	541	584	639	696	750	794	831	849	859	385	81.2%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Spring Mountain ES	413	455	456	463	464	454	434	417	410	404	404	-9	-2.1%
Neighborhood School	404	446	447	454	455	445	425	408	401	395	395	-9	-2.1%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Sunnyside ES	444	443	429	437	423	426	409	390	381	374	375	-69	-15.6%
View Acres ES	380	372	369	368	365	362	341	322	313	305	304	-76	-19.9%
Neighborhood School	371	363	360	359	356	353	332	313	304	296	295	-76	-20.4%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Whitcomb ES	413	437	450	452	447	431	410	393	387	381	381	-32	-7.9%
Neighborhood School	300	298	285	287	282	266	245	228	222	216	216	-84	-28.2%
Dual Language	104	130	156	156	156	156	156	156	156	156	156	52	50.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Clackamas Web Academy	131	131	131	131	131	131	131	131	131	131	131	0	0.0%
Sojourner ES	143	146	146	146	146	146	146	146	146	146	146	3	2.1%
K-5 Total	7,006	7,175	7,379	7,444	7,535	7,536	7,480	7,344	7,322	7,241	7,239	233	3.3%

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Includes Dual Language, PACE, SLCA, and TLC. The summation of individual values may not exactly match stated totals; these slight differences are due to rounding of decimal places during forecast allocation.

Figure 8: Districtwide Building Attendance Enrollment Forecasts - Elementary Schools (S-W) (Source: FLO Analytics)

PART 5 - DISTRICT-WIDE ENROLLMENT AND CAPACITY ANALYSIS

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Alder Creek MS	890	859	859	884	872	897	878	896	894	870	813	-77	-8.7%
Neighborhood School / Dual Language	871	840	840	865	853	878	859	877	875	851	794	-77	-8.9%
SLCA	10	10	10	10	10	10	10	10	10	10	10	0	0.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Happy Valley MS	1,063	1,018	1,034	1,058	1,063	1,125	1,112	1,205	1,289	1,390	1,444	381	35.9%
Neighborhood School	1,054	1,009	1,025	1,049	1,054	1,116	1,103	1,196	1,280	1,381	1,435	381	36.2%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Rock Creek MS	920	977	966	967	942	941	930	958	967	971	918	-2	-0.2%
Neighborhood School	900	957	946	947	922	921	910	938	947	951	898	-2	-0.2%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Rowe MS	769	759	738	804	832	889	884	910	887	884	843	74	9.6%
Neighborhood School	750	740	719	785	813	870	865	891	868	865	824	74	9.9%
SLCA	10	10	10	10	10	10	10	10	10	10	10	0	0.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Clackamas Web Academy	130	130	130	130	130	130	130	130	130	130	130	0	0.0%
6-8 Total	3,772	3,742	3,727	3,843	3,839	3,982	3,933	4,099	4,167	4,244	4,148	376	10.0%

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Includes Dual Language, PACE, SLCA, and TLC. The summation of individual values may not exactly match stated totals; these slight differences are due to rounding of decimal places during forecast allocation.

Figure 9: Districtwide Building Attendance Enrollment Forecasts - Middle Schools (Source: FLO Analytics)

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Clackamas HS	1,535	1,312	1,279	1,283	1,243	1,238	1,236	1,224	1,171	1,180	1,199	-336	-21.9%
Neighborhood School	1,508	1,285	1,252	1,256	1,216	1,211	1,209	1,197	1,144	1,153	1,172	-336	-22.3%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Milwaukie Academy of Arts	298	298	298	298	298	298	298	298	298	298	298	0	0.0%
Milwaukie HS	919	994	1,034	995	990	972	1,005	1,049	1,089	1,139	1,158	239	26.1%
Neighborhood School	892	967	1,007	968	963	945	978	1,022	1,062	1,112	1,131	239	26.8%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Nelson HS	1,104	1,354	1,364	1,408	1,438	1,377	1,479	1,438	1,449	1,546	1,576	472	42.8%
Neighborhood School	1,077	1,327	1,337	1,381	1,411	1,350	1,452	1,411	1,422	1,519	1,549	472	43.9%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Putnam HS	1,162	1,159	1,077	1,055	1,052	988	1,041	1,027	990	1,031	1,022	-140	-12.1%
Neighborhood School / Dual Language	1,135	1,132	1,050	1,028	1,025	961	1,014	1,000	963	1,004	995	-140	-12.4%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Clackamas Middle College	234	250	250	250	250	250	250	250	250	250	250	16	6.8%
Clackamas Web Academy	291	289	289	289	289	289	289	289	289	289	289	-2	-0.7%
New Urban HS	61	90	90	90	90	90	90	90	90	90	90	29	47.5%
9-12 Total	5,604	5,747	5,681	5,668	5,650	5,502	5,687	5,666	5,626	5,823	5,883	279	5.0%

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Includes Dual Language, PACE, SLCA, and TLC. The summation of individual values may not exactly match stated totals; these slight differences are due to rounding of decimal places during forecast allocation.

2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 10: Districtwide Building Attendance Enrollment Forecasts - High Schools (Source: FLO Analytics)

Ardenwald Elementary

8950 SE 36th Avenue, Milwaukie, OR 97222

Year Built 2009 | Area 64,300 SF | Acreage 7.75 Acres

2021-22 Enrollment 396 Students

Total Capacity 560 Students

% of Total Capacity 71%

FCI Score .15 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$1,423,439

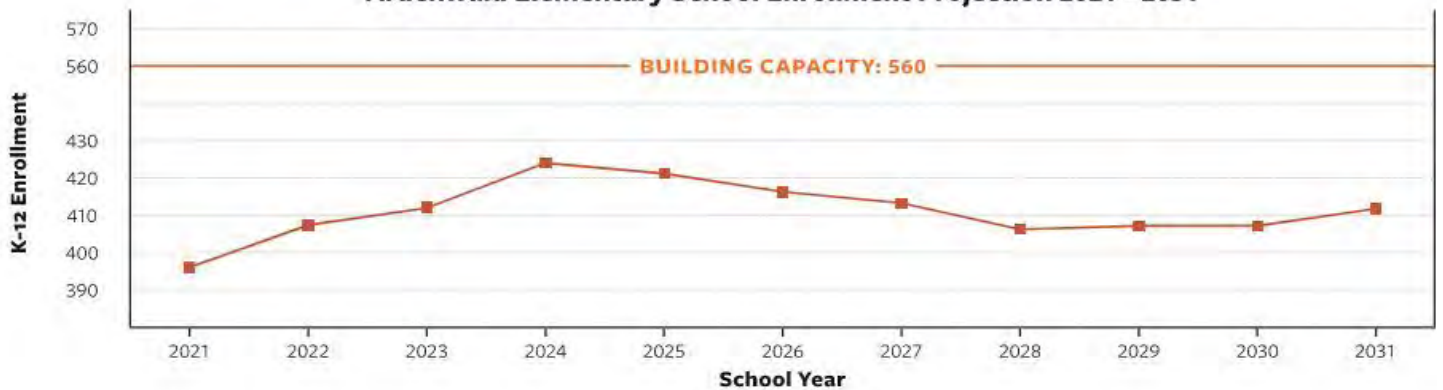
Replacement Cost of Aging Assets/Systems (6-10 Years): \$3,803,802



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	20	28	100%	560
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	2	N/A	N/A	N/A
Resource Room	2	N/A	N/A	N/A
Day Care or Program Classrooms	1	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	29			560

Ardenwald Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Ardenwald Elementary School was first constructed in 2009. The school has no history of major renovations or additions. The school occupies a 7.75-acre site. Ardenwald Elementary School serves grades K-5. The campus is located on SE 36th Avenue in Milwaukie. The campus is surrounded by residential properties.

CAPACITY

Ardenwald Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 396 students, Ardenwald Elementary School is at 71% of its total capacity. Over the past year, Ardenwald Elementary School's enrollment has increased slightly from 2021 levels. It is projected that enrollment will gradually increase over the next couple years, but then remain stable (even decreasing slightly) through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

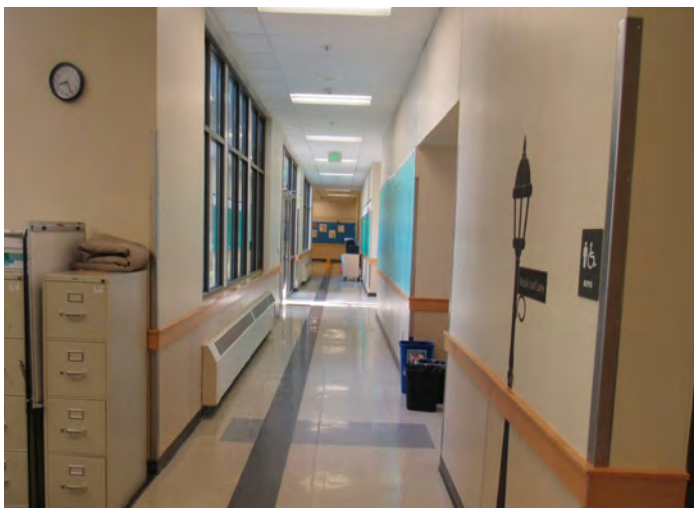
Ardenwald is in poor overall condition. The FCI score for this school is 0.15. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$1,423,439 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$3,803,802. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy concerns are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Teachers desire more flexible seating and furnishing options.
- Noise transference between learning areas has reportedly created challenges.
- Additional administrative storage would be beneficial; staff are currently using stage area for storage.



Bilquist Elementary

15708 SE Webster Road, Milwaukie, OR 97267

Year Built 1960 | **Area** 62,230 SF | **Acreage** 13.97 Acres

2021-22 Enrollment 365 Students

Total Capacity 504 Students

% of Total Capacity 72%

FCI Score .1 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$3,160,172

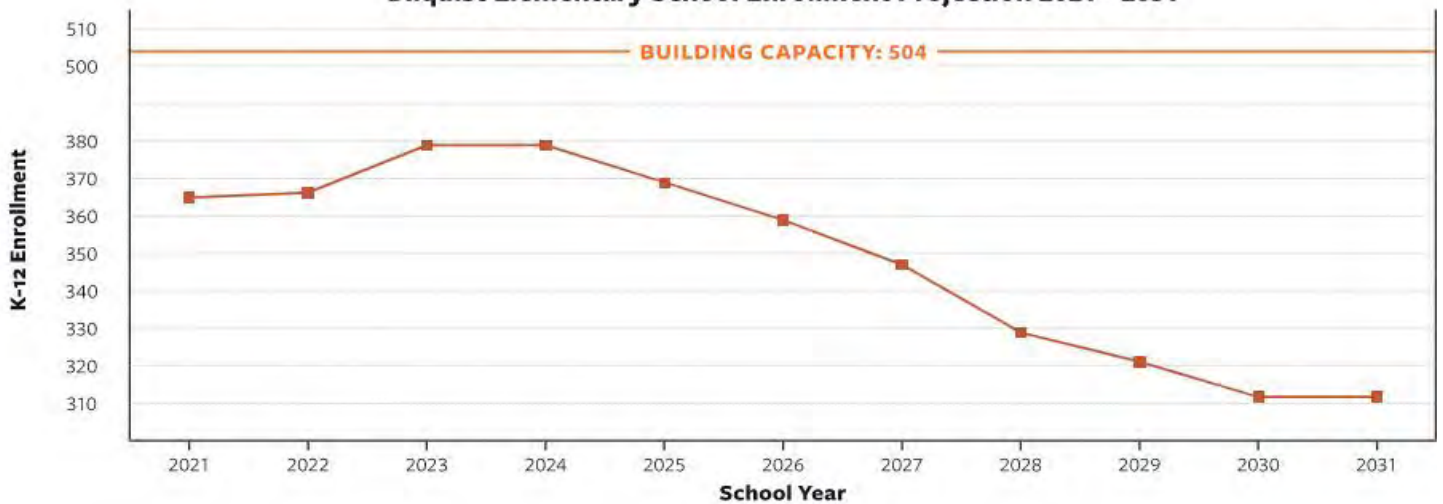
Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,052,985



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	18	28	100%	504
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	1	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	2	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	26			504

Bilquist Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Bilquist Elementary School was first constructed in 1960. The school received renovations and/or additions in 1966, 2001, 2009, and 2019. The school occupies a 13.97-acre site. Bilquist Elementary School serves grades PK-5 (a “Ready, Set, Go” preschool is onsite). The campus is located on SE Webster Road in Milwaukie, surrounded by mostly single-family homes. A church is located to the northwest of the school.

CAPACITY

Bilquist Elementary School includes 19 general classrooms for a total student capacity of 504 students. With current enrollment of 365 students, Bilquist Elementary School is at 72% of its total capacity. Over the past year, Bilquist Elementary School’s enrollment has remained stable from 2021 levels. It is projected that this trend will continue through 2024, before entering a period of decline through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Bilquist is in fair overall condition. The FCI score for this school is 0.10. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$3,160,172 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,052,985. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink. The music room is positioned in a former storage room on the second level.
- Teachers desire more flexible seating and furnishing options.
- The principal notes difficulty maintaining comfortable and consistent thermal conditions within classrooms.
- The school includes some interior spaces without access to natural lighting.
- The principal notes that the facility’s design / layout impedes passive supervision.
- The principal reports major concerns around drop-off/pick-up, including traffic congestion that spills onto Webster Road. A grant with Safe Routes to School will alleviate the concern for safety on Webster Road. Construction on road, sidewalk and bike paths will begin in 2024.



PART 6 - SCHOOL FACILITIES OVERVIEW

Beatrice Morrow Cannady Elementary

18031 SE Vogel Road, Damascus, OR 97089

Year Built 2019 | Area 65,377 SF | Acreage 8.58 Acres

2021-22 Enrollment 487 Students

Total Capacity 560 Students

% of Total Capacity 87%

FCI Score .03 (Excellent)

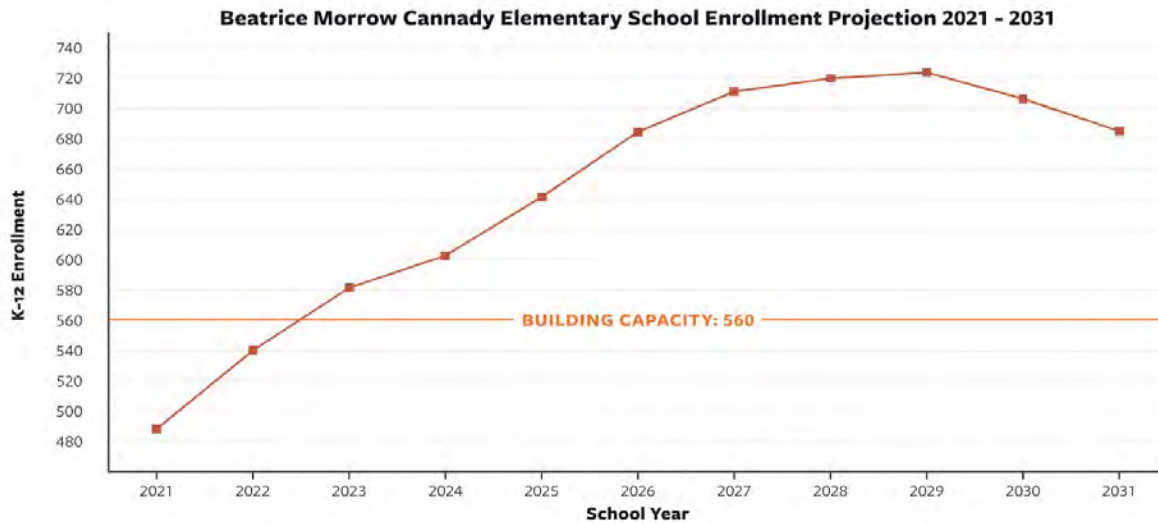
Replacement Cost of Aging Assets/Systems (1-5 Years): \$0

Replacement Cost of Aging Assets/Systems (6-10 Years): \$980,849



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	20	28	100%	560
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	2	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	26			560



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Beatrice Morrow Cannady Elementary School is one of the district's newest facilities, constructed in 2019. The school has no history of major renovations or additions. The school occupies a 8.58-acre site. Beatrice Morrow Cannady Elementary School serves grades K-5. The campus is located off SE Vogel Road in Damascus, surrounded by residential properties.

CAPACITY

Cannady Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 487 students, Cannady Elementary School is at 87% of its total capacity. Over the past year, Cannady Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will continue to climb steadily through 2029, but then slightly decrease through 2031. Enrollment is projected to exceed capacity by 2023, with significant overcrowding thereafter unless measures are taken to increase capacity or divert enrollment to other elementary schools within the district.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Cannady Elementary School is in excellent overall condition as a newer facility. The FCI score for this school is 0.03. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$0 within the next five (5) years; in 6-10 years, asset/system replacement needs will run approximately \$980,849. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The facility would benefit from additional resources for hands-on STEAM instruction, such as a designated area for art, science or a makerspace. Classrooms are equipped with hardsurfaced flooring and sinks; this allows teachers to more easily conduct "messy" activities (easy cleanup).
- The cafeteria is reportedly undersized for the size of the student population.
- The pods by the stairwells are reportedly very hard to supervise from classroom areas.
- A larger covered play structure is highly desired. The current structure is reportedly undersized for the number of students served, particularly during inclement weather.
- Drainage issues limit use of fields during much of the school year.
- Drop-off/pick-up challenges are reported with traffic backing up onto Vogel. School administrators have worked with transportation staff, the City, and the facilities department to address some of these issues. The site reportedly includes inadequate parking.
- Additional administrative storage would be beneficial.



PART 6 - SCHOOL FACILITIES OVERVIEW

Happy Valley Elementary

13865 SE King Road, Suite A, Happy Valley, OR 97086

Year Built 2008 | **Area** 69,000 SF | **Acreage** 8.0 Acres

2021-22 Enrollment 486 Students

Total Capacity 532 Students

% of Total Capacity 91%

FCI Score .09 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$992,811

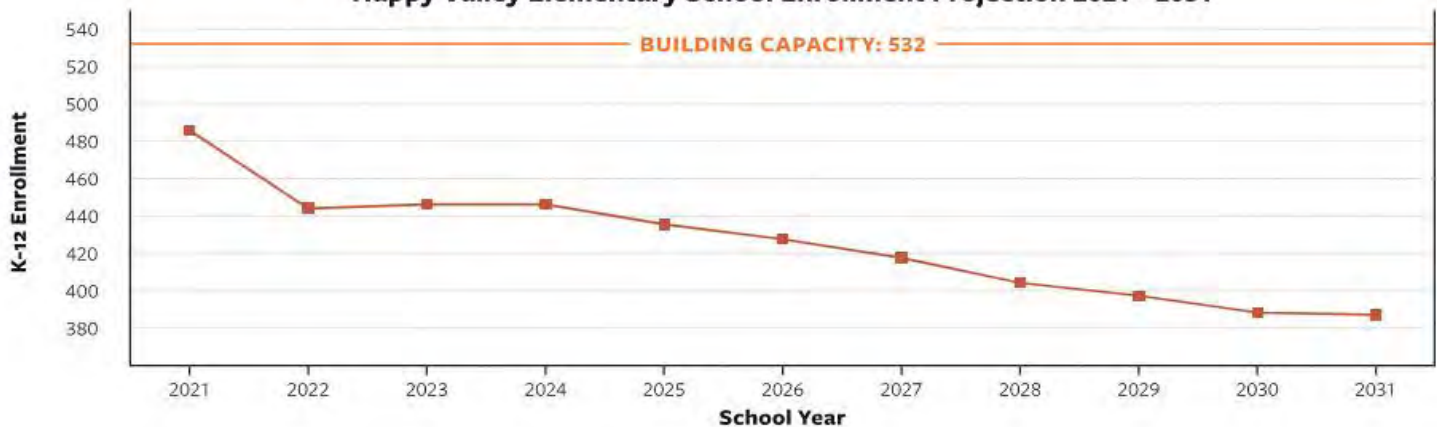
Replacement Cost of Aging Assets/Systems (6-10 Years): \$2,089,399



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	19	28	100%	532
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	2	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	1	N/A	N/A	N/A
ELD	0	N/A	N/A	N/A
Total Capacity	25			532

Happy Valley Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Happy Valley Elementary School was first constructed in 2008. The school has no history of major renovations or additions. The school occupies an 8-acre site. Happy Valley Elementary School serves grades K-5. The campus is located in Happy Valley off SE King Road, in the same location as Happy Valley Middle School. A church is located to the immediate east of the campus, single family housing to the south, and park lands to the north.

CAPACITY

Happy Valley Elementary School includes 19 general classrooms for a total student capacity of 532 students. With current enrollment of 486 students, Happy Valley Elementary School is at 91% of its total capacity. Over the past year, Happy Valley Elementary School's enrollment has declined from 2021 levels. It is projected that enrollment will continue a very gradual declining pattern through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Happy Valley Elementary is in fair overall condition. The FCI score for this school is 0.09. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$992,811 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$2,089,399. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- Teachers desire more flexible seating and furnishing options.
- The principal notes difficulty maintaining comfortable and consistent thermal conditions within classrooms, particularly upstairs.
- A LEEP special education program is located at this school. The classroom reportedly needs additional features to meet student needs, including an adjacent ADA restroom.
- In the cafeteria, the servery tends to back up; reconfiguration may improve efficiency. Circulation bottlenecks are reported at cafeteria doors leading to the playground during lunch and recesses.
- The principal reports that it is challenging to provide multi-sensory experiences and control acoustics in some areas of the building.
- There is inadequate space for administrative offices and functions as well as storage. The CARE program occupies the stage, limiting its use for intended functions.



Seth Lewelling Elementary

5325 SE Logus Road, Milwaukie, OR 97222

Year Built 1963 | Area 58,868 SF | Acreage 12.48 Acres

2021-22 Enrollment 283 Students

Total Capacity 448 Students

% of Total Capacity 63%

FCI Score .19 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$4,785,000

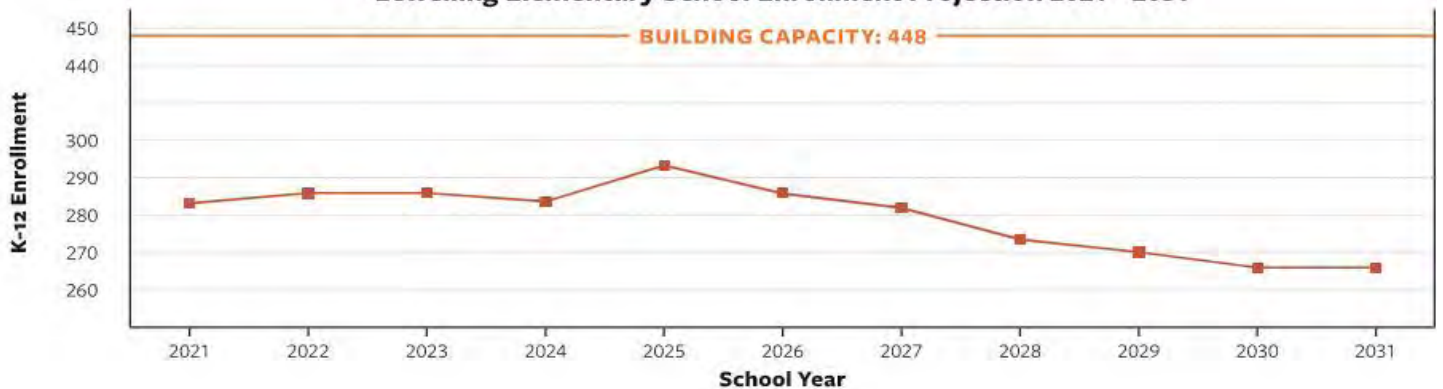
Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,357,180



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	16	28	100%	448
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	2	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	22			448

Lewelling Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Seth Lewelling Elementary School was first constructed in 1963. The school received renovations and/or additions in 2001 and 2019. The school occupies a 12.48-acre site. Seth Lewelling Elementary School serves grades K-5. The campus is in Milwaukie, located on SE Logus Road. The school is situated among residential properties.

CAPACITY

Seth Lewelling Elementary School includes 16 general classrooms for a total student capacity of 448 students. With current enrollment of 283 students, Lewelling Elementary School is at 63% of its total capacity. Over the past year, Lewelling Elementary School's enrollment has remained steady from 2021 levels. It is projected that enrollment levels will stay consistent, with a slight increase in 2025, before beginning to decline slightly through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Seth Lewelling Elementary is in poor overall condition. The FCI score for this school is 0.19. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$4,785,000 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,357,180. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Teachers desire more flexible seating and furnishing options.
- The principal notes difficulty maintaining comfortable and consistent thermal conditions within classrooms.
- Many rooms have limited or no access to natural light, including the cafeteria.
- There are some very loud fan systems that can be heard in every classroom.
- There is inadequate administrative space, resulting in classrooms being used as office space. There is one classroom used for instructional assistants, one used as a counseling room, and one classroom that was rebuilt into office space for counselors and specialists.
- The building's layout impedes passive supervision.
- The school site lacks of separate entrances for bus and parent traffic; addressing this would require some redesign of the parking area on one side.



Linwood / Sojourner Elementary

11909 SE Linwood Avenue, Milwaukie, OR 97222

Year Built 1963 | **Area** 79,406 SF | **Acreage** 11.86 Acres

2021-22 Enrollment 238 Students at Linwood ES / 143 Students at Sojourner ES

Total Capacity 504 Students

% of Total Capacity 76%

FCI Score .19 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$4,952,519

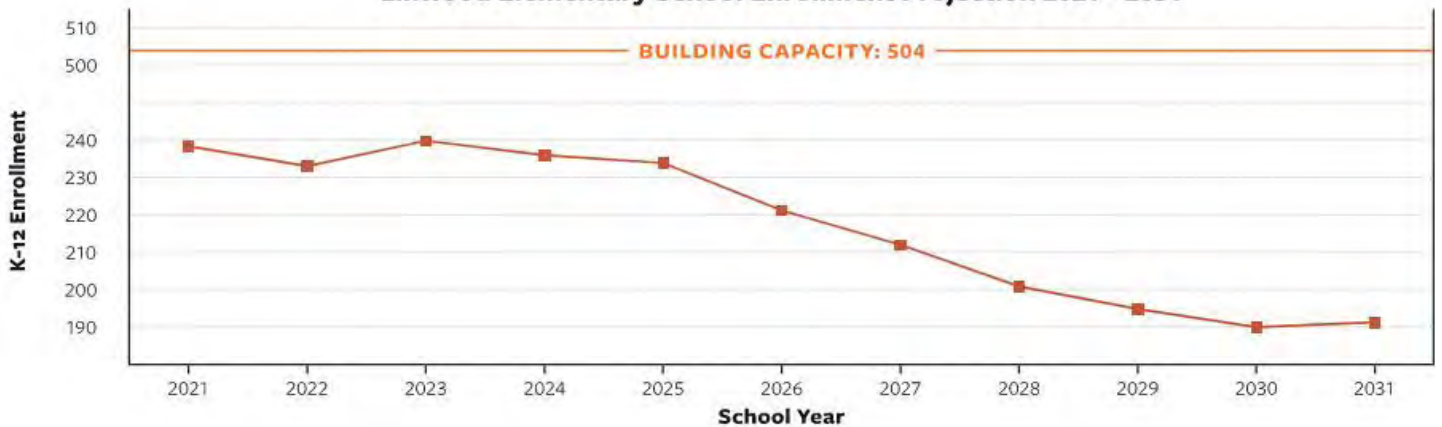
Replacement Cost of Aging Assets/Systems (6-10 Years): \$3,796,449



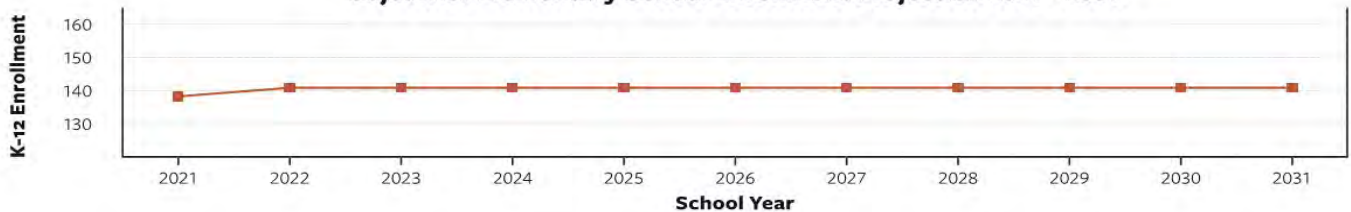
Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	18	28	100%	504
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	23			504

Linwood Elementary School Enrollment Projection 2021 - 2031



Sojourner Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

The Linwood / Sojourner Elementary School facility was first constructed in 1963. The building received renovations and/or additions in 1988, 2000, 2008, and 2019. Sojourner Elementary is a magnet school that shares a building with Linwood Elementary. Linwood Elementary and Sojourner Elementary Schools both serve grades K-5. Their shared 11.86 acre campus is located at SE Linwood Avenue in Milwaukee. A park is positioned to the north of the campus, with churches to the west and south. Residential properties border the campus to the east.

CAPACITY

The shared Linwood / Sojourner Elementary School facility includes 18 general classrooms for a total student capacity of 504 students. With current enrollment of 238 students at Linwood Elementary and approximately 143 students estimated at Sojourner annually, Linwood / Sojourner Elementary School is at 76% of its total capacity. Linwood / Sojourner Elementary School's enrollment is expected to remain stable through 2025, but then gradually decrease through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

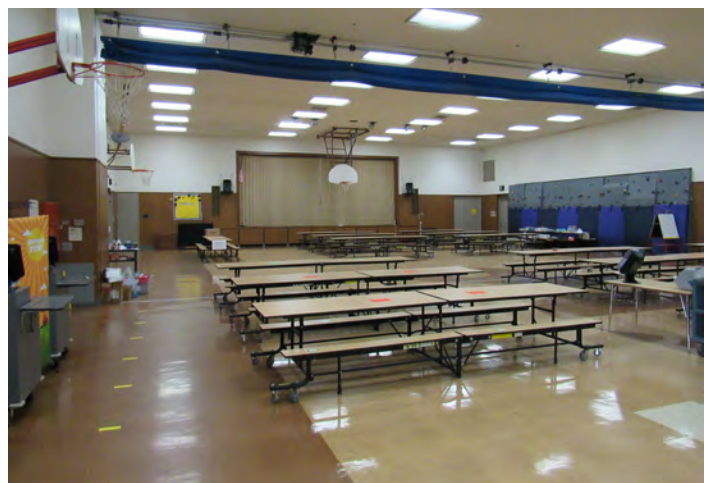
Linwood / Sojourner is in poor overall condition. The FCI score for this school is 0.19. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$4,952,519 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$3,796,449. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Not all learning spaces have access to natural daylight, or a view to the outdoors. The music room is especially impacted.
- The school would benefit from more flexible features and furnishings.
- The principal reports that the configuration of the parent drop-off lane contributes to traffic congestion on Linwood Avenue, resulting in unsafe actions by non-school motorists.
- The principal reports that having one additional office and / or conference room in the main office would be extremely beneficial.



Lot Whitcomb Elementary

7400 SE Thompson Road, Milwaukie, OR 97222

Year Built 1958 | Area 60,073 SF | Acreage 11.2 Acres

2021-22 Enrollment 413 Students

Total Capacity 476 Students

% of Total Capacity 87%

FCI Score .09 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$2,066,831

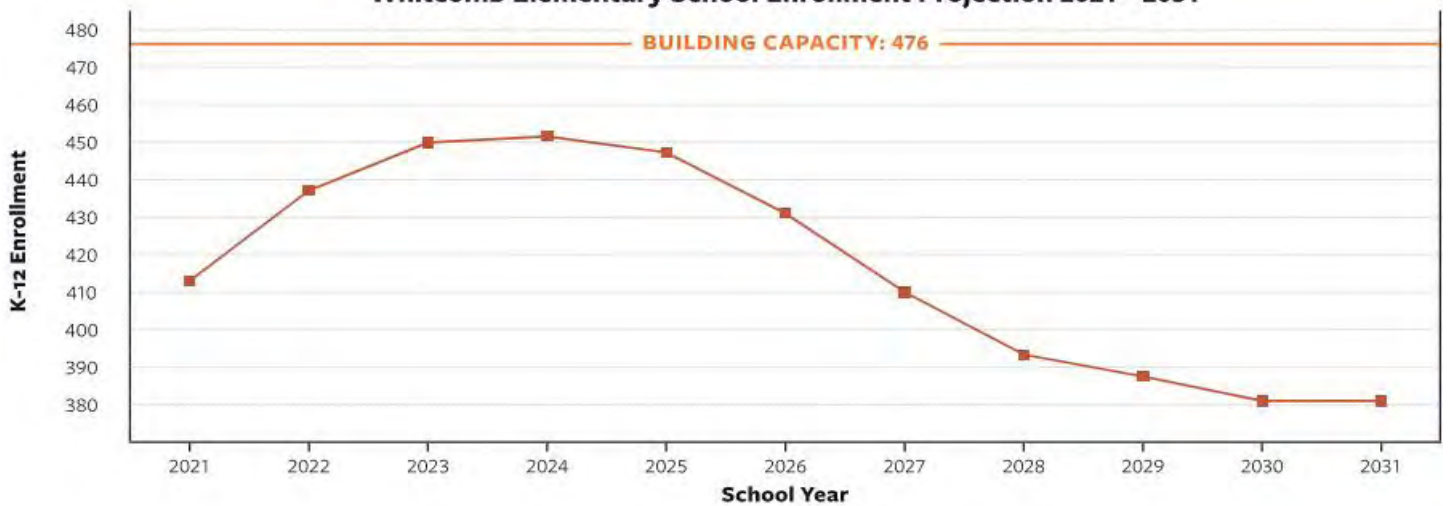
Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,033,186



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	17	28	100%	476
Music	2	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	2	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	23			476

Whitcomb Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Lot Whitcomb Elementary School was first constructed in 1958. The school received renovations and / or additions in 1959, 2000, and 2018. The school occupies a 11.2-acre site. Lot Whitcomb Elementary School serves grades K-5. The school is located on SE Thompson Road in Milwaukie. The campus is mostly surrounded by residential properties and fields.

CAPACITY

Lot Whitcomb Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 413 students, Whitcomb Elementary School is at 87% of its total capacity. Over the past year, Whitcomb Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will continue to climb through 2023, plateau for a few years, and then decline steadily through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Lot Whitcomb is in fair overall condition. The FCI score for this school is 0.09. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$2,066,831 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,033,186. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Teachers desire more flexible seating and furnishing options.
- The principal reports difficulty with maintaining comfortable thermal conditions in many classrooms. Classrooms that have doors that exit to the outside do not have weather stripping.
- There are a handful of rooms with insufficient electrical outlets.
- Some rooms are damaged with aging paneling.
- The principal reports that the cafeteria is undersized and needs additional tables. The servery is reportedly undersized and tends to produce bottlenecks. A significant kitchen and servery renovation are desired by staff.
- The principal reports that the school's only conference room is undersized and that additional meeting spaces are needed.
- The principal reports poor passive supervision of interior areas, limiting students' ability to engage in independent activities.
- Drop-off area improvements would be beneficial.



Milwaukie El Puente Elementary

11250 SE 27th Avenue, Milwaukie, OR 97222

Year Built 1916 | **Area** 63,715 SF | **Acreage** 5.75 Acres

2021-22 Enrollment 426 Students

Total Capacity 560 Students

% of Total Capacity 76%

FCI Score .08 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$2,488,658

Replacement Cost of Aging Assets/Systems (6-10 Years): \$883,737



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	20	28	100%	560
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	24			560

Milwaukie El Puente Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Milwaukie El Puente Elementary School was first constructed in 1916. The school received renovations and/or additions in 1935, 1948, and 2020. The school occupies a 63.7-acre site. Milwaukie El Puente Elementary School serves grades K-5. The campus is located on SE 27th Avenue in Milwaukie, close to Milwaukie High School (MHS). The school is mostly surrounded by residential properties, with a soccer field and MHS's athletic fields to the south.

CAPACITY

Milwaukie El Puente Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 426 students, Milwaukie El Puente Elementary School is at 76% of its total capacity. Milwaukie El Puente Elementary School's enrollment is projected to increase through 2025, but then gradually decrease through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Milwaukie El Puente is in fair overall condition. The FCI score for this school is 0.08. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$2,488,658 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$883,737. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- The principal reports that although the kindergarten classrooms are equipped with flexible furnishings, upper grades have limited options in this regard. Rooms are grouped together in various parts of the building in order to promote collaboration. However, there are minimal spaces for independent activities outside the classrooms.
- The windows in the SPED classrooms reportedly need additional security features for safety.
- The internal courtyard lacks protective rails to protect against accidental falls.
- Street traffic for family pick up in front of the building is reportedly very heavy and potentially hazardous due to lack of parking and/or space to pull off the road, crosswalk configuration, and the slope down from the exit on 27th.
- Administrative space is lacking; the school recently repurposed a small room/storage for a Trillium counselor. An additional space was repurposed previously for the occupational therapist.



Mount Scott Elementary

11201 SE Stevens Road, Happy Valley, OR 97086

Year Built 1989 | **Area** 58,648 SF | **Acreage** 8.28 Acres

2021-22 Enrollment 389 Students

Total Capacity 448 Students

% of Total Capacity 87%

FCI Score .23 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$3,402,876

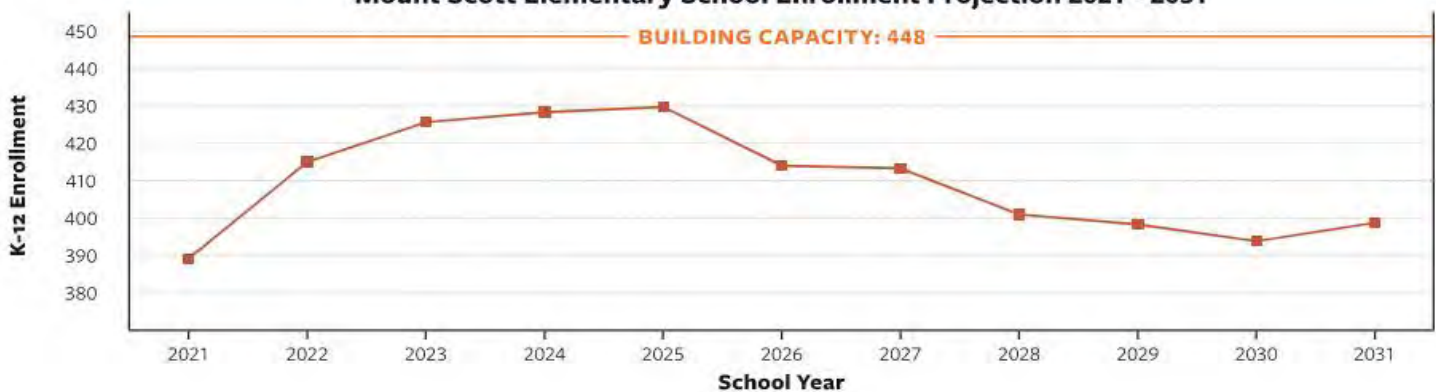
Replacement Cost of Aging Assets/Systems (6-10 Years): \$3,801,727



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	16	28	100%	448
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	3	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	2	N/A	N/A	N/A
Resource Room	2	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	27			448

Mount Scott Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Mount Scott Elementary School was first constructed in 1989. The school received renovations and/or additions in 1991 and 2017. The school occupies a 8.28-acre site. Mount Scott Elementary School serves grades K-5. The campus is located on SE Stevens Road in Happy Valley, east of I-205. Residential housing surrounds the school, with a fire station to the southwest of the campus.

CAPACITY

Mount Scott Elementary School includes 16 general classrooms for a total student capacity of 448 students. With current enrollment of 389 students, Mount Scott Elementary School is at 87% of its total capacity. Over the past year, Mount Scott Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will peak in 2025 but then gradually decrease through 2028 before stabilizing. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Mount Scott is in poor overall condition. The FCI score for this school is 0.23. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$3,402,876 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$3,801,727. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Teachers desire more flexible seating and furnishing options.
- The SLC special education space is essentially a general classroom by design with an adjacent extended learning area. An ADA restroom is not adjacent but is nearby.
- The servery experiences bottlenecks and the kitchen needs updated equipment.
- There is a lack of “school zone” signage. Families have often complained about speeding vehicles. There are spaces on the northeast side of the school along the road where people park, blocking the visibility of buses. The principal reports occasional complaints about buses and cars being in the same area and not navigating safely or courteously.



Oak Grove Elementary

2150 SE Torbank Road, Milwaukie, OR 97222

Year Built 1963 | **Area** 54,556 SF | **Acres** 11.7 Acres

2021-22 Enrollment 299 Students

Total Capacity 476 Students

% of Total Capacity 63%

FCI Score .18 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$2,292,849

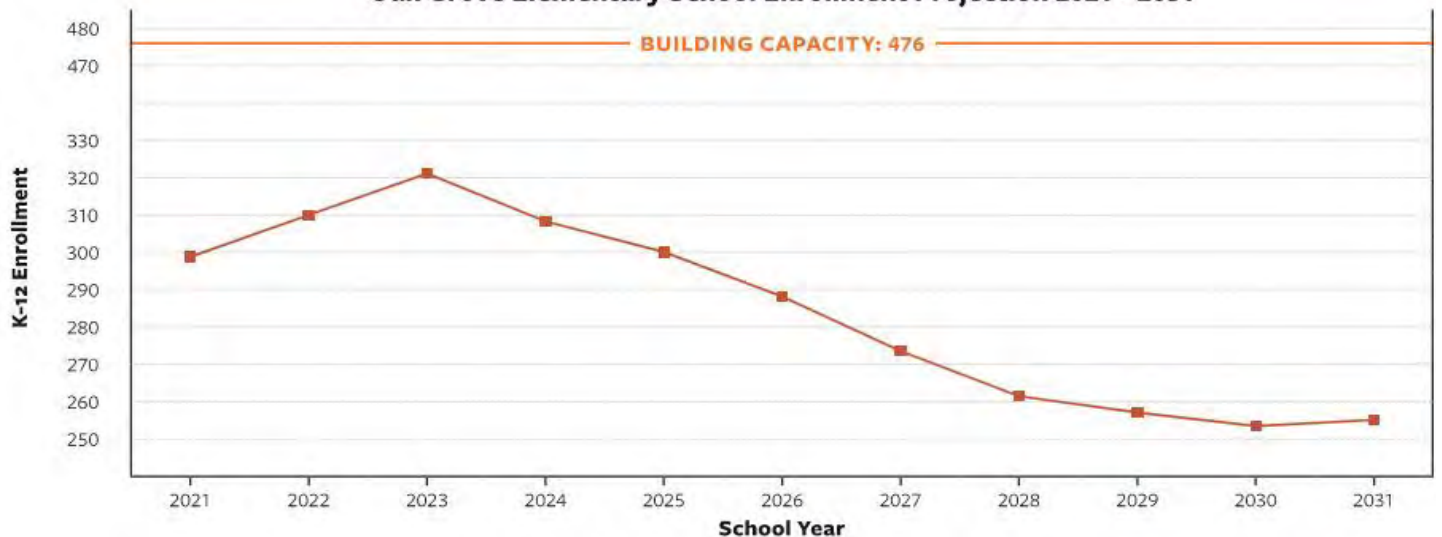
Replacement Cost of Aging Assets/Systems (6-10 Years): \$4,240,699



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	17	28	100%	476
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	1	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	2	N/A	N/A	N/A
Day Care or Program Classrooms	1	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	25			476

Oak Grove Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Oak Grove Elementary School was first constructed in 1963. The school received renovations and/or additions in 1999 and 2018. A preschool classroom was added in fall of 2022. The school occupies a 11.7-acre site. Oak Grove Elementary School serves grades K-5. The campus is located on SE Torbank Road in Milwaukie, and is surrounded by multiple apartment buildings and single-family homes. The Trolley Trail runs adjacent to the eastern end of the school.

CAPACITY

Oak Grove Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 299 students, Oak Grove Elementary School is at 63% of its total capacity. Over the past year, Oak Grove Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will continue to increase over the next year, but then gradually decline through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Oak Grove is in poor overall condition. The FCI score for this school is 0.18. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$2,292,849 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$4,240,699. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is



included in the Appendix of this report.

- Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink. The principal reports that they are in the process of repurposing an old (windowless) computer lab into a makerspace, but that it lacks furniture that is supportive of STEAM learning.
- The size of the classrooms and existing furniture present barriers to implementing a variety of instructional approaches. Current furnishings reportedly inhibit flexible instruction.
- Some HVAC units are positioned within closets adjacent to (or within) classrooms; this creates considerable noise which interrupts instruction.
- The principal reports that it is challenging to maintain consistent and comfortable thermal conditions across classrooms.
- A TLC special education classroom is present; the room reportedly does not currently have specialized furniture to support program needs.
- The principal reports challenges related to passive supervision of interior spaces such as corridors and breakaway spaces (i.e. extended learning areas).



Oregon Trail Elementary

13895 SE 152nd Drive, Clackamas, OR 97015

Year Built 1993 | **Area** 56,388 SF | **Acreage** 10.0 Acres

2021-22 Enrollment 474 Students

Total Capacity 588 Students

% of Total Capacity 81%

FCI Score .18 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$2,080,896

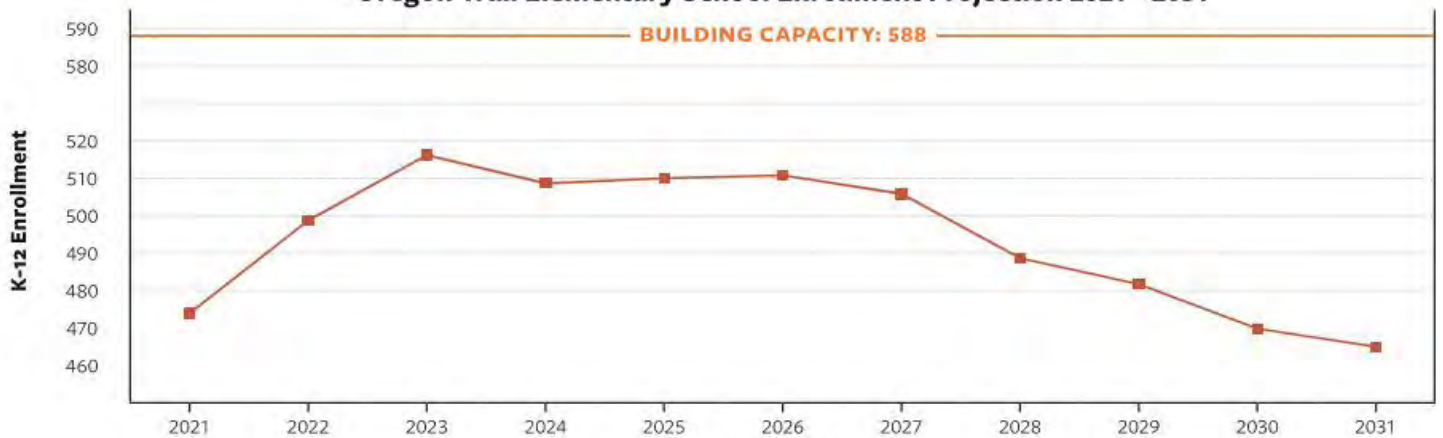
Replacement Cost of Aging Assets/Systems (6-10 Years): \$3,698,862



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	21	28	100%	588
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	2	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	27			588

Oregon Trail Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Oregon Trail Elementary School was first constructed in 1993. The school received renovations and/or additions in 1998, 2009, and 2020. The school occupies a 10-acre site. Oregon Trail Elementary School serves grades K-5. The campus is located on SE 152nd Drive in Clackamas. The campus is primarily surrounded by single-family housing.

CAPACITY

Oregon Trail Elementary School includes 21 general classrooms for a total student capacity of 588 students. With current enrollment of 474 students, Oregon Trail Elementary School is at 81% of its total capacity. Over the past year, Oregon Trail Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will continue to rise over the next year, but then gradually decrease through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Oregon Trail Elementary is in poor overall condition. The FCI score for this school is 0.18. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$2,080,896 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$3,698,862. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace.



Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.

- Three classrooms (and the gym) have no access to natural daylight or views to the outdoors.
- The principal reports difficulty with maintaining comfortable thermal conditions in some classrooms.
- Two (2) SLC special education classrooms are present. The rooms lack an adjacent ADA restroom. One of the classrooms includes an attached office and sensory room. The other SLC classroom does not have any attached rooms or spaces to support different sensory conditions; this does not adequately serve program needs.
- Pod areas are not visible from adjacent classrooms, limiting their use. There are reportedly a high number of exterior doors, causing security concerns.
- The principal reports significant concerns related to pedestrian access to the school site. Specifically, there is not a crosswalk at the corner of 152nd and Oregon Trail Drive. Additional signage is also needed at the crosswalk over 152nd leading to the school (preferably with flashing lights).
- The school has insufficient space for administrative offices or functions. There are only two small offices in the main office; ideally, staff would like to have the principal, assistant principal, and counselor all positioned in the main office. The school is currently using the conference room as an office and a calming room; no other dedicated meeting spaces are provided. Staff struggle to find areas to meet with students or families, particularly when auditory privacy is needed to protect confidentiality. The school lacks office space for the school psychologist, occupational therapist, and speech/language pathologist.



Riverside Elementary

16303 SE River Road, Milwaukie, OR 97267

Year Built 1955 | Area 46,910 SF | Acreage 9.94 Acres

2021-22 Enrollment 332 Students

Total Capacity 476 Students

% of Total Capacity 70%

FCI Score .18 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$2,985,394

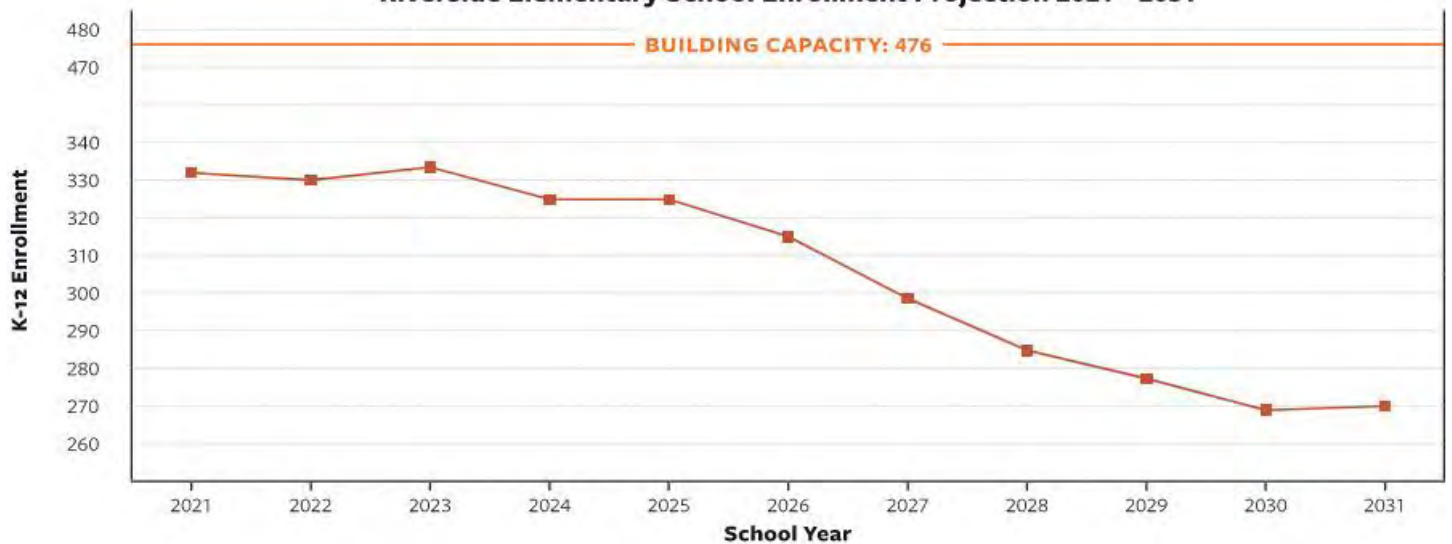
Replacement Cost of Aging Assets/Systems (6-10 Years): \$2,233,769



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	17	28	100%	476
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	22			476

Riverside Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Riverside Elementary School was first constructed in 1955. The school received renovations and/or additions in 1959, 1969, 1993, and 2020. The school occupies a 9.94-acre site. Riverside Elementary School serves grades K-5. The campus is located on SE River Road in Milwaukie. Single-family homes primarily surround the campus, and the Willamette River is a short distance to the west of the school.

CAPACITY

Riverside Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 332 students, Riverside Elementary School is at 70% of its total capacity. Riverside Elementary School's enrollment is expected to remain steady through 2025, but then decrease through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Riverside is in poor overall condition. The FCI score for this school is 0.18. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$2,985,394 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$2,233,769. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not



include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.

- Temperature inconsistencies have been an issue within certain classrooms. The building reportedly has “old lighting” in need of upgrading.
- Classrooms generally have ample windows; however, the Trillium therapy room and speech office do not have access to natural light.
- The cafeteria is reportedly “very small” to the extent of causing scheduling impacts. The space feels uninviting with low ceilings and no natural light. The principal reports issues with congestion at cafeteria doorways.
- The principal reports that the library media center is “very small and oddly spaced” and that the library furniture does not support flexible arrangements.



PART 6 - SCHOOL FACILITIES OVERVIEW



- The layout and configuration of the building reportedly impedes passive supervision and wayfinding. Some restrooms lack doorless entries and appear challenging to supervise.
- Serious and ongoing traffic concerns are reported due to several issues (e.g. parents parking in bike lanes and darting across River Road, unsafe sidewalks, undersized parking lot that backs up onto River Road, parents parking in crosswalk and on neighbors' property causing community complaints, speeding traffic, lack of "no parking" signs along River Road, etc.). A crosswalk with a push button to stop traffic is highly desired. Solar-powered school zone lights have reportedly had operational issues.
- The gym has a series of upper "viewing windows" that formerly presented a falling hazard but have since been closed up (key access only).
- Expanded administrative space is reportedly needed. The counselor's office is located very far away from the office (positioned in the basement). The school lacks a dedicated space for the student liaison. ELD specialists are located in the old media lab, and instructional coaches are positioned in an empty classroom. The stage is used for curriculum storage and meetings.



PART 6 - SCHOOL FACILITIES OVERVIEW

Scouters Mountain Elementary

10811 SE 172nd Avenue, Happy Valley, OR 97086

Year Built 2009 | Area 66,125 SF | Acreage 16.9 Acres

2021-22 Enrollment 483 Students

Total Capacity 616 Students

% of Total Capacity 78%

FCI Score .10 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$964,603

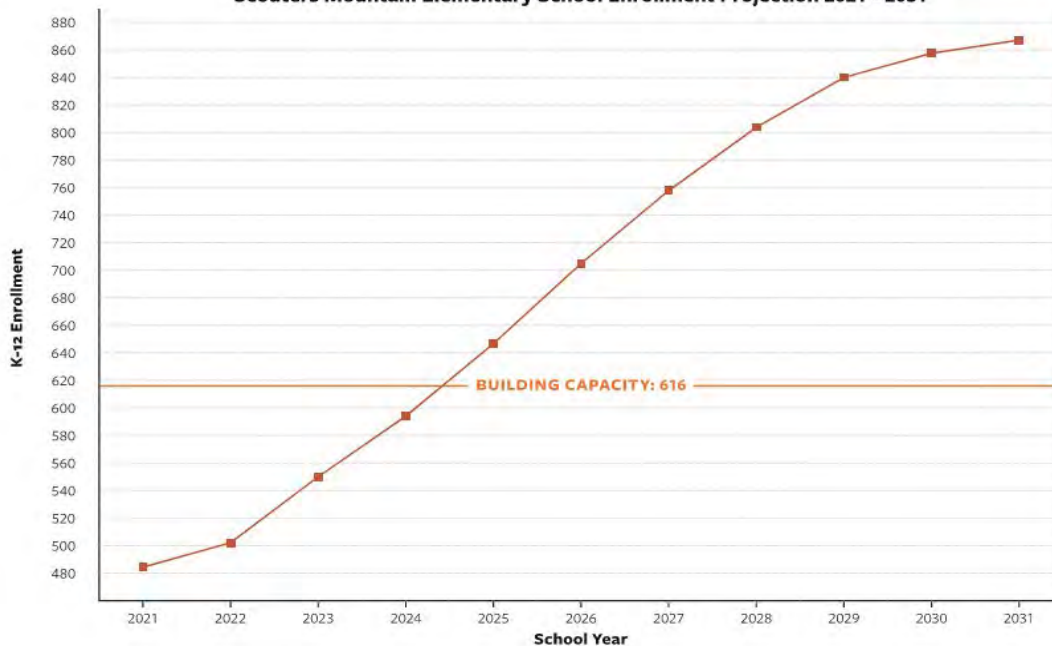
Replacement Cost of Aging Assets/Systems (6-10 Years): \$3,567,608



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	22	28	100%	616
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	1	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	27			616

Scouters Mountain Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Scouters Mountain Elementary School was first constructed in 2009. The school has no history of major renovations or additions. The school occupies a 16.9-acre site. Scouters Mountain Elementary School serves grades K-5. The campus is located in Happy Valley, off SE 172nd Avenue. The campus is situated with a church to the south, and single-family housing to the north and east. A road is to eventually be constructed to the west, connecting with 162nd.

CAPACITY

Scouters Mountain Elementary School includes 22 general classrooms for a total student capacity of 616 students, including portables. With current enrollment of 483 students, Scouters Mountain Elementary School is at 78% of its total capacity. Over the past year, Scouters Mountain Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will continue to climb rapidly through 2031. Enrollment is projected to exceed capacity in 2024, with significant overcrowding thereafter unless measures are taken to increase capacity or divert enrollment to other elementary schools within the district.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Scouters Mountain is in fair overall condition. The FCI score for this school is 0.10. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$964,603 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$3,567,608. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- The principal reports difficulty with maintaining comfortable thermal conditions in classrooms (they tend to be excessively warm).
- A TLC special education program classroom (for grades 3-5) is present. The classroom does not have specialized features. The program does use an additional space across the hall as a “cool down” room. However, this space is also needed by other specialists in the building.
- The school would benefit from additional meeting space.



PART 6 - SCHOOL FACILITIES OVERVIEW

Spring Mountain Elementary

11645 SE Masa Lane, Happy Valley, OR 97086

Year Built 2000 | Area 58,053 SF | Acreage 10.0Acres

2021-22 Enrollment 413 Students

Total Capacity 560 Students

% of Total Capacity 74%

FCI Score .14 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$4,133,260

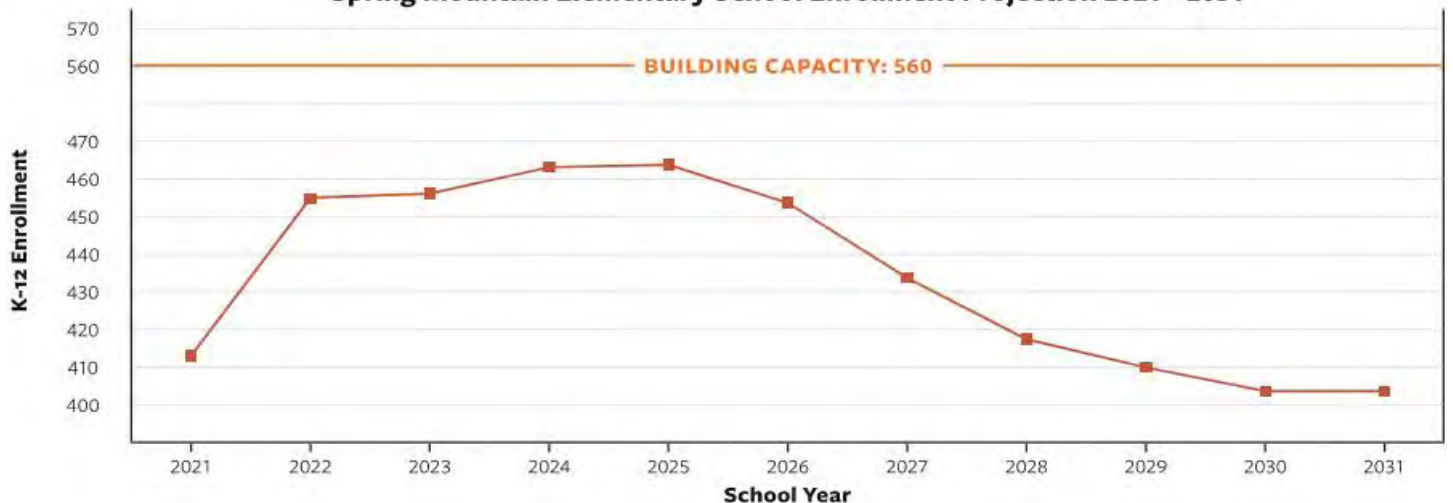
Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,367,902



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	20	28	100%	560
Music	1	N/A	N/A	N/A
Technology	1	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	2	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	1	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	28			560

Spring Mountain Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Spring Mountain Elementary School was first constructed in 2000. The school has no history of major renovations or additions. The school occupies a 10-acre site. Spring Mountain Elementary School serves grades PK-5 (a Headstart program is onsite). The campus is located on SE Masa Lane in Happy Valley. The school is mostly surrounded by residential homes, with a creek and park across SE 129th from the campus.

CAPACITY

Spring Mountain Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 413 students, Spring Mountain Elementary School is at 74% of its total capacity. Over the past year, Spring Mountain Elementary School's enrollment has increased from 2021 levels. It is projected that enrollment will remain relatively stable through 2025, but then gradually decline through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Spring Mountain is in poor overall condition. The FCI score for this school is 0.14. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$4,133,260 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,367,902. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Flexible seating furniture has not been implemented beyond the kindergarten classrooms.
- The principal reports difficulty with maintaining comfortable thermal conditions in classrooms.
- The school experiences ongoing field drainage issues, limiting use of the soccer and baseball fields.
- The cafeteria is reportedly small and feels very cramped when two grades share the space at one time. Aging kitchen equipment is present.
- Some outdoor areas are reportedly difficult to supervise, including select outdoor play areas and the student drop-off area.
- Narrow corridors reportedly create bottlenecks. The principal reports that there is not room for a person in a wheelchair to pass by another person going the opposite direction.
- Administrative office space is undersized. The principal's office is now positioned in the former conference room.



PART 6 - SCHOOL FACILITIES OVERVIEW

Sunnyside Elementary

13401 SE 132nd Avenue, Clackamas, OR 97015

Year Built 1949 | **Area** 69,280 SF | **Acres** 9.41 Acres

2021-22 Enrollment 444 Students

Total Capacity 644 Students

% of Total Capacity 69%

FCI Score .18 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$6,506,078

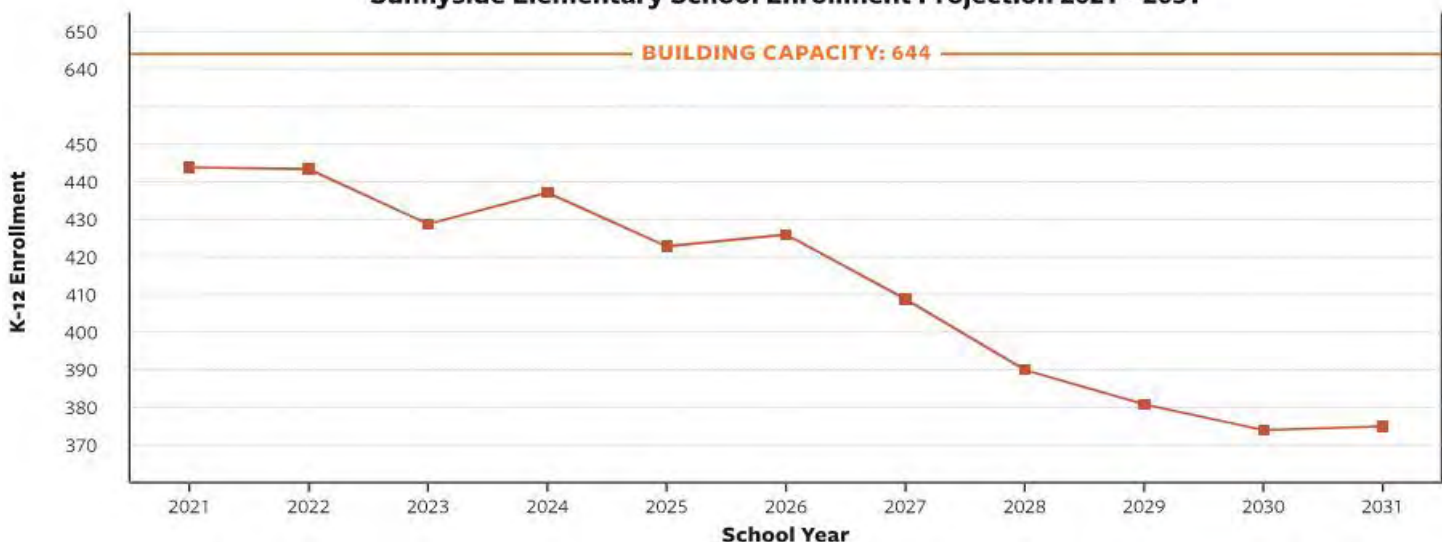
Replacement Cost of Aging Assets/Systems (6-10 Years): \$449,742



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	23	28	100%	644
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	2	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	1	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	30			644

Sunnyside Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Sunnyside Elementary School was first constructed in 1949. The school has received numerous renovations and/or additions, including projects in 1955, 1960, 1962, 1967, 1979, 1987, 1988, 1993, and 2019. The school occupies a 9.41-acre site. Sunnyside Elementary School serves grades K-5. The campus is located on SE 132nd Avenue in Happy Valley, directly south of SE Sunnyside Road. Residential properties surround the school to the south and west, with some commercial properties across the school off SE Sunnyside Road and a church to the east.

CAPACITY

Sunnyside Elementary School includes 23 general classrooms for a total student capacity of 644 students. With current enrollment of 444 students, Sunnyside Elementary School is at 69% of its total capacity. Over the past year, Sunnyside Elementary School's enrollment has remained stable from 2021 levels. It is projected that enrollment will generally decline through 2031 (with some short-term ups and downs). Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Sunnyside is in poor overall condition. The FCI score for this school is 0.18. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$6,506,078 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$449,742. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- The principal reports difficulty with maintaining comfortable thermal conditions in classrooms (they tend to be excessively warm).
- Spaces where teachers can supervise students engaging in independent activities are “extremely limited to non-existent.”
- Nine (9) classrooms do not have access to natural light.
- Kitchen and cafeteria upgrades are reportedly needed.
- At the drop-off/pick-up area, traffic flow requires constant monitoring. Speeding is a serious concern along 132nd. There is also a section of roadway leading up to the school with no sidewalk.



PART 6 - SCHOOL FACILITIES OVERVIEW

Verne A. Duncan Elementary

14898 SE Parklane Drive, Happy Valley, Oregon 97015

Year Built 2009 | **Area** 60,474 SF | **Acreage** 11.1 Acres

2021-22 Enrollment 424 Students

Total Capacity 644 Students

% of Total Capacity 66%

FCI Score .07 (Good)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$2,022,307

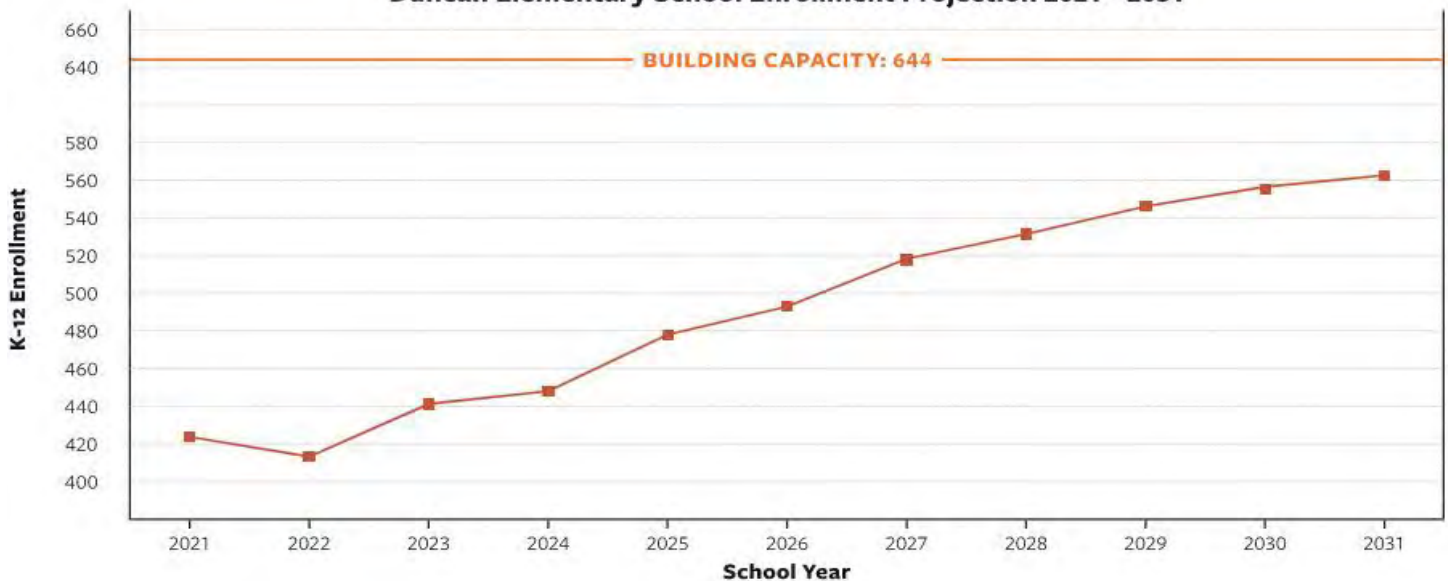
Replacement Cost of Aging Assets/Systems (6-10 Years): \$585,938



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	23	28	100%	644
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	1	N/A	N/A	N/A
Total Capacity	27			644

Duncan Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Verne A. Duncan Elementary School was first constructed in 2009. The school has no history of major renovations or additions. The school occupies a 11.1-acre site. Verne A. Duncan Elementary School serves grades K-5. The campus is located in Happy Valley off SE Rock Creek Blvd and SE 172nd Blvd. The campus is east of Adrienne C. Nelson High School. Residential and agricultural properties surround the campus.

CAPACITY

Verne A. Duncan Elementary School includes 23 teaching stations for a total student capacity of 644 students. With current enrollment of 424 students, Verne Duncan Elementary School is at 66% of its total capacity. Enrollment is expected to gradually increase through 2031. However, enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Verne A. Duncan is in good overall condition. The FCI score for this school is 0.07. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$2,022,307 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$585,938. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



Classroom Features

- The facility would benefit from additional resources for hands-on STEAM instruction. The school has a STEAM lab, but it is carpeted. Classrooms are also carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink.
- Teachers desire flexible furnishing options in classrooms.
- Room 112 is currently split for a classroom and storage. It was not built with cubbies and has a movable wall. Staff would like to convert this back to a full classroom.
- A “calming” room for students to practice self-regulation skills is desired by staff.
- The field experiences ongoing drainage issues, limiting its use much of the school year.
- The drop-off/pick-up traffic backs up onto Parklane and Stadium Way. New apartments will soon be added and the proposed walk zone is at a three-way stop (safety concerns). The school would prefer a path at the end of Stadium Way, near the school’s end of the bus loop; however, it would likely require a few stairs and removal of part of a fence.



PART 6 - SCHOOL FACILITIES OVERVIEW

View Acres Elementary

4828 SE View Acres Road, Milwaukie, OR 97267

Year Built 1964 | **Area** 53,191 SF | **Acreage** 11.56 Acres

2021-22 Enrollment 380 Students

Total Capacity 560 Students

% of Total Capacity 68%

FCI Score .20 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$5,613,901

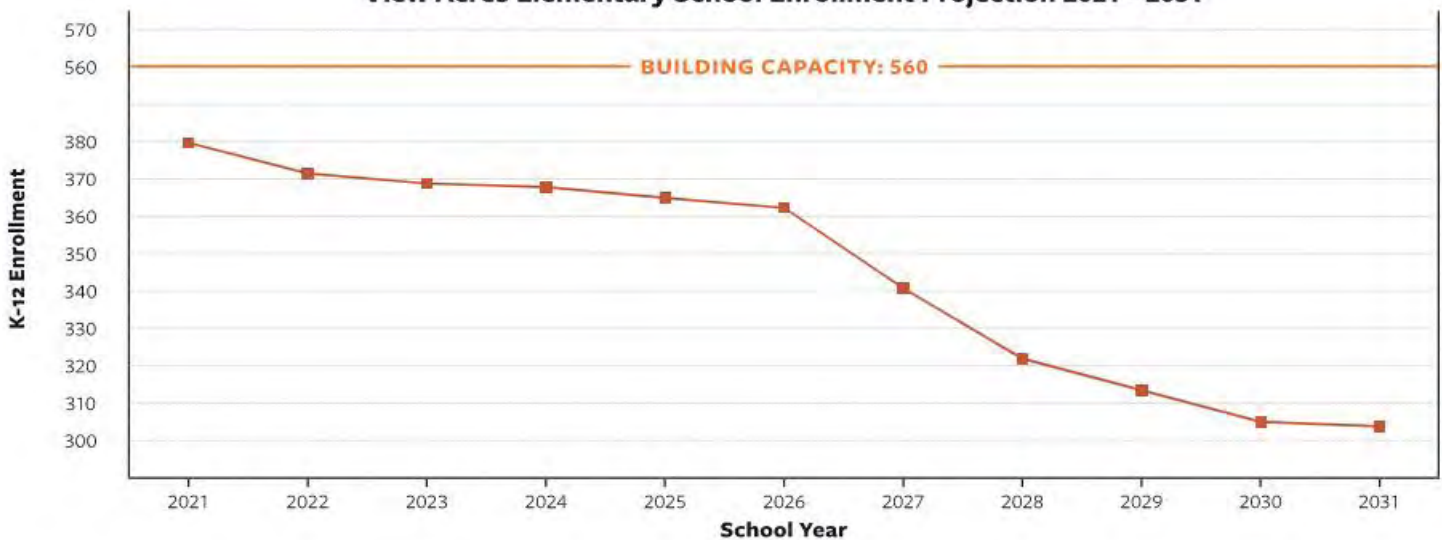
Replacement Cost of Aging Assets/Systems (6-10 Years): \$596,037



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	20	28	100%	560
Music	1	N/A	N/A	N/A
Technology	0	N/A	N/A	N/A
LEEP	0	N/A	N/A	N/A
ESD Classrooms (CCC, Head Start, Ready Set Go)	0	N/A	N/A	N/A
Health / Wellness Room	1	N/A	N/A	N/A
SLC	0	N/A	N/A	N/A
Resource Room	1	N/A	N/A	N/A
Day Care or Program Classrooms	0	N/A	N/A	N/A
ELD	0	N/A	N/A	N/A
Total Capacity	23			560

View Acres Elementary School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

View Acres Elementary School was first constructed in 1964. The school received renovations and/or additions in 1968 and 2020. The school occupies a 11.56-acre site. View Acres Elementary School serves grades K-5. The campus is located on SE View Acres Road in Milwaukie. The campus is located in a residential area, with primarily single-family houses on all sides.

CAPACITY

View Acres Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 380 students, View Acres Elementary School is at 68% of its total capacity. Over the past year, View Acres Elementary School's enrollment has decreased slightly from 2021 levels. Declining enrollment is projected through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

View Acres is in poor overall condition. The FCI score for this school is 0.20. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$5,613,901 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$596,037. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- Classrooms are carpeted which may limit the ability to engage in “messy” activities; however, every classroom does have a sink. The school presently has one classroom designated as an art room which may be used for STEAM projects. It is located on the lower level and is equipped with art supplies and tables.
- Teachers desire flexible furnishing options in classrooms. Older classrooms lack cubbies for students’ storage.
- The principal reports difficulty with maintaining comfortable thermal conditions in classrooms, including the TLC special education classroom.
- Not all classrooms have exterior windows.
- Gym upgrades are reportedly needed (including accessibility improvements).
- The cafeteria is reportedly undersized and kitchen upgrades are needed. Acoustical treatments are desired to help mitigate noise. The school serves as a “base kitchen,” yet the delivery dock is not easily accessed by semi-trucks.
- The school lacks a dedicated calming room or space - this is highly desired.
- The principal reports issues with congested corridors during transitions.

PART 6 - SCHOOL FACILITIES OVERVIEW

Alder Creek Middle School

13801 SE Webster Road, Milwaukie, OR 97267

Year Built 1957 | **Area** 157,278 SF | **Acreage** 34.43 Acres

2021-22 Enrollment 890 Students

Total Capacity 1,382 Students

% of Total Capacity 64%

FCI Score .13 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$8,139,990

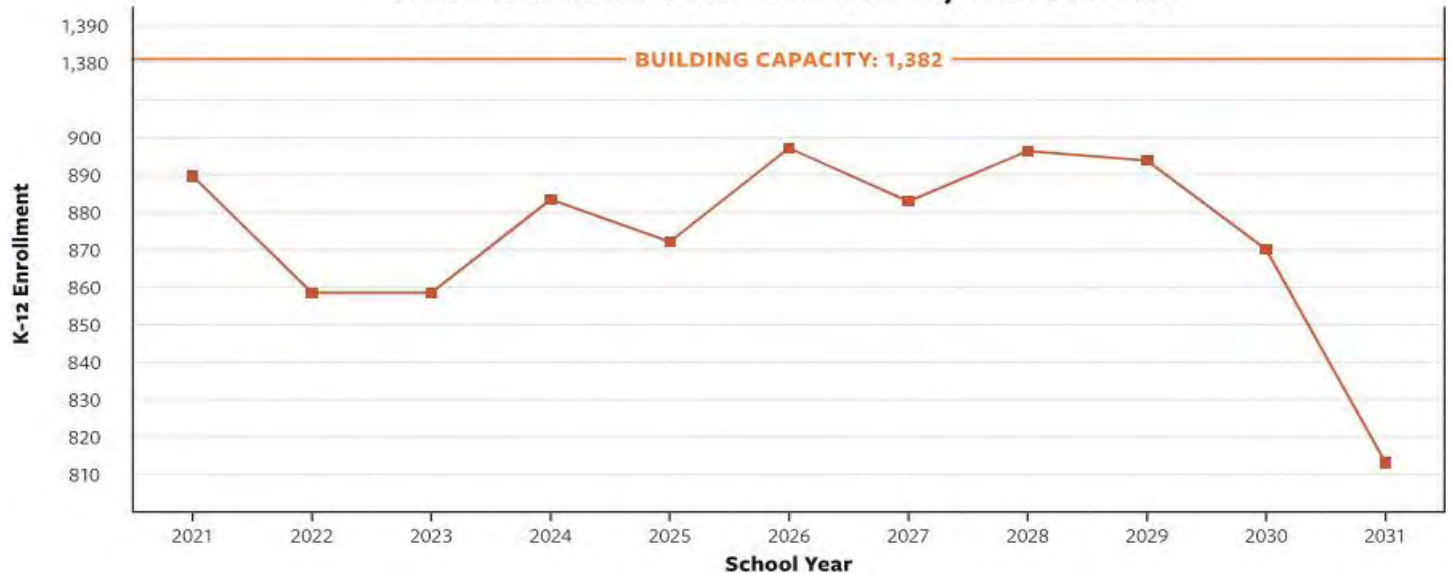
Replacement Cost of Aging Assets/Systems (6-10 Years): \$6,228,143



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	33	32	80%	844.8
Modular Classrooms	0	32	80%	0
Science Classrooms	6	32	80%	153.6
Music / Orchestra	2	32	80%	51.2
Computer Labs	2	32	80%	51.2
SLC-A / LEEP	2	32	80%	51.2
Gyms / PE Teaching Stations	2	32	80%	51.2
Specialty Classrooms	7	32	80%	179.2
Total Capacity	54			1382

Alder Creek Middle School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Alder Creek Middle School was first constructed in 1957. The school received numerous renovations and/or additions, including projects in 1958, 1959, 1962, 1966, 1977, 1991, 2002, 2010, 2018, and 2019. The school occupies a 34.43-acre site; the site also includes the District Vehicle Shop. Alder Creek Middle School serves grades 6-8. The campus is located on SE Webster Road in Milwaukie, immediately south of Highway 224. Residential properties border the campus to the south and west, a church is located north of the campus, and some commercial properties are located to the east of the school.

CAPACITY

Alder Creek Middle School includes 54 teaching stations for a total student capacity of 1,382 students. With current enrollment of 890 students, Alder Creek Middle School is at 64% of its total capacity. Over the past year, Alder Creek Middle School's enrollment has decreased rather sharply from 2021 levels. It is projected that enrollment will fluctuate through 2030, then dip sharply in 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Alder Creek Middle School is in poor overall condition. The FCI score for this school is 0.13. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$8,139,990 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$ 6,228,143. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- Classrooms do not have a standard for furniture that allows for flexible seating or easy set up for groups. Existing classroom furniture often impedes efforts by teachers to create more flexible learning spaces. The school includes “commons areas” that serve as extended learning spaces; however, these spaces cannot be easily supervised from classrooms due to their position and lack of interior windows.
- While adequate office space is provided, additional meeting room(s) are needed. Additional storage would be beneficial; currently using stage area for storage.
- The principal reports inconsistent thermal conditions among classrooms; classroom temperatures are not able to be easily regulated (i.e. too hot or too cold). While many classrooms have ample exterior windows, there are multiple

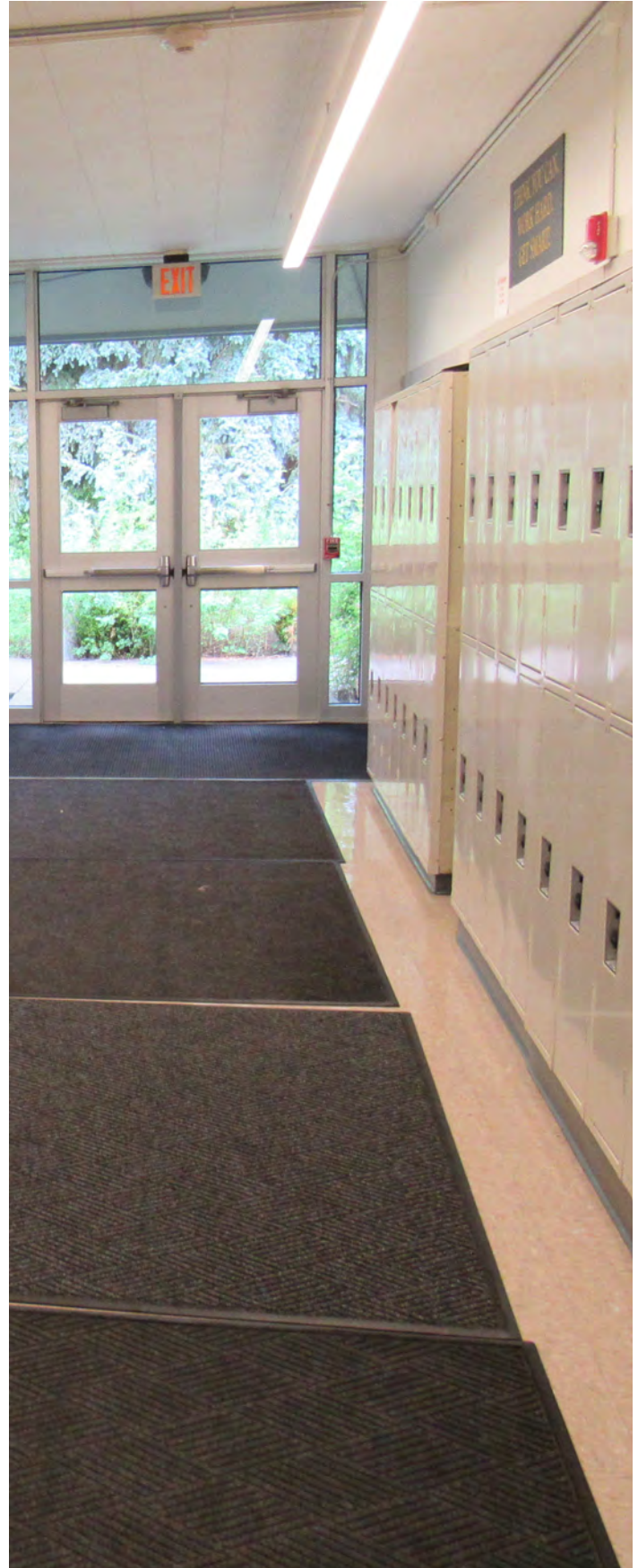


PART 6 - SCHOOL FACILITIES OVERVIEW



classrooms with no windows or natural light. One classroom experiences an “echo” effect that can cause unpleasant sensory conditions. In another classroom, the boiler can be heard turning on and off, causing a “very loud and startling” noise.

- The school includes TLC, LEEP, and SLCA special education programs, but classrooms do not have specialized features to adequately support needs. An adjacent ADA restroom designed to support special education students is needed. An ADA restroom was added to the new SLC suite, but the school converted it into a staff restroom (not as intended).
- The kitchen and servery are reportedly undersized with outdated equipment. The principal reports that Alder Creek Middle School is in the top three meal service spaces in need of dramatic updates. The limited space and inefficient layout create supervision challenges. Student service points are very cramped and need more space to function correctly. The cafeteria lacks an exterior door.
- The school has poor wayfinding with crowded long looping hallways creating long distances for students to navigate.
- Dark, poorly lit locker rooms are present.
- The school experiences significant challenges with the configuration of their drop-off/pick-up lanes. Buses and parent vehicles share lanes creating vehicle congestion, backed up traffic, and long waits for parents.



Happy Valley Middle School

13865 SE King Road, Suite B, Happy Valley, OR 97086

Year Built 2009 | **Area** 135,604 SF | **Acreage** 14.0 Acres

2021-22 Enrollment 1,063 Students

Total Capacity 1,306 Students (includes 8 portable classrooms / 4 modulars)

% of Total Capacity 81%

FCI Score .06 (Good)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$4,083,803

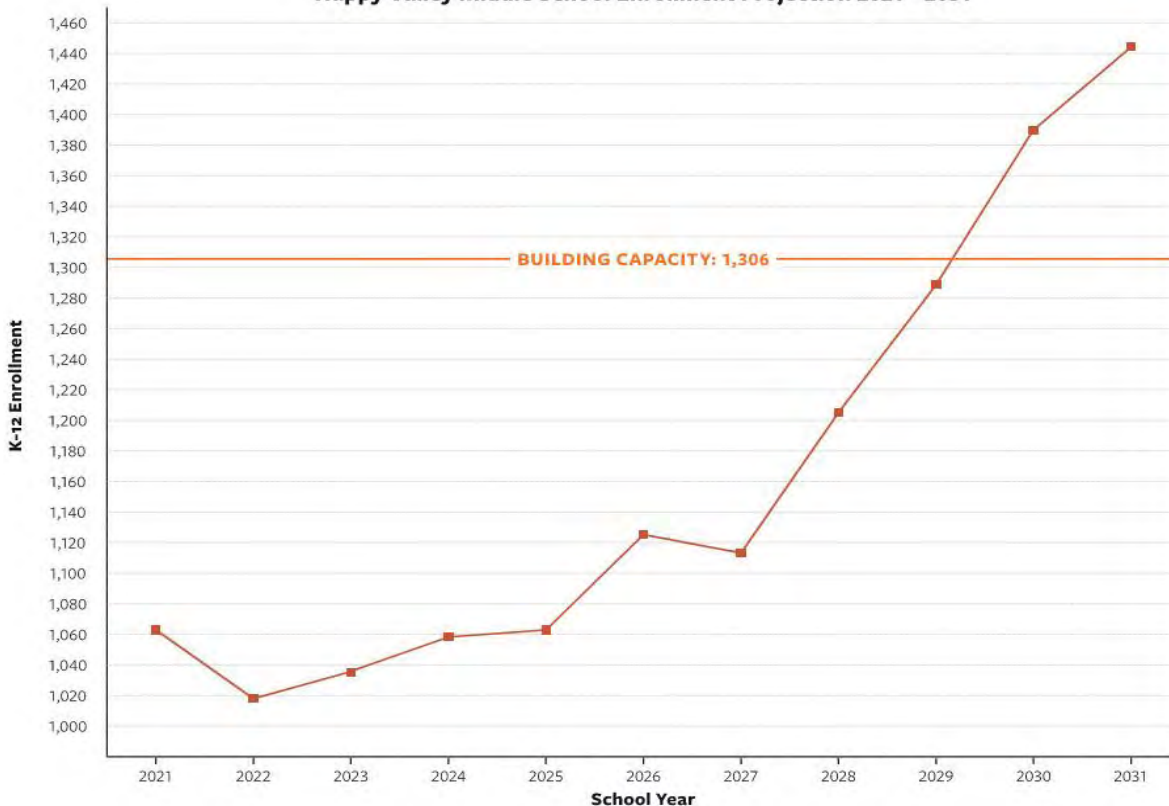
Replacement Cost of Aging Assets/Systems (6-10 Years): \$618,636



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	27	32	80%	691.2
Modular Classrooms	8	32	80%	204.8
Science Classrooms	8	32	80%	204.8
Music / Orchestra	2	32	80%	51.2
Computer Labs	0	32	80%	0
SLC-A / LEEP	0	32	80%	0
Gyms / PE Teaching Stations	2	32	80%	51.2
Specialty Classrooms	4	32	80%	102.4
Total Capacity	51			1,306

Happy Valley Middle School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Happy Valley Middle School was first constructed in 2009; an addition was added in 2018. The school occupies a 14-acre site. Happy Valley Middle School serves grades 6-8. The campus is located in Happy Valley off SE King Road, in the same location as Happy Valley Elementary School. A church is located on the immediate east of the campus, single family housing to the south and park lands to the north.

CAPACITY

Happy Valley Middle School includes 51 teaching stations for a total student capacity of 1,306 students. Four (4) modular buildings (8 classrooms) are onsite. With current enrollment of 1,063 students, Happy Valley Middle School is at 81% of its total capacity (including portables). Over the past year, Happy Valley Middle School's enrollment has decreased from 2021 levels. However, it is projected that enrollment steeply increase through 2031. Enrollment is projected to exceed capacity by 2030.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Happy Valley Middle School is in good overall condition. The FCI score for this school is 0.06. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$4,083,803 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$618,636. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.



- Teachers desire flexible furnishing options in classrooms.
- The TLC special education class at Happy Valley Middle School is located in a general classroom without specialized features to support program needs.
- The principal reports multiple issues related to the drop-off/pick-up experience, including traffic flow, lack of traffic lights at the crosswalk.
- The school reportedly does not have adequate space for administrative offices and functions. The school's conference room is currently used as an office.



Rock Creek Middle School

14331 SE 132nd Avenue, Clackamas, OR 97015

Year Built 1991 | Area 110,112 SF | Acreage 13.5 Acres

2021-22 Enrollment 920 Students

Total Capacity 1,204 Students (includes 4 portable classrooms / 2 modulars)

% of Total Capacity 76%

FCI Score .19 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$4,719,540

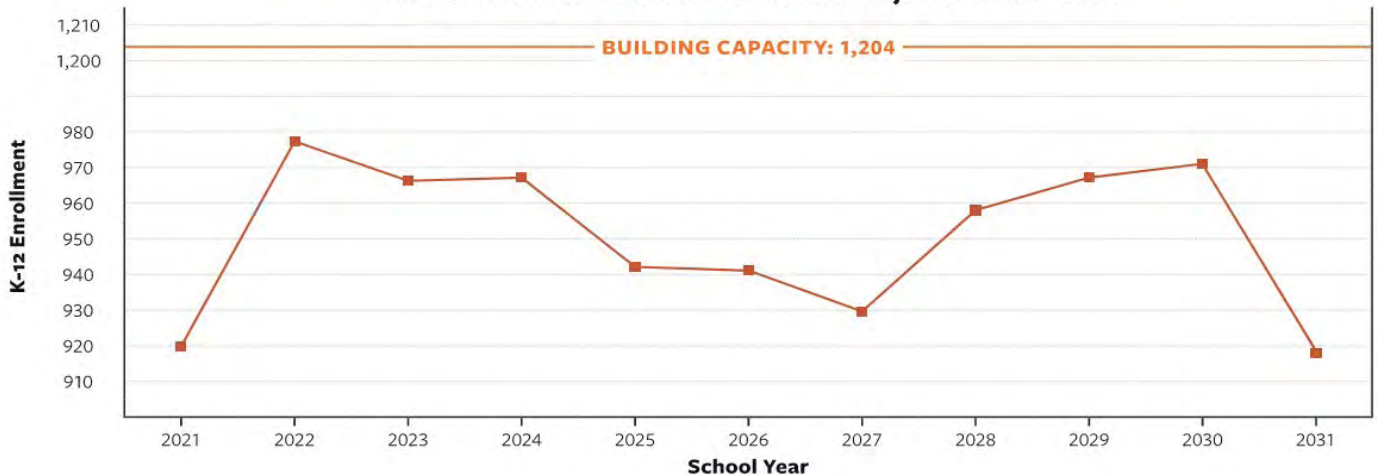
Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,342,216



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	25	32	80%	640.0
Modular Classrooms	4	32	80%	102.4
Science Classrooms	6	32	80%	153.6
Music / Orchestra	2	32	80%	51.2
Computer Labs	1	32	80%	25.6
SLC-A / LEEP	2	32	80%	51.2
Gyms / PE Teaching Stations	2	32	80%	51.2
Specialty Classrooms	5	32	80%	128
Total Capacity	47			1204

Rock Creek Middle School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Rock Creek Middle School was first constructed in 1991. The school received renovations and/or additions in 1993, 2003, 2010, 2018, and 2020. The school occupies a 13.5-acre site. Rock Creek Middle School serves grades 6-8. The campus is located on SE 132nd Avenue. Single-family housing surrounds the campus to the north, east and south, and Clackamas High School is west of the campus, separated by fields.

CAPACITY

Rock Creek Middle School includes 47 teaching stations for a total student capacity of 1,204 students. With current enrollment of 920 students, Rock Creek Middle School is at 76% of its total capacity. Over the past year, Rock Creek Middle School's enrollment has increased from 2021 levels. It is projected that enrollment will gradually decline through 2027, but then increase somewhat through 2030, and then sharply decline during the 2031-32 school year. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

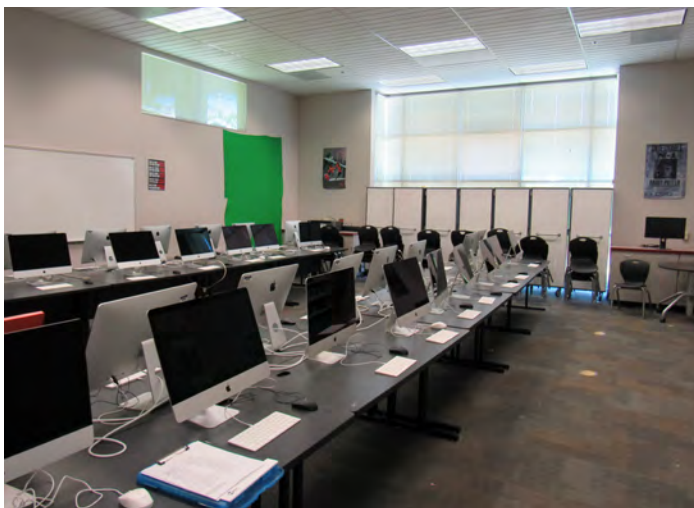
Rock Creek Middle is in poor overall condition. The FCI score for this school is 0.19. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$4,719,540 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,342,216. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- Flexible furnishing options are needed for classrooms.
- The principal reports difficulty with maintaining comfortable thermal conditions in classrooms.
- The school has two SLCA special education classrooms; however, they lack specialized features. Instead, two full-sized classrooms are used, including one with an attached office/electrical room used for dedicated storage. The school also recently converted a small nearby office into a quiet room.
- The principal reports that the school is “maxed out” of P.E. / athletic space.
- Persistent draining issues limit use of playing fields.



PART 6 - SCHOOL FACILITIES OVERVIEW



- The cafeteria seating area, kitchen, and service line are reportedly out of alignment with other secondary schools and inadequate to serve the necessary volume of students. Rock Creek Middle School is reportedly in the top three meal service spaces in need of dramatic updates.
- The design of the building does not support passive supervision. The school is very “spread out” with long, narrow halls lined with lockers that often feel overcrowded (particularly during transitions). Bottlenecks tend to occur at intersections of the B Hall/Main Hall and the C Hall/Main Hall.
- The school lacks sufficient office space; a conference room was recently converted into an office, and a former storage room is now used for meetings. The school’s onsite community partner (Lifestance) requires space to meet with students. Currently, the SLP, SLPA, and school psych all share space in a portable classroom; however, that space will be used as a classroom next year. The principal is concerned that the school will need to add an additional counselor in the future but that there will not be an available office.
- The principal reports that the parking lot and drop-off lanes require reconfiguration. There are plans to repaint the parking lot and assess traffic flow. Parking capacity is limited. The parking/pick-up area is wedged between two intersections (Summers and Highpointe) - an area with no crosswalk.



PART 6 - SCHOOL FACILITIES OVERVIEW

Wilbur Rowe Middle School

3606 SE Lake Road, Milwaukie, OR 97222

Year Built 1963 | **Area** 107,880 SF | **Acreage** 14.61 Acres

2021-22 Enrollment 769 Students

Total Capacity 1,152 Students

% of Total Capacity 67%

FCI Score .13 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$6,978,747

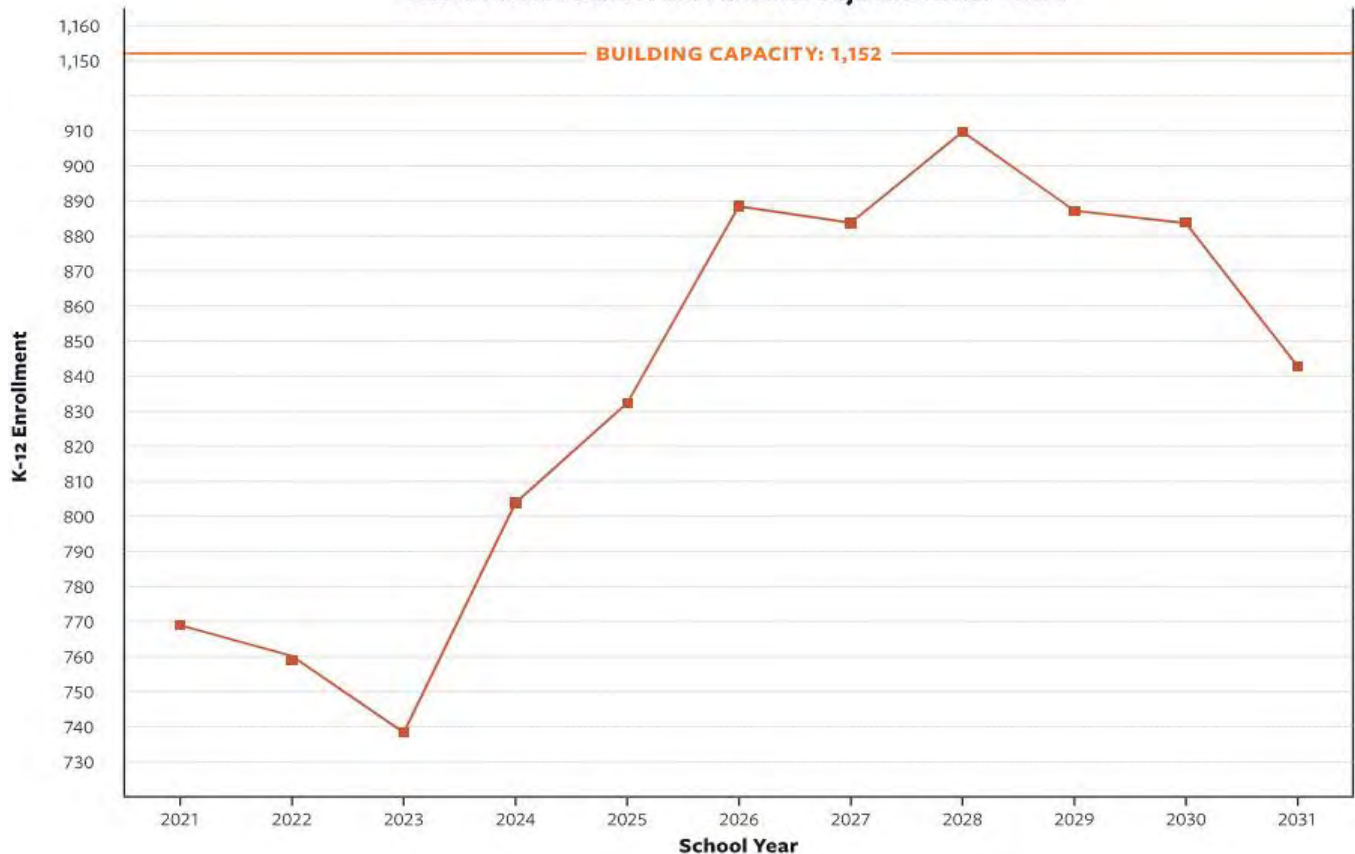
Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,342,216



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	28	32	80%	716.8
Modular Classrooms	0	32	80%	0
Science Classrooms	6	32	80%	153.6
Music / Orchestra	2	32	80%	51.2
Computer Labs	1	32	80%	25.6
SLC-A / LEEP	1	32	80%	25.6
Gyms / PE Teaching Stations	2	32	80%	51.2
Specialty Classrooms	5	32	80%	128.0
Total Capacity	45			1152

Rowe Middle School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Wilbur Rowe Middle School was first constructed in 1963. The school received renovations and/or additions in 1966, 1976, 2001, 2002, 2009, and 2019. The school occupies a 14.61-acre site. Wilbur Rowe Middle School serves grades 6-8. The campus is located on SE Lake Road in Milwaukie. The school is largely situated among single-family housing, with Kellogg Creek running to the southeast of the campus.

CAPACITY

Wilbur Rowe Middle School includes 45 teaching stations for a total student capacity of 1,152 students. With current enrollment of 769 students, Rowe Middle School is at 67% of its total capacity. Over the past year, Rowe Middle School's enrollment has declined from 2021 levels. However, it is projected that enrollment will rise rapidly over the next five (5) years, peaking in 2028. A gradual decline is then anticipated through 2031. Even at its peak, enrollment is not projected to exceed capacity at any time over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Rowe Middle School is in poor overall condition. The FCI score for this school is 0.13. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$ 6,978,747 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,342,216. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- Flexible furnishing options are needed for classrooms.
- Office space is limited.
- Lack of drinking fountains and handwashing sinks has reportedly been a challenge.
- The configuration of the drop-off lanes reportedly leads to congestion.



PART 6 - SCHOOL FACILITIES OVERVIEW

Adrienne C. Nelson High School

14897 SE Parklane Drive, Happy Valley, OR 97015

Year Built 2010 | **Area** 228,348 SF | **Acreage** 60.0 Acres

2021-22 Enrollment 1,104 Students

Total Capacity 1,560 Students

% of Total Capacity 71%

FCI Score .10 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$1,703,069

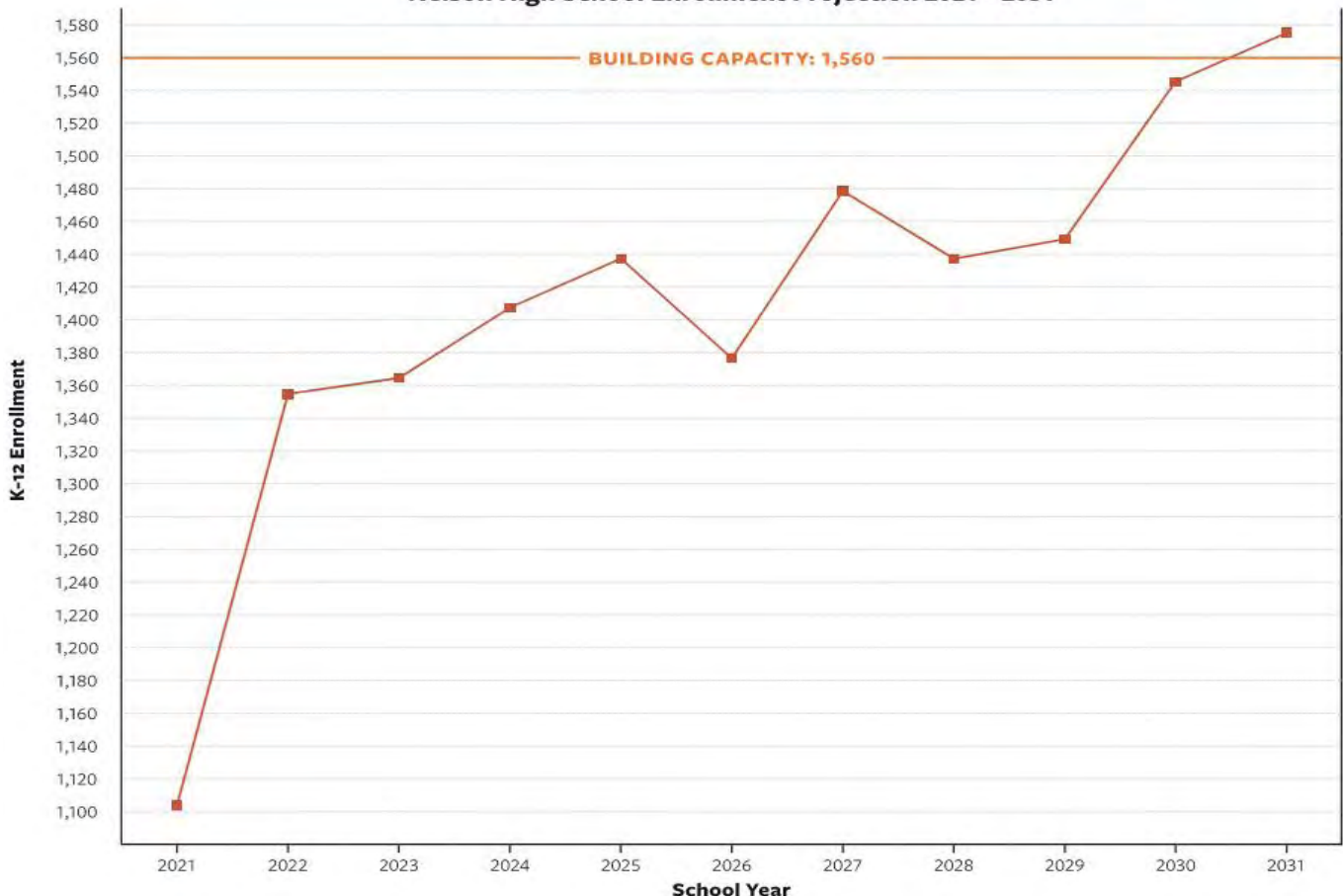
Replacement Cost of Aging Assets/Systems (6-10 Years): \$14,488,233



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	44	32	75%	1056
Science Classrooms	8	32	75%	192
Music / Orchestra	2	32	75%	48
SLC-A / LEEP	1	32	75%	24
Less than a Full-Sized Classroom	3	32	75%	72
Gymnasiums / PE Teaching Stations	3	32	75%	72
Specialty Classrooms (Tech / Drama / Art)	4	32	75%	96
Total Capacity	65			1560

Nelson High School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Adrienne C. Nelson High School was first constructed in 2010, with a renovation and conversion / addition in 2021. The school occupies a 60-acre site. Adrienne C. Nelson High School serves grades 9-12. The campus is located in Happy Valley off SE Rock Creek Blvd. The campus is west of Verne A. Duncan Elementary School, and south of Hood View Park, with residential and agricultural properties to the south and west of the campus.

CAPACITY

Adrienne C. Nelson High School includes 65 teaching stations for a total student capacity of 1,560 students. With current enrollment of 1,104 students, Nelson High School is at 71% of its total capacity. Over the past year, Nelson High School's enrollment has increased sharply from 2021 levels. It is projected that enrollment will continue its upward trend (with a couple short-lived dips) through 2031, when it will exceed the building's capacity.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Adrienne C. Nelson High School is in fair overall condition. The FCI score for this school is 0.10. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$1,703,069 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$14,488,233. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- SLCA and TLC special education programs are present. The TLC's sensory room is not connected to the main classroom, creating access and supervision challenges.
- The cafeteria and servery are reportedly undersized and cannot comfortably accommodate the student population. The school must place tables in corridors in order for students to have adequate seating.



PART 6 - SCHOOL FACILITIES OVERVIEW

Clackamas High School

14486 SE 122nd Avenue, Clackamas, OR 97015

Year Built 2002 | **Area** 269,160 SF | **Acreage** 39.8 Acres

2021-22 Enrollment 1,535 Students

Total Capacity 1,608 Students

% of Total Capacity 95%

FCI Score .10 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$9,033,523

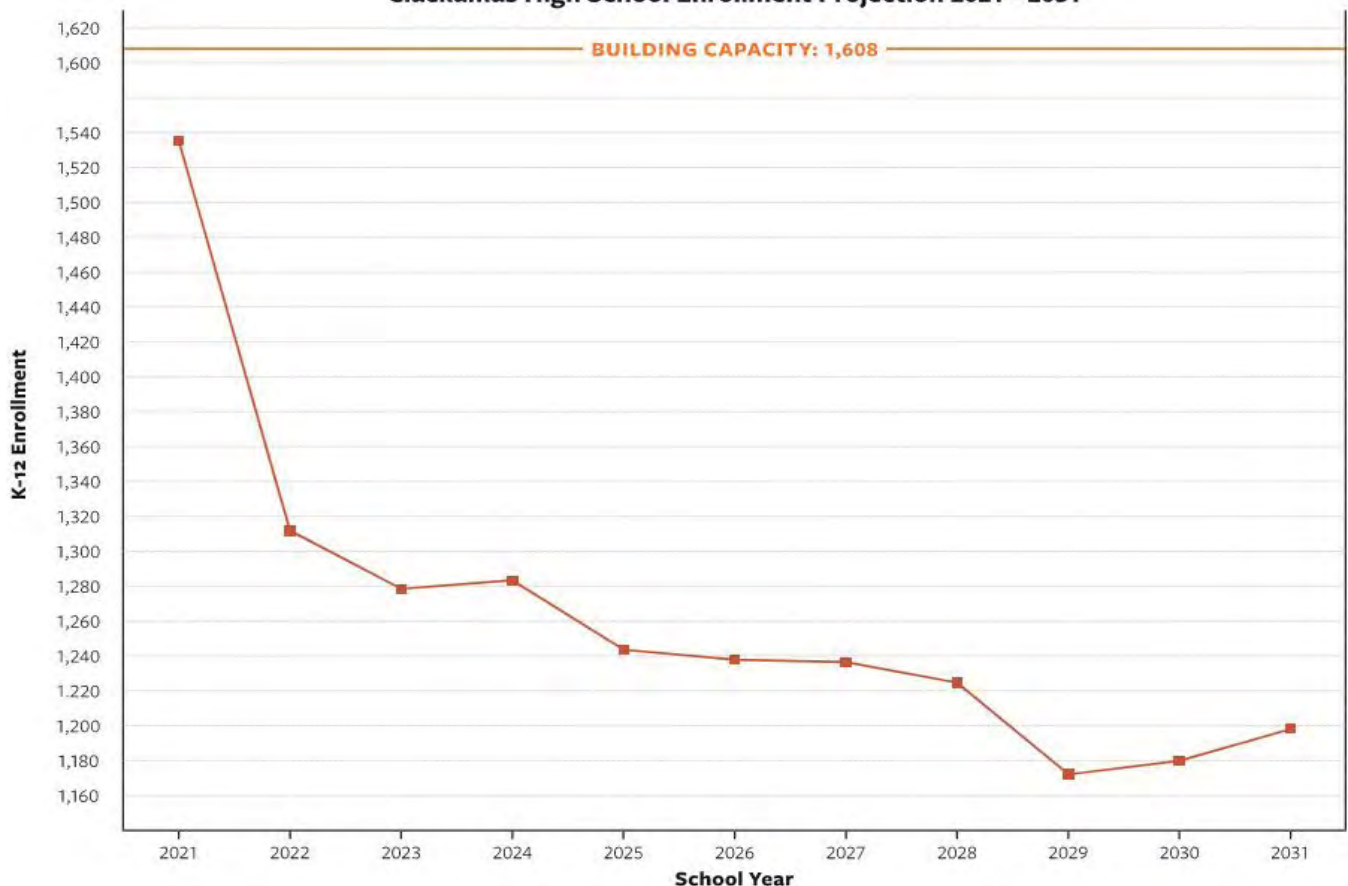
Replacement Cost of Aging Assets/Systems (6-10 Years): \$10,364,366



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	42	32	75%	1008
Science Classrooms	8	32	75%	192
Music / Orchestra	2	32	75%	48
SLC-A / LEEP	3	32	75%	72
Less than a Full-Sized Classroom	3	32	75%	72
Gymnasiums / PE Teaching Stations	3	32	75%	72
Specialty Classrooms (Tech / Drama / Art)	6	32	75%	144
Total Capacity	67			1608

Clackamas High School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Clackamas High School was first constructed in 2002, with additions constructed in 2010 and 2021. The school occupies a 39.8-acre site. Clackamas High School serves grades 9-12. The campus is located in Clackamas, off SE 122nd Avenue. The campus is west of Rock Creek Middle School, and is surrounded to the south by single family housing.

CAPACITY

Clackamas High School includes 67 teaching stations for a total student capacity of 1,608 students. With current enrollment of 1,535 students, Clackamas High School is at 95% of its total capacity. Over the past year, Clackamas High School's enrollment has declined sharply from 2021 levels. It is projected that enrollment will continue to decline through 2029, and then plateau through 2031. Enrollment is not projected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Clackamas High School is in fair overall condition. The FCI score for this school is 0.10. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$9,033,523 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$10,364,366. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

→ The principal reports that the HVAC system does not



properly cool the building.

- Rooms 601, 602, 606, 607 do not have access to natural lighting.
- Art classrooms are too small to house class sizes over 30-35.
- Gym and stadium acoustics are poor.
- The intercom system in the commons is poor (cannot hear announcements).
- Flexible furnishing options are needed for classrooms.
- The 100 hall restrooms are available to LEEP special education students, but are shared with staff and general education students.
- Clackamas High School shares PE spaces with Rock Creek; this can create scheduling conflicts.
- The school does not currently have a “calming space” for students.



PART 6 - SCHOOL FACILITIES OVERVIEW

Milwaukie High School

2301 SE Willard Street, Milwaukie, OR 97222

Year Built 1925-2020 | **Area** 224,446 SF | **Acreage** 23.0 Acres

2021-22 Enrollment 1,217 Students (includes MAA)

Total Capacity 1,440 Students

% of Total Capacity 85%

FCI Score .11 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$8,014,709

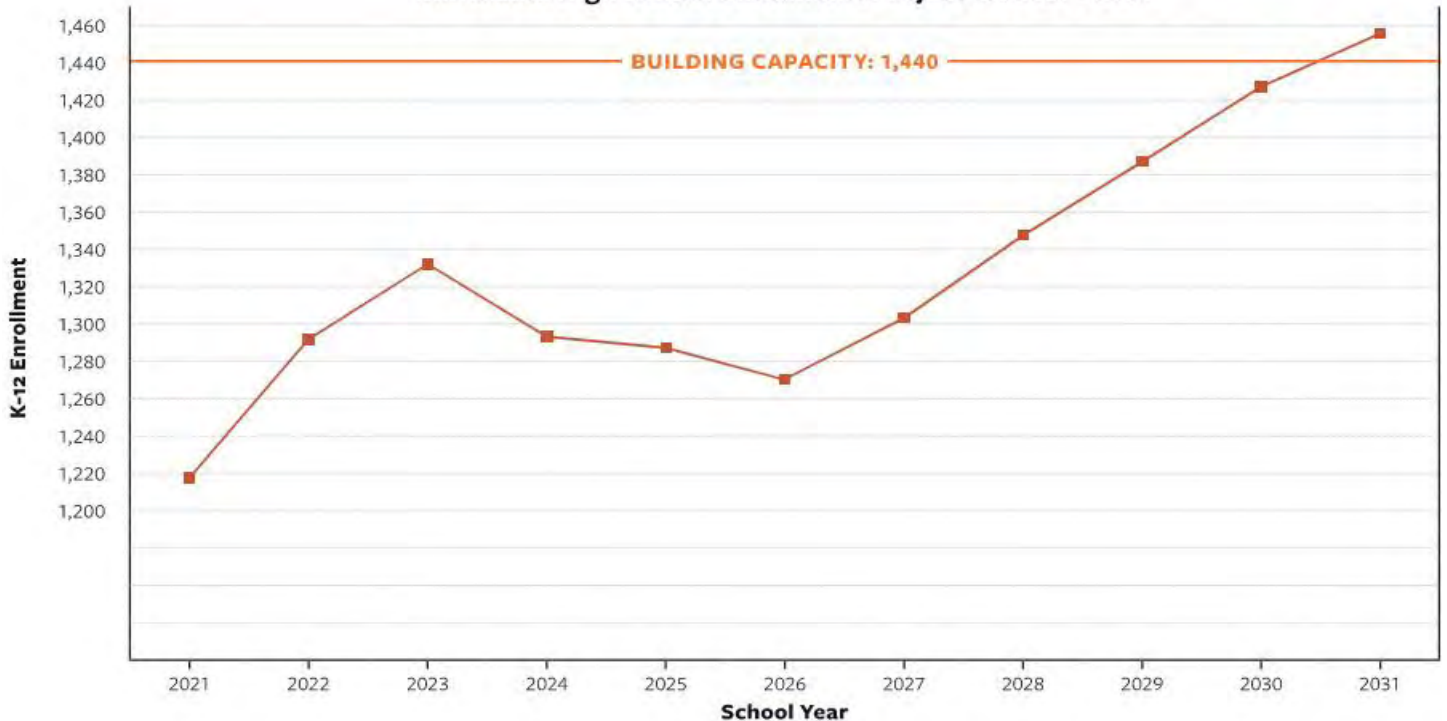
Replacement Cost of Aging Assets/Systems (6-10 Years): \$7,663,121



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	38	32	75%	912
Science Classrooms	7	32	75%	168
Music / Orchestra	2	32	75%	48
SLC-A / LEEP	1	32	75%	24
Less than a Full-Sized Classroom	3	32	75%	72
Gymnasiums / PE Teaching Stations	3	32	75%	72
Specialty Classrooms (Tech / Drama / Art)	6	32	75%	144
Total Capacity	60			1440

Milwaukie High School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Milwaukie High School was first constructed in 1925 and has undergone many additions and renovations over its nearly 100-year history. The original facility was demolished and replaced in 2020. Remaining buildings include the newly renovated commons, a performing arts center constructed in 2009, and aging P.E. / athletic facilities. The school occupies a 23-acre site. Milwaukie High School serves grades 9-12. The campus is located on SE Willard Street in Milwaukie. The campus is situated with commercial properties to the west, an affordable housing complex and church to the south of the school, apartments and single-family housing to the east.

CAPACITY

Milwaukie High School includes 65 teaching stations for a total student capacity of 1,440 students. With current enrollment of 1,217 students, Milwaukie High School is at 85% of its total capacity. Over the past year, Milwaukie High School's enrollment has increased from 2021 levels. It is projected that enrollment will enter a declining trend from 2023-2026, before starting to again steadily increase through 2031. Enrollment is projected to exceed capacity as of the 2031-32 school year.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Milwaukie High School includes multiple facilities ranging from newly constructed to poor overall condition. The FCI score for this school is .11 (fair). The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$8,014,709 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$7,663,121. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The principal reports that additional office and meeting spaces are needed. All offices are currently in use. If additional staff or specialists are added, there will no available offices to accommodate them.
- The principal reports that there are not enough spaces for facilitating trauma work (e.g. therapy sessions).
- P.E. / athletic areas are dated and due for major renovation or replacement.
- The principal reports issues with the air conditioning system (not working in all classrooms).



PART 6 - SCHOOL FACILITIES OVERVIEW

New Urban High School

1901 SE Oak Grove Boulevard, Milwaukie, OR 97267

Year Built 2021 | **Area** 38,868 SF | **Acreage** 5.36 Acres

2021-22 Enrollment 61 Students

Total Capacity 281 Students

% of Total Capacity 22%

FCI Score 0.0 (Excellent)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$37,752

Replacement Cost of Aging Assets/Systems (6-10 Years): \$0



Total Capacity:

Teaching Stations	Qty	Max. Class Size ⁶ (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	10	25	75%	187.5
Science Classrooms	2	25	75%	37.5
Music / Orchestra	0	25	75%	0
SLC-A / LEEP	0	25	75%	0
Less than a Full-Sized Classroom	0	25	75%	0
Gymnasiums / PE Teaching Stations	1	25	75%	18.75
Specialty Classrooms (Tech / Drama / Art)	2	25	75%	37.5
Total Capacity	15			281

6 The class size goal for New Urban High School is lower than that of the District's comprehensive high schools (i.e. 25 vs. 32) due to the unique nature of the program.



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

New Urban High School's current building was newly constructed in 2021, replacing a nearly 100-year old facility. The school occupies a 5.36-acre site. The New Urban High School serves grades 9-12. The campus is located on SE Oak Grove Boulevard in Oak Grove, in an area mixed with commercial and residential properties.

CAPACITY

New Urban High School includes 15 teaching stations for a total student capacity of 281 students. With current enrollment of 61 students, New Urban High School is at 22% of its total capacity.

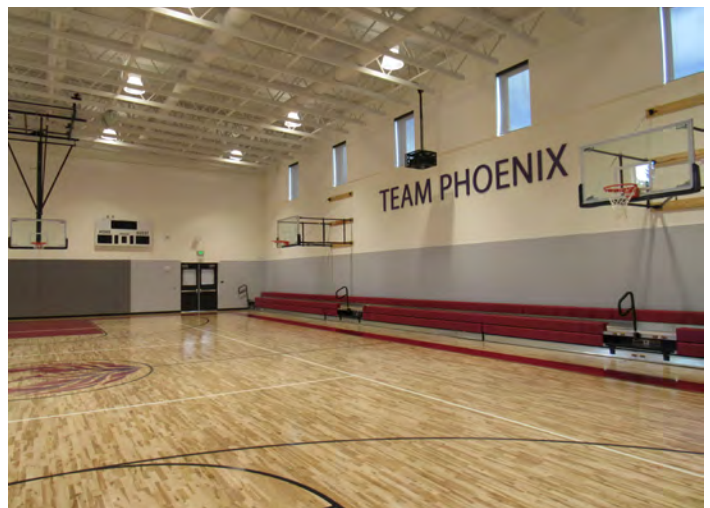
KEY FACILITY CONDITION IMPROVEMENT NEEDS

New Urban High School is in newly constructed building in excellent condition. The FCI score for this school is 0.0. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$37,752 within the next five (5) years. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- No major issues or concerns were noted (newly constructed building).



PART 6 - SCHOOL FACILITIES OVERVIEW

Rex Putnam High School

4950 SE Roethe Road, Milwaukie, OR 97267

Year Built 1963 | **Area** 217,552 SF | **Acreage** 28.8 Acres

2021-22 Enrollment 1,162 Students

Total Capacity 1296 Students

% of Total Capacity 90%

FCI Score .18 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$16,283,350

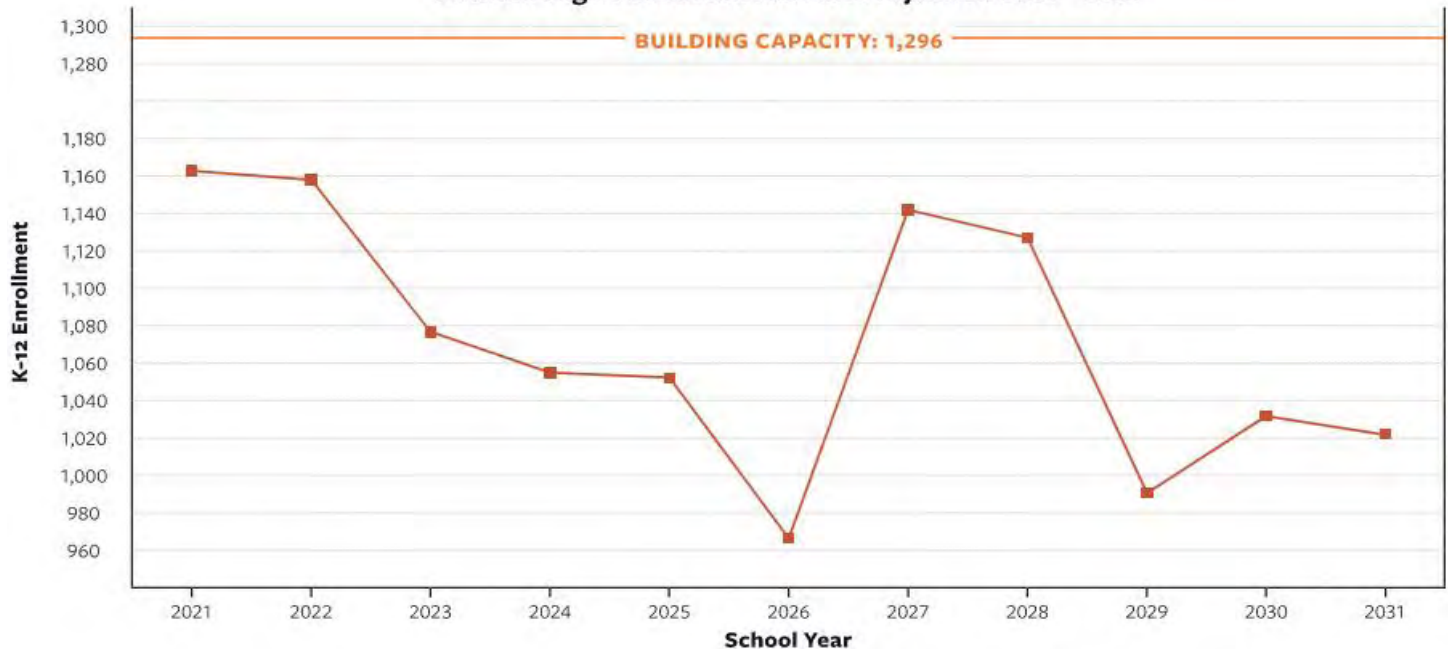
Replacement Cost of Aging Assets/Systems (6-10 Years): \$7,762,659



Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	31	32	75%	744
Science Classrooms	7	32	75%	168
Music / Orchestra	2	32	75%	48
SLC-A / LEEP	1	32	75%	24
Less than a Full-Sized Classroom	3	32	75%	72
Gymnasiums / PE Teaching Stations	3	32	75%	72
Specialty Classrooms (Tech/Drama/Art)	7	32	75%	168
Total Capacity	54			1296

Putnam High School Enrollment Projection 2021 - 2031



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Rex Putnam High School was first constructed in 1963, with additions in 1966, 1978, 2000, and 2001. The school occupies a 28.8-acre site. Rex Putnam High School serves grades 9-12. The campus is located on SE Roethe Road in Milwaukie, east of McLoughlin Blvd. The school is primarily surrounded by residential properties, with some commercial properties and businesses closer to McLoughlin Blvd.

CAPACITY

Rex Putnam High School includes 54 teaching stations for a total student capacity of 1,296 students. With current enrollment of 1,162 students, Rex Putnam High School is at 90% of its total capacity. Rex Putnam High School's enrollment has declined from 2021 levels; this pattern is expected to continue over the next few years, reaching a low point in 2026. A somewhat volatile enrollment pattern (with ups and downs) is then projected through 2031. Enrollment is not expected to exceed capacity over the next 10 years.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Rex Putnam High School is in poor overall condition. The FCI score for this school is 0.18. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$16,283,350 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$7,762,659. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy conditions are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

- The principal reports difficulty with maintaining comfortable thermal conditions in classrooms.
- The school has dated finishes.
- There are many interior rooms without windows or access to natural light.
- Many SPED program classrooms are reportedly too small for the number of students and staff. Many rooms have no exterior access or views to the outdoors. Some rooms have poor insulation leading to noise transference. The TLC classroom is not ADA accessible and lacks a dedicated restroom. The principal reports other general concerns about ADA accessibility within the facility.
- The principal notes that the library media center has older furnishings and lacks natural light, making the space feel somewhat uninviting to students.



PART 6 - SCHOOL FACILITIES OVERVIEW

Owen Sabin - Ben Schellenberg Professional Technical Center

North Campus: 14211 SE Johnson Road, Milwaukie, OR 97267

Year Built 1967 | **Area** 83,394 SF | **Acreage** 14 Acres

Total Capacity 640 Students

FCI Score 0.10 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$4,301,464

Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,980,260



South Campus: 14450 SE Johnson Road, Milwaukie, OR 97267

Year Built 1968 | **Area** 73,965 SF | **Acreage** 15.18 Acres

Total Capacity 597 Students

FCI Score 0.12 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$ 3,587,155

Replacement Cost of Aging Assets/Systems (6-10 Years): \$2,296,122

Land Lab and Forestry Center: 13021 SE Hubbard Road, Clackamas, OR 97015

Year Built 1970 | **Area** 4,878 SF | **Acreage** 9.7 Acres

FCI Score 0.12 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$291,314

Replacement Cost of Aging Assets/Systems (6-10 Years): \$47,660



PART 6 - SCHOOL FACILITIES OVERVIEW

DESCRIPTION

Owen Sabin - Ben Schellenberg Professional Technical Center (SSPTC) has multiple facilities and campuses. The Sabin-Schellenberg Professional Technical Center serves grades 9-12.

- SSPTC's main campuses are situated along SE Johnson Road in Milwaukie. The North Campus was first constructed in 1967, with multiple additions from 1968-1970, and a renovation in 2020. It occupies a 14-acre site.
- The South Campus' original building was constructed in 1968, with an addition in 1977 and a partial renovation in 2003. The South Campus is situated on a 15.8 acre site.
- The Land Lab and adjoining fields are located on SE Hubbard Road in Clackamas. The complex's first buildings were constructed in 1970-71 with small additions in 2002, 2003, and 2019. The site also includes a modular building, an agriculture science room, and a sheep barn. The building occupies a 9.7-acre site.

CAPACITY

SSPTC's facilities have a total capacity of 1,269; this includes the North campus (640 students), South Campus (597 students) and land lab (32 students). SSPTC currently operates with approximately 28 FTE instructors, supporting up to 896 students. Students only attend SSPTC part-time as they are co-enrolled in one of the District's comprehensive high schools.

It is important to note that due to the nature of the programs at SSPTC, the identification of teaching stations differs the approach at a traditional high school. CTE programs often utilize both a classroom and laboratory or shop area for hands-on learning. In such cases, two or more areas may be defined as a single teaching station for capacity purposes.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Sabin-Schellenberg Professional Technical Center is in fair overall condition. The FCI scores for this school's facilities range from 0.10 and 0.12.

The cost of replacing all assets and/or systems nearing the end of their useful life at the North and South campuses (with escalation) is approximately \$7,888,619 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$4,276,382.

The cost of replacing all assets and/or systems nearing the end of their useful life at the Land Lab and Forestry Center (with escalation) is approximately \$291,314 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$47,660.

Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.



PART 6 - SCHOOL FACILITIES OVERVIEW

North Clackamas Administration Building

12400 SE Freeman Way, Milwaukie, OR 97222

Year Built 1988 | **Area** 26,800 SF | **Acreage** 2.34 Acres

FCI Score 0.08 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$252,151

Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,272,664



DESCRIPTION

The North Clackamas Administration Building was first constructed in 1988. The building occupies a 2.34-acre site located on SE Freeman Way in Milwaukie, directly south of Highway 224. The building is situated among primarily residential properties, with commercial properties and businesses across the highway.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is .08 (“Fair”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$252,151 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,272,664. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Campbell Center Early Childhood

11326 SE 47th Avenue, Milwaukie, OR 97267

Year Built 1956 | **Area** 40,287 SF | **Acreage** 8.09 Acres

FCI Score 0.14 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$3,513,198

Replacement Cost of Aging Assets/Systems (6-10 Years): \$782,535



DESCRIPTION

The Campbell Center building was first constructed in 1956, with additions and/or renovations in 1958, 1992, and 2001. The building occupies a 8.09-acre site. This former elementary school facility is now used for administrative functions, including early childhood evaluations, professional development, and staff offices. The building is located on SE 47th Avenue in Milwaukie, adjacent to Campbell Elementary School. Residential homes surround the site.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.14 (“Poor”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$3,513,198 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$782,535. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Facility Operations

12449 SE Fuller Road, Milwaukie, OR 97222

Year Built 1916 | **Area** 34,000 SF | **Acreage** 3.6 Acres

FCI Score 0.16 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$607,182

Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,129,555



DESCRIPTION

The Facility Operations building was first constructed in 1916, with shops added from 1960-1974. The building occupies a 3.6-acre site. The facility is located on Fuller Road in Milwaukie.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.16 (“Poor”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$607,182 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,129,555. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Nutrition Services (formerly Harmony School)

12451 SE Fuller Road, Milwaukie, Oregon 97222

Year Built 1916 | **Area** 7,261SF | **Acreage** Unknown

FCI Score 0.17 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$250,557

Replacement Cost of Aging Assets/Systems (6-10 Years): \$379,284



DESCRIPTION

The Nutrition Services building was first constructed in 1916. The size of the building site is unknown. The building is located on the former site of the Harmony School, off SE Fuller Road. The building is directly south of La Salle Preparatory Academy, and north of parklands. A church is situated to the east of the building.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.17 (“Poor”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$250,557 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$379,284. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

PART 6 - SCHOOL FACILITIES OVERVIEW

New Urban Annex

1905 SE Oak Grove Blvd., Oak Grove 97267

Year Built 1955 | **Area** 16,560 SF | **Acreage** 1.9 Acres

FCI Score 0.22 (Poor)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$896,543

Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,105,568



DESCRIPTION

New Urban Annex was formerly known as the Oak Grove Building. The original Oak Grove Building was first constructed in 1924; however, this building was demolished and a replacement facility was constructed in 1955. An additional wing was added in 1959. A partial remodel of this facility occurred in 2020. The building occupies a 1.9-acre site. The Center is located within the New Urban High School campus on SE Oak Grove Boulevard in Oak Grove, in an area mixed with commercial and residential properties. It is currently leased to the Boys & Girls Club for afterschool and summer programming for elementary students.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.22 (“Poor”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$896,543 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,105,568. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Technology and Information Services

4444 SE Lake Road, Milwaukie, OR 97222

Year Built 1967 | **Area** 11,372 SF | **Acreage** 3 Acres

FCI Score 0.11 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$632,989

Replacement Cost of Aging Assets/Systems (6-10 Years): \$213,726



DESCRIPTION

The Technology and Information Services building was first constructed in 1967, with additions and/or renovations in 1977, 1979, and 2019. The building occupies a 3-acre site. The building is located on SE Lake Road in Milwaukie, directly south of Highway 224 and the District’s administration building. The building is situated among primarily residential properties, with commercial properties and businesses across the highway.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.11 (“Fair”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$632,989 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$213,726. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Transportation (102nd Ave.)

15628 SE 102nd Avenue, Clackamas, OR 97015

Year Built 2018 | **Area** 24,303 SF (main building) | **Acreage** 8.14 acres

FCI Score 0.06 (Good)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$295,613

Replacement Cost of Aging Assets/Systems (6-10 Years): \$1,066,543



DESCRIPTION

The Transportation Building was first constructed in 2018. Site size is 8.14 acres. The building on SE 102nd Avenue acts as the main office for transportation services and is located in Clackamas between Highways 212 and 224. The building is mostly surrounded by commercial and industrial properties. Additional buildings on this site include: 1) Office Building (2018) - 4,309 SF; 2) Modular Break Room (2018) - 3,450 SF; and 3) Mechanic Shop (2022) - 14,294 SF.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.06 (“Good”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$295,613 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$1,066,543. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Webster Auxiliary Building

13801 SE Webster Rd. Milwaukie, OR 97222

Year Built 1955 | **Area** 13,220 SF | **Acreage** 34.43 Acres (on Alder Creek MS site)

FCI Score 0.08 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$939,159

Replacement Cost of Aging Assets/Systems (6-10 Years): \$84,571



DESCRIPTION

The Webster Auxiliary Building on Webster Road was first constructed in 1955, with additions and/or renovations in 1959 and 1989. The building occupies a 34.43-acre site. The building is located on the Alder Creek Middle School campus, south of Highway 224.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.08 (“Fair”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$939,159 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$84,571. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Wichita Family Center

6031 SE King Road, Milwaukie, OR 97222

Year Built 1941 | **Area** 33,994 SF | **Acreage** 4.45 acres

FCI Score 0.08 (Fair)

Replacement Cost of Aging Assets/Systems (1-5 Years): \$1,812,913

Replacement Cost of Aging Assets/Systems (6-10 Years): \$153,852



DESCRIPTION

The Wichita Family Center building was first constructed in 1941, with additions and/or renovations in 1946, 1949, and 1992. Site size is 4.45 acres. The Wichita Family Center is located on SE King Road in Milwaukie. The building is surrounded by residential properties (both homes and apartments) and commercial properties.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The FCI score for this building is 0.08 (“Fair”). The cost of replacing all assets and/or systems nearing the end of their useful life at this building (with escalation) is approximately \$1,812,913 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional \$153,852. Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Land Acquisition Needs

Based on the district’s enrollment projections, it is anticipated that construction of a new elementary and middle school will be needed within the next 10 years. Enrollment projections indicate that Scouters Mountain Elementary and Beatrice Morrow Cannady Elementary will be both be over capacity within the next 1-2 years. The District plans to add modular classrooms at Scouters Mountain as a short-term measure for alleviating overcrowding.

Enrollment at Adrienne C. Nelson High School is anticipated to exceed capacity by 2031. The current school site has the capacity to add an additional 4-6 classrooms for growth.

North Clackamas School District currently has two (2) undeveloped land holdings for possible future school sites, including:

- 10 acres at SE Eckert Lane, Damascus, OR. This property was purchased in 2009 as a potential future elementary school site. The District is currently in the process of purchasing an additional adjoining acre.
- 33.21 acres at 14941 SE 162nd Avenue, Happy Valley, OR. This property was purchased in 2018 as a potential future middle school site.





Alternatives to New Construction

If sufficient capital funds are not available for the identified projects, the District may consider implementing one or more non-construction alternatives for addressing capacity and/or educational adequacy deficiencies.

- **School Boundary Adjustments:** Projected overcrowding at schools within the Nelson feeder could be effectively alleviated by adjusting and/or enforcing school boundaries to ensure a more uniform distribution of enrollment across the district’s schools.
- **Increase Class Sizes:** The capacity numbers presented in this report are based on the District’s class size goals. If the District decides to increase class size goals in the future, building capacity would be adjusted accordingly. The consolidation of more students into fewer spaces could potentially free up one or more additional classrooms for other instructional uses.
- **Conduct Space Utilization Analysis of All Buildings to Identify Optimal Use of Existing Spaces:** A space utilization study presents strategies for maximizing available space through improved utilization, scheduling, organizational or design alternatives. A space utilization analysis would provide a variety of non-construction alternatives to addressing overcrowding, allowing a district to utilize capital construction dollars more efficiently.
- **Reserve Classrooms for Large Group Instruction:** Select schools within the District have one or more full-sized classrooms that are used for other functions (e.g. extended learning areas, administrative offices, etc.). In such cases, the District may wish to assess whether these functions require a full classroom or could be provided in a smaller area.
- **Makerspace / STEM Lab on Wheels:** Some school districts have developed “mobile makerspaces” that can be moved from classroom to classroom. This works best when classrooms have the following features:
 - Hard-surfaced flooring.
 - Sink.
 - Room or space large enough to accommodate student movement and activity.
 - Flexible furnishings that allow easy reconfiguration of spaces.

PART 7 - FUTURE PLANNING

Although a mobile makerspace lacks many of the advantages of a dedicated makerspace, such an approach can serve as a non-construction alternative to providing students with opportunities for hands-on, project-based learning.

→ **Purchase or Lease of Additional Portable Classrooms:**

Modular classrooms present an efficient means of quickly adding capacity to a school site. Purchase or lease of new portable classrooms can provide the District with the option of redistributing capacity by relocating portables as needs change over time. Indeed, the District plans to add portable classrooms at Scouters Mountain Elementary School in summer of 2023 to quickly mitigate increasingly overcrowded conditions. Site restrictions may complicate the placement of portables at certain schools. Special consideration should be paid to exterior circulation paths, secondary entrances and school security.

→ **Flexible Scheduling Options / CDL / Asynchronous Learning:** School districts nationwide face new opportunities and challenges in the aftermath of the COVID-19 pandemic, spurring a reexamination of how we approach teaching and learning. Recent events have caused districts to bolster access to virtual and asynchronous learning, providing other avenues of instruction for students. If such programs continue to grow, this could potentially free up classroom space as in-person instruction would only represent a portion of students' schedules. Other options could include alternative scheduling of the facilities to be utilized in split shifts or with a different school calendar.



PART 8 - DISTRICT-WIDE CAPITAL IMPROVEMENT PLAN

Capital Improvement Plan

Based on the results of the various assessments and enrollment/capacity analysis, the following district-wide priorities were identified by the Steering Committee. North Clackamas SD's Capital Improvement Plan (CIP) addresses the District's facility needs over the next 10 years, including a list of building improvements at each site.

NEW CONSTRUCTION TO ADDRESS LONG-TERM CAPACITY NEEDS

Enrollment projections indicate that multiple schools within the Nelson Feeder will exceed available capacity within the next ten (10) years. Potential approaches for accommodating the growing student population in this area include:

- Construction of a new elementary school: (63,000 GSF + 4,000 SF outdoor covered play structure) - \$39,500,000⁷
- Construction of a new middle school: (150,000 GSF + 4,000 SF outdoor covered play structure) - \$96,250,000⁸
- Classroom addition(s) at one or more schools (with suitable sites) - \$4,600,000 for a 8,190 GSF addition at an elementary site and \$5,600,000 for a 8,190 GSF addition at a middle school site.⁹
- Classroom addition at Nelson High School - \$6,099,925 for an 8,905 GSF addition including five (5) classrooms and one (1) science lab.¹⁰

CAPITAL IMPROVEMENTS TO EXISTING FACILITIES

Based on the results of the various assessments and enrollment/capacity analysis, the following district-wide priorities were identified by the LRFP Steering Committee. North Clackamas School District's Capital Improvement Plan (CIP) addresses the District's facility needs over the next 10 years, including a list of building improvements at each site. Recommendations are prioritized across two categories: Tier I (1-5 years) and Tier II (6-10 years). The capital improvement plan for each facility is provided on the following pages.

- 7 Size of a new elementary school is based on Cannady Elementary. Costs reflect 2023 dollars; should be escalated based on intended year of construction.
- 8 Size of a new middle school is based on recent area projects and is slightly higher than the District's Educational Specification (which lists 130,000 GSF). Costs reflect 2023 dollars; should be escalated based on intended year of construction.
- 9 Assume six 950 NSF classrooms + 600 NSF extended learning area = 6,300 NSF * .3 grossing factor = 8,190 GSF. Construction cost of \$511 / SF for building and \$50 / SF for minimal site work for elementary site; and, \$635 / SF for building and \$50 / SF for minimal site work for middle school site. Costs reflect 2023 dollars; should be escalated based on intended year of construction.
- 10 Assume five (5) 950 NSF classrooms and one (1) 1,400 NSF science lab (with 200 NSF for prep/storage), and one (1) 500 NSF extended learning area = 6,850 NSF * .3 grossing factor = 8,905 GSF. Costs reflect 2023 dollars; should be escalated based on intended year of construction.



Ardenwald Elementary School

CONSTRUCTION DATE: 2009 | MAJOR ADDITIONS AND/OR RENOVATIONS: N/A



Tier I Projects (1-5 Years)

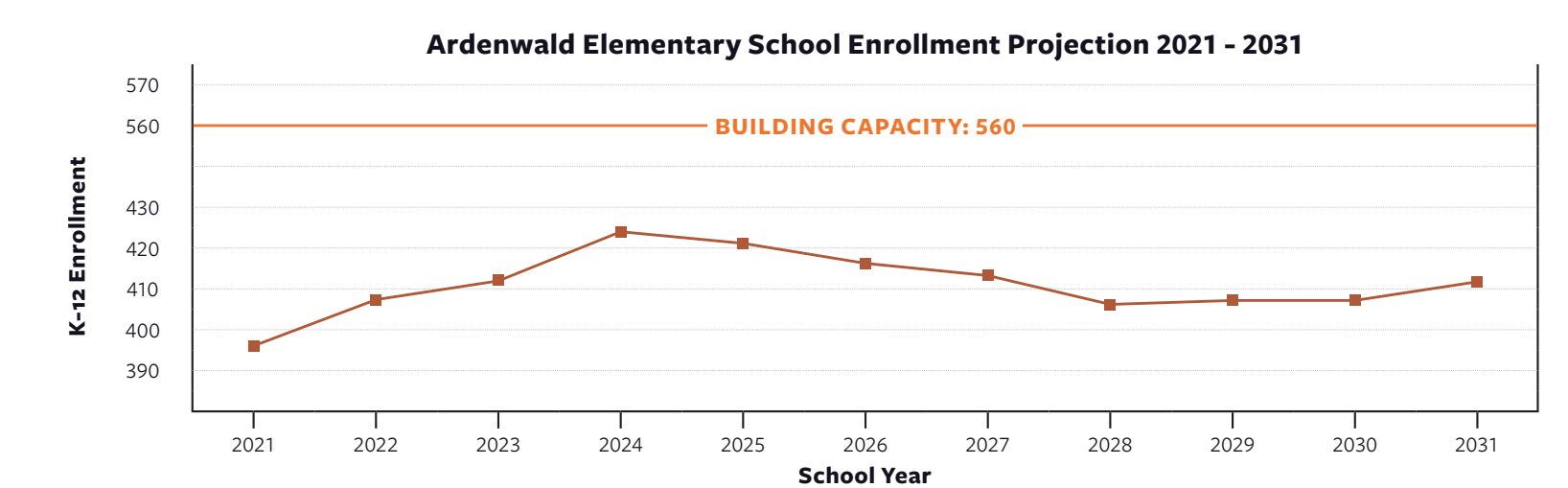
- Electrical - \$212,190
- Foundation - \$3,089
- Interiors - \$253,960
- Food Service - \$87,486
- Mechanical - \$68,224
- Replacement of Aging PA System
- Plumbing - \$21,107
- Site - \$448,817
- Fire Life Safety - \$328,566
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects (6-10 Years)

- Playground Equipment Replacement - \$150,000
- Interiors - \$495,843
- Exteriors - \$1,201,583
- Mechanical - \$1,961,730
- Plumbing - \$144,646

Capacity

- Ardenwald Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 396 students, Ardenwald Elementary School is at 71% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Bilquist Elementary School

CONSTRUCTION DATE: 1960 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1966, 2001, 2009, 2019



Tier I Projects

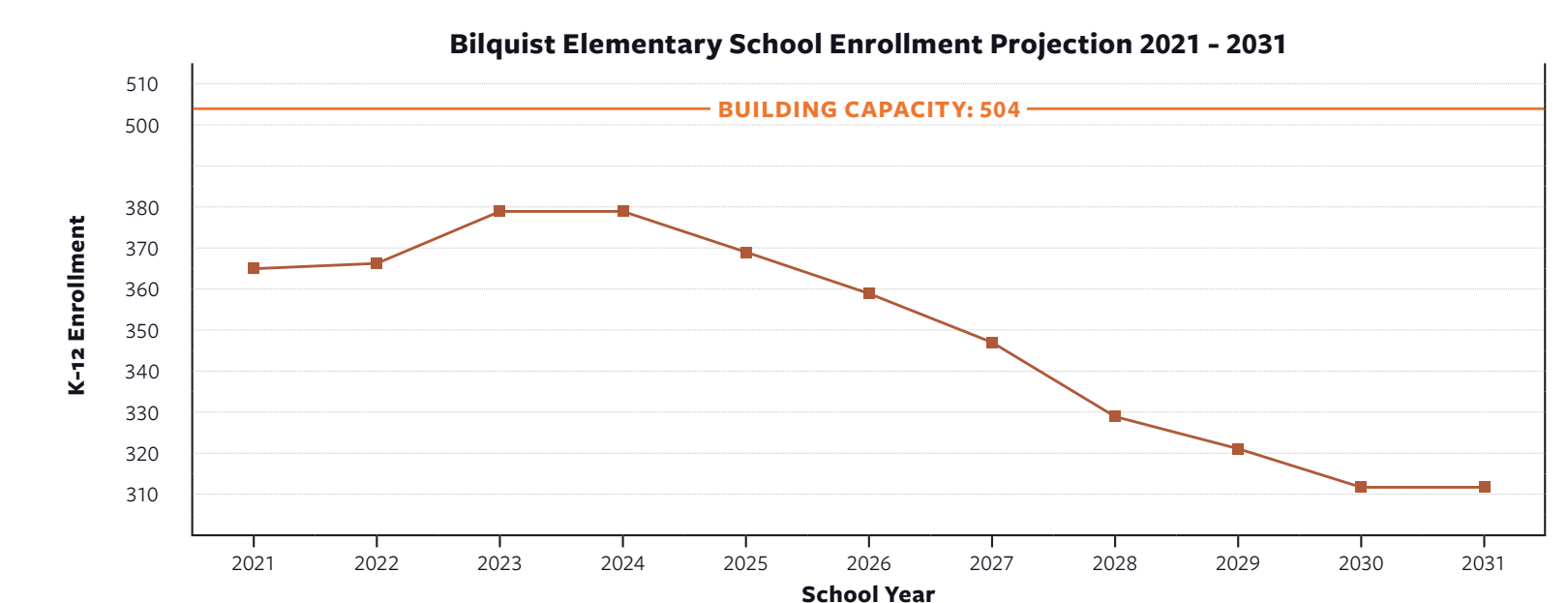
- Electrical - \$401,124
- Mechanical - \$338,129
- Plumbing - \$36,163
- Fire / Life Safety - \$358,861
- Replacement of Aging PA System
- Interiors - \$930,979
- Food Services - \$74,158
- Exteriors - \$64,052
- Site - \$956,706
- Playground Equipment Replacement - \$150,000 (est.)
- Improvements for Pedestrian Safety (Received Safe Routes for Schools Grant)

Tier II Projects

- Foundation - \$5,381
- Mechanical - \$731,418
- Interiors - \$303,936
- Food Services - \$12,250

Capacity

- Bilquist Elementary School includes 19 general classrooms for a total student capacity of 504 students. With current enrollment of 365 students, Bilquist Elementary School is at 72% of its total capacity.
- Enrollment is (is not) projected to exceed capacity over the next 10 years.



Beatrice Morrow Cannady Elementary School

CONSTRUCTION DATE: 2019 | MAJOR ADDITIONS AND/OR RENOVATIONS: N/A



Tier I Projects

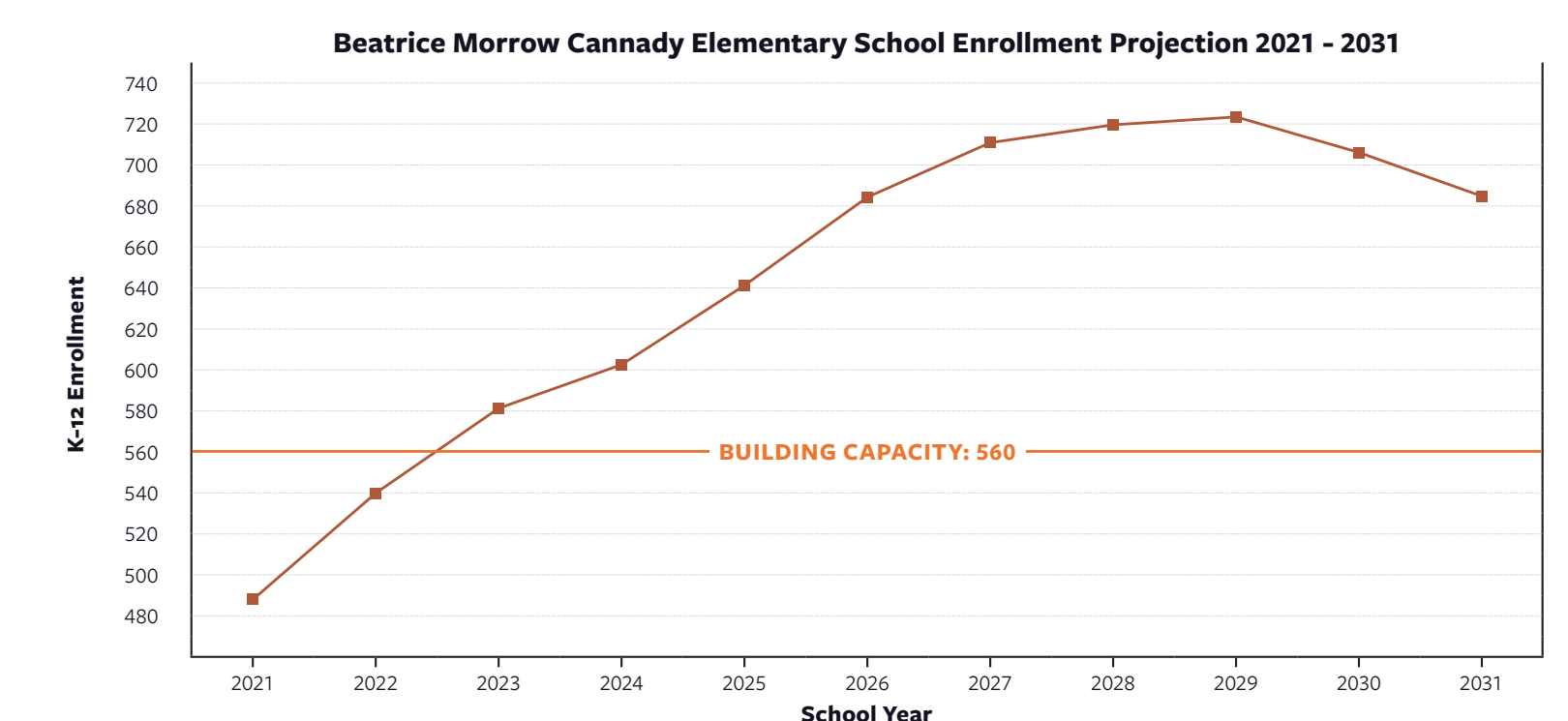
- Fall Protection Measures at One or More Roof Areas
- Modular Classroom Additions to Alleviate Overcrowding

Tier II Projects

- Mechanical - \$399,479
- Plumbing - \$50,732
- Fire Life Safety - \$85,820
- Interiors - \$444,818

Capacity

- Cannady Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 487 students, Cannady Elementary School is at 87% of its total capacity.
- Enrollment is projected to exceed capacity by 2023, with significant overcrowding thereafter unless measures are taken to increase capacity or divert enrollment to other elementary schools within the district.



Happy Valley Elementary School

CONSTRUCTION DATE: 2008 | MAJOR ADDITIONS AND/OR RENOVATIONS: N/A



Tier I Projects

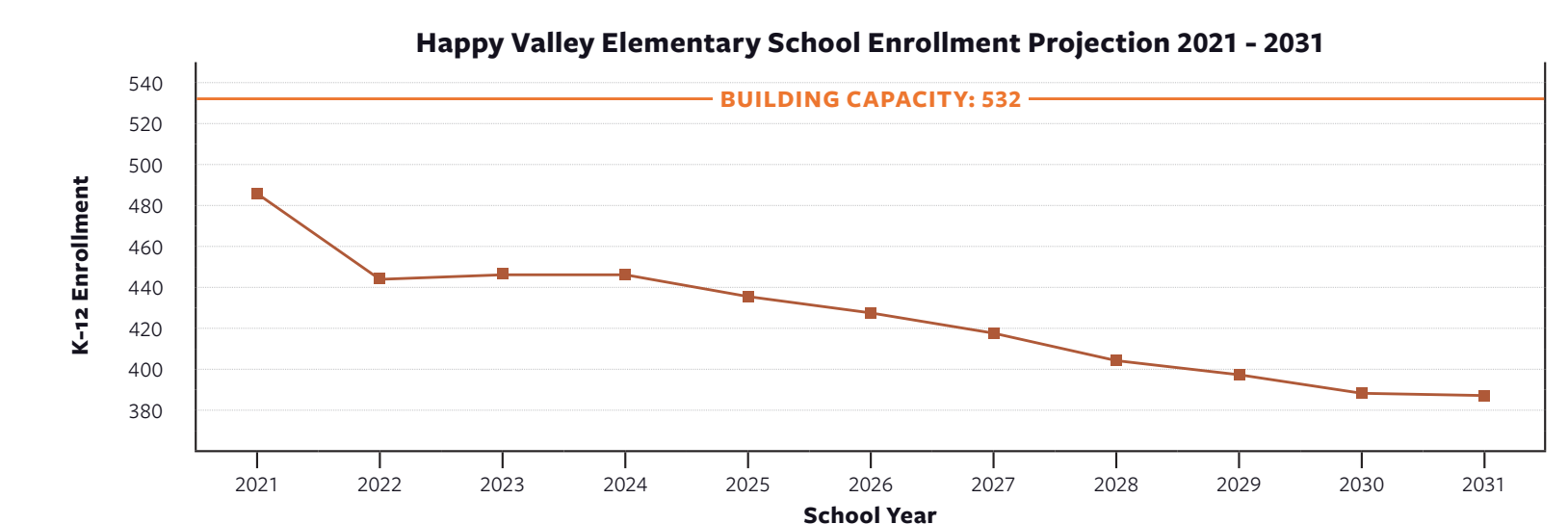
- Foundation - \$5,009
- Mechanical - \$151,452
- Plumbing - \$36,344
- Interiors - \$637,112
- Fire Life Safety - \$65,160
- Food Services - \$97,734
- Fall Projection Measures at One or More Roof Areas
- Playground Equipment Replacement - \$150,000 (est.)

Tier II Projects

- Mechanical - \$646,866
- Plumbing - \$7,193
- Interiors - \$594,138
- Exteriors - \$841,202

Capacity

- Happy Valley Elementary School includes 19 general classrooms for a total student capacity of 532 students. With current enrollment of 486 students, Happy Valley Elementary School is at 91% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Seth Lewelling Elementary School

CONSTRUCTION DATE: 1963 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2001, 2019



Tier I Projects

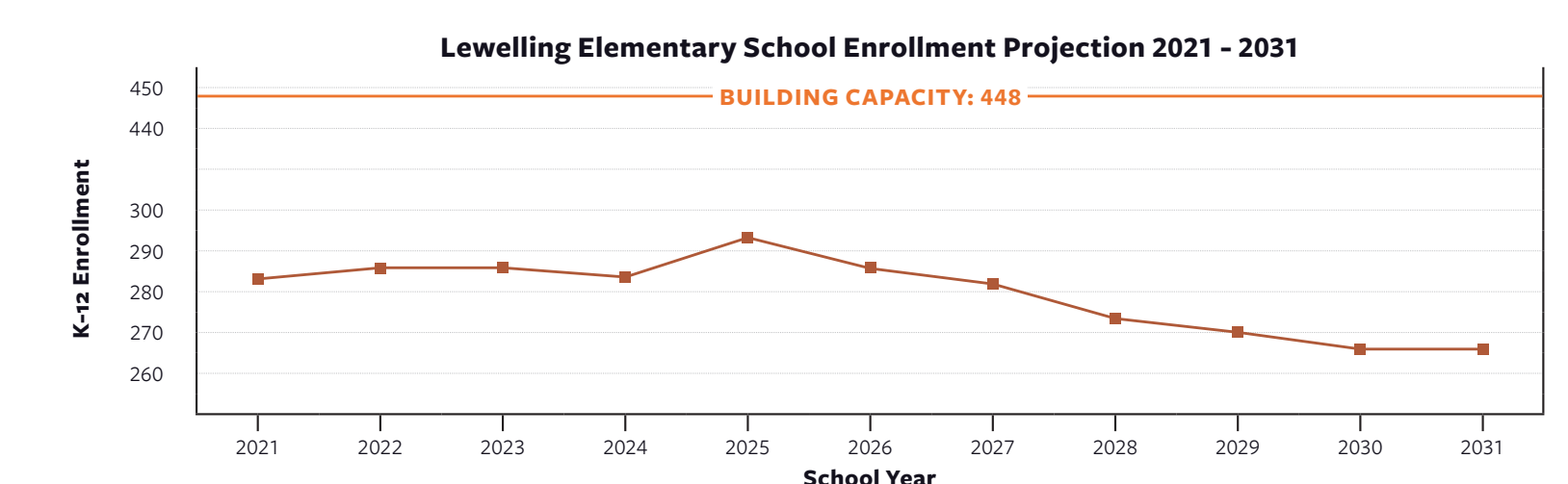
- Foundation - \$4,274
- Electrical - \$352,967
- Mechanical - \$938,923
- Plumbing - \$66,946
- Interiors - \$693,015
- Fire Life Safety - \$386,271
- Food Services - \$105,702
- Sports Assets - \$173,343
- Exteriors - \$1,933,579
- Site - \$129,980
- Intercom / PA System Upgrades
- Roof Replacement - \$1,391,700
- Fall Protection Measures at One or More Roof Areas

Tier II Projects

- Mechanical - \$824,236
- Interiors - \$309,661
- Food Services - \$10,985
- Exteriors - \$212,298

Capacity

- Lewelling Elementary School includes 16 general classrooms for a total student capacity of 448 students. With current enrollment of 283 students, Lewelling Elementary School is at 63% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Linwood/Sojourner Elementary School

CONSTRUCTION DATE: 1963 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2000, 2008, 2019



Tier I Projects

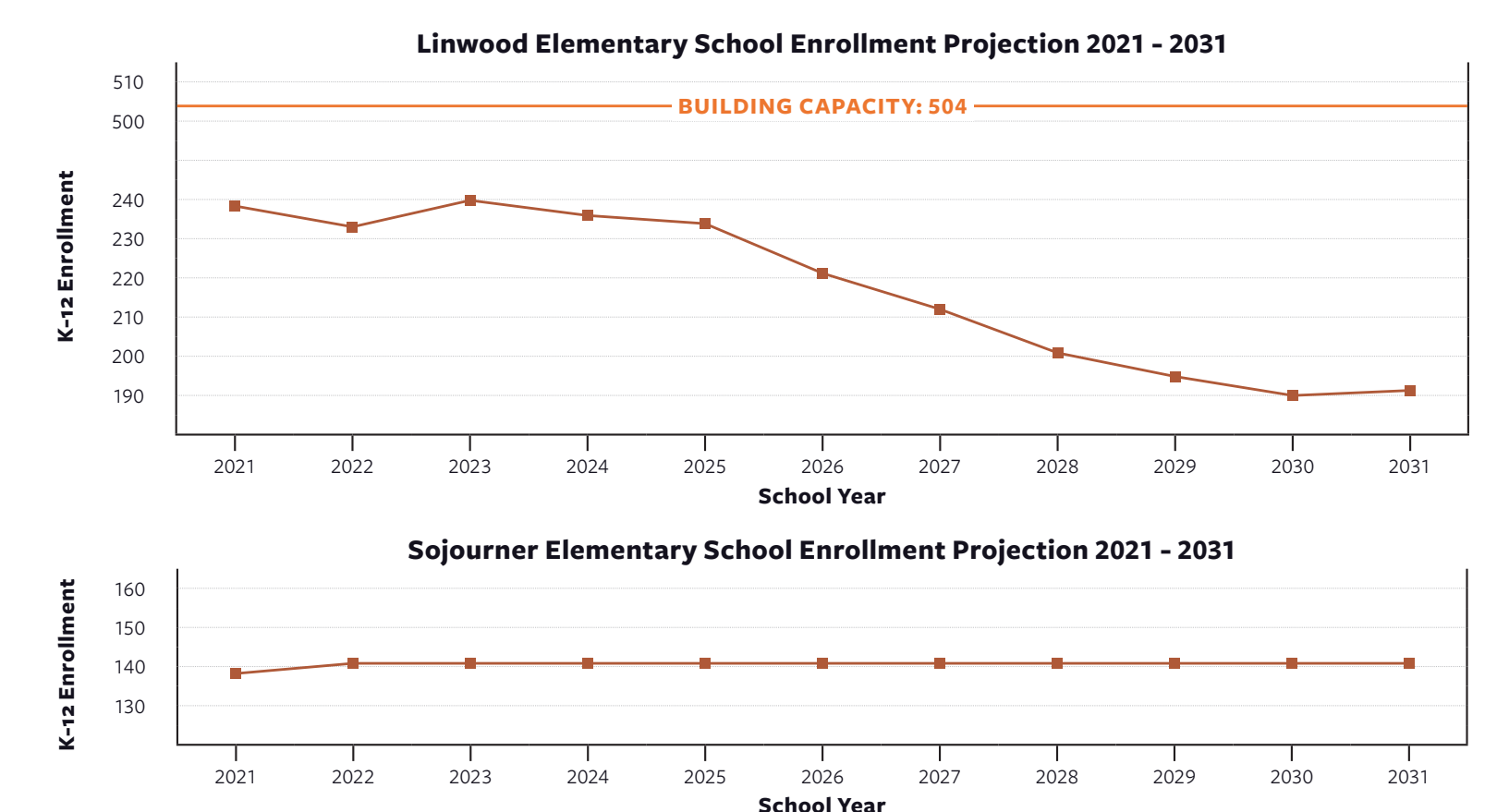
- Foundation - \$5,765
- Electrical - \$545,440
- Mechanical - \$930,049
- Plumbing - \$39,796
- Interiors - \$984,496
- Fire Life Safety - \$123,303
- Food Services - \$71,866
- Exteriors - \$2,085,021
- Site - \$166,783
- Intercom / PA System Upgrades
- Fall Protection Measures at One or More Roof Areas
- Partial Roof Replacement - \$1,431,300
- Additional Roof repairs - \$13,600
- Playground Equipment Replacement (Linwood WEST) - \$150,000 (est.)

Tier II Projects

- Electrical - \$17,844
- Mechanical - \$1,976,633
- Interiors - \$465,603
- Fire Life Safety - \$400,520
- Food Services - \$5,596
- Exteriors - \$22,996
- Site - \$907,257

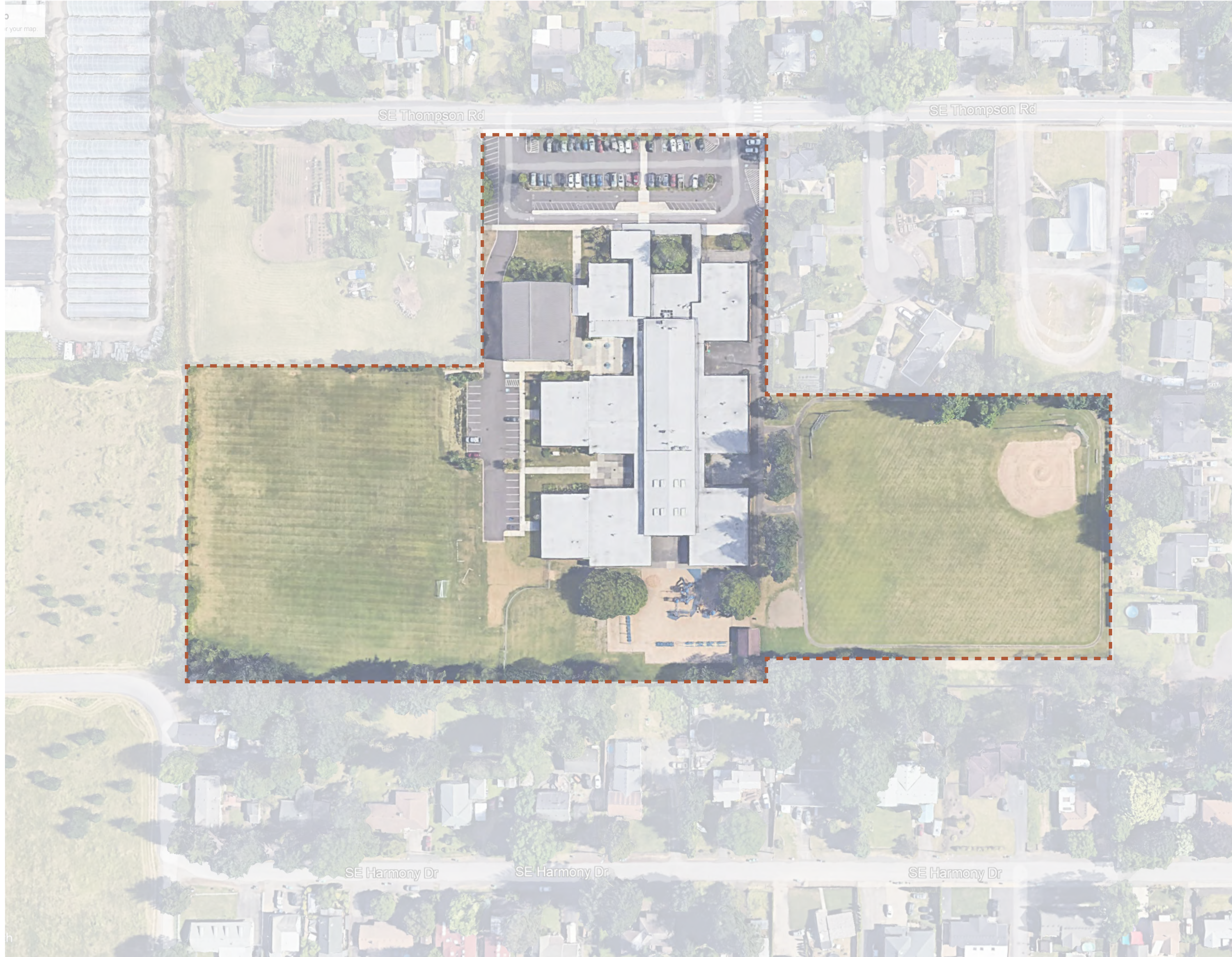
Capacity

- Linwood / Sojourner Elementary School includes 18 general classrooms for a total student capacity of 504 students. With current enrollment of 238 students, Linwood / Sojourner Elementary School is at 47% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Lot Whitcomb Elementary School

CONSTRUCTION DATE: 1958 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1959, 2000, 2018



Tier I Projects

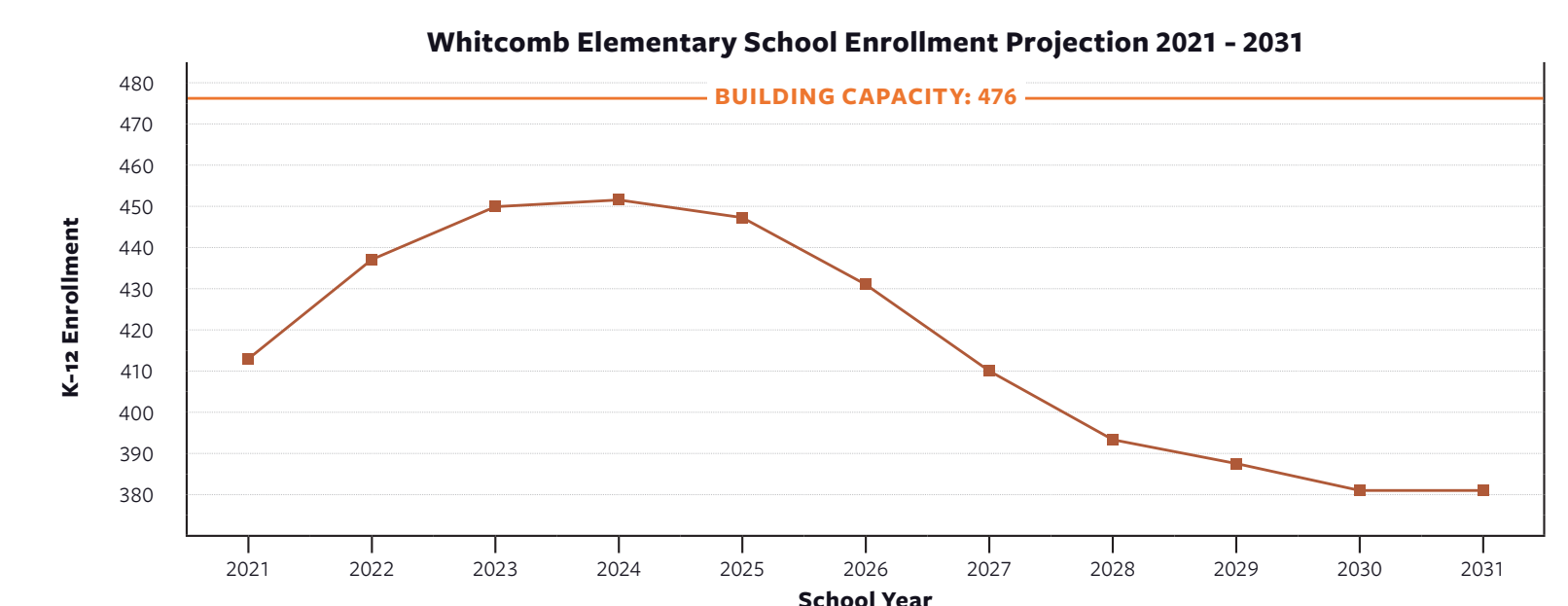
- Foundation - \$3,604
- Electrical - \$223,528
- Mechanical - \$566,121
- Interiors - \$728,565
- Intercom / PA System Upgrades
- Fire Life Safety - \$103,180
- Food Services - \$156,326
- Exteriors - \$123,559
- Site - \$161,948
- Fall Protection Measures at One or More Roof Areas

Tier II Projects

- Mechanical - \$80,917
- Plumbing - \$2,031
- Interiors - \$318,500
- Fire Life Safety - \$340,457
- Food Services - \$10,985
- Site - \$280,296

Capacity

- Whitcomb Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 413 students, Whitcomb Elementary School is at 87% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Milwaukie El Puente Elementary School

CONSTRUCTION DATE: 1916 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1935, 1948, 2020



Tier I Projects

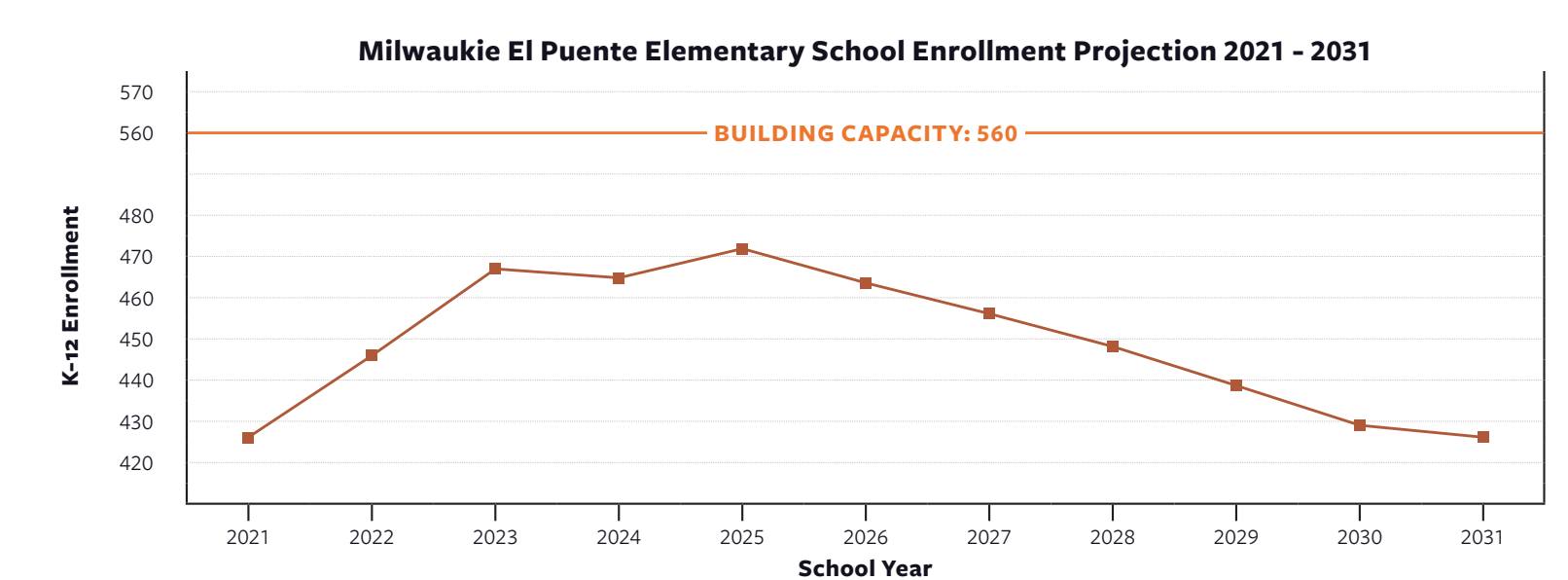
- Foundation - \$2,775
- Electrical - \$32,638
- Mechanical - \$764,636
- Plumbing - \$52,460
- Interiors - \$8,327
- Fire Life Safety - \$366,718
- Food Services - \$64,592
- Exteriors - \$746,774
- Site - \$449,738
- Partial Roof Replacement - \$492,700
- Additional Roof Repairs - \$12,000
- Fall Protection Measures at One or More Roof Areas

Tier II Projects

- Electrical - \$5,649
- Mechanical - \$180,560
- Interiors - \$433,754
- Fire Life Safety - \$42,370
- Food Services - \$35,135
- Exteriors - \$25,244
- Site - \$161,025

Capacity

- Milwaukie El Puente Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 426 students, Milwaukie El Puente Elementary School is at 76% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Mount Scott Elementary School

CONSTRUCTION DATE: 1989 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1991, 2017



Tier I Projects

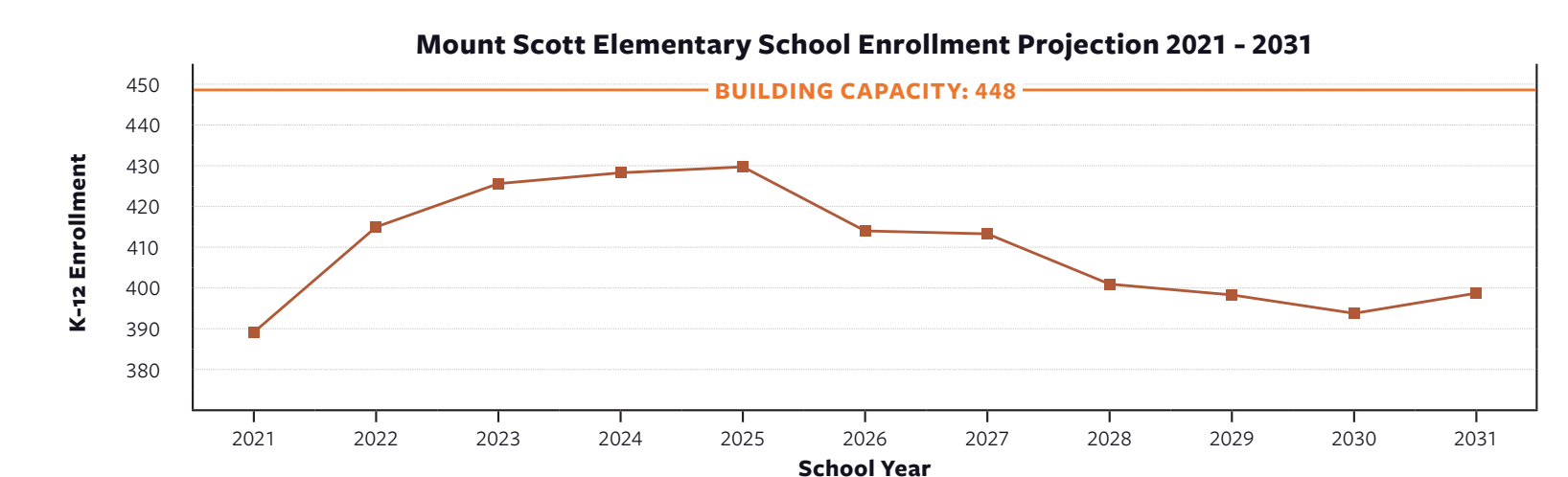
- Foundation - \$3,871
- Electrical - \$167,147
- Mechanical - \$492,633
- Plumbing - \$19,361
- Interiors - \$670,209
- Fire Life Safety - \$397,058
- Food Services - \$62,663
- Exteriors - \$1,204,033
- Site - \$385,901
- Partial Roof Replacement - \$331,000
- Additional Roof Repairs - \$40,300
- Fall Protection Measures at One or More Roof Areas
- Playground Equipment Replacement - \$150,000 (est.)

Tier II Projects

- Electrical - \$594,196
- Mechanical - \$831,507
- Plumbing - \$287,955
- Interiors - \$1,664,839
- Fire Life Safety - \$12,468
- Food Services - \$84,639
- Exteriors - \$326,123

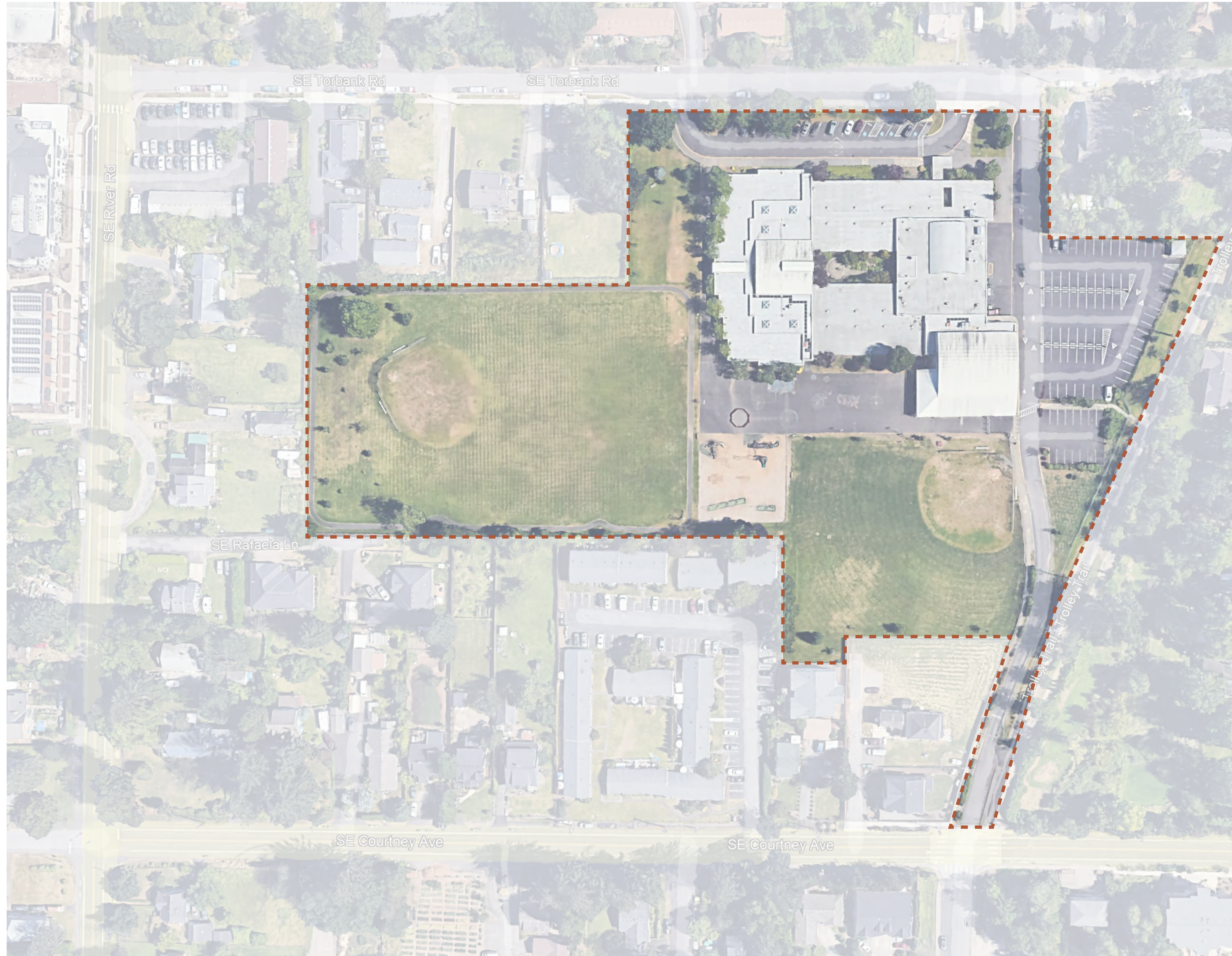
Capacity

- Mount Scott Elementary School includes 16 general classrooms for a total student capacity of 448 students. With current enrollment of 389 students, Mount Scott Elementary School is at 87% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Oak Grove Elementary School

CONSTRUCTION DATE: 1963 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1999, 2018



Tier I Projects

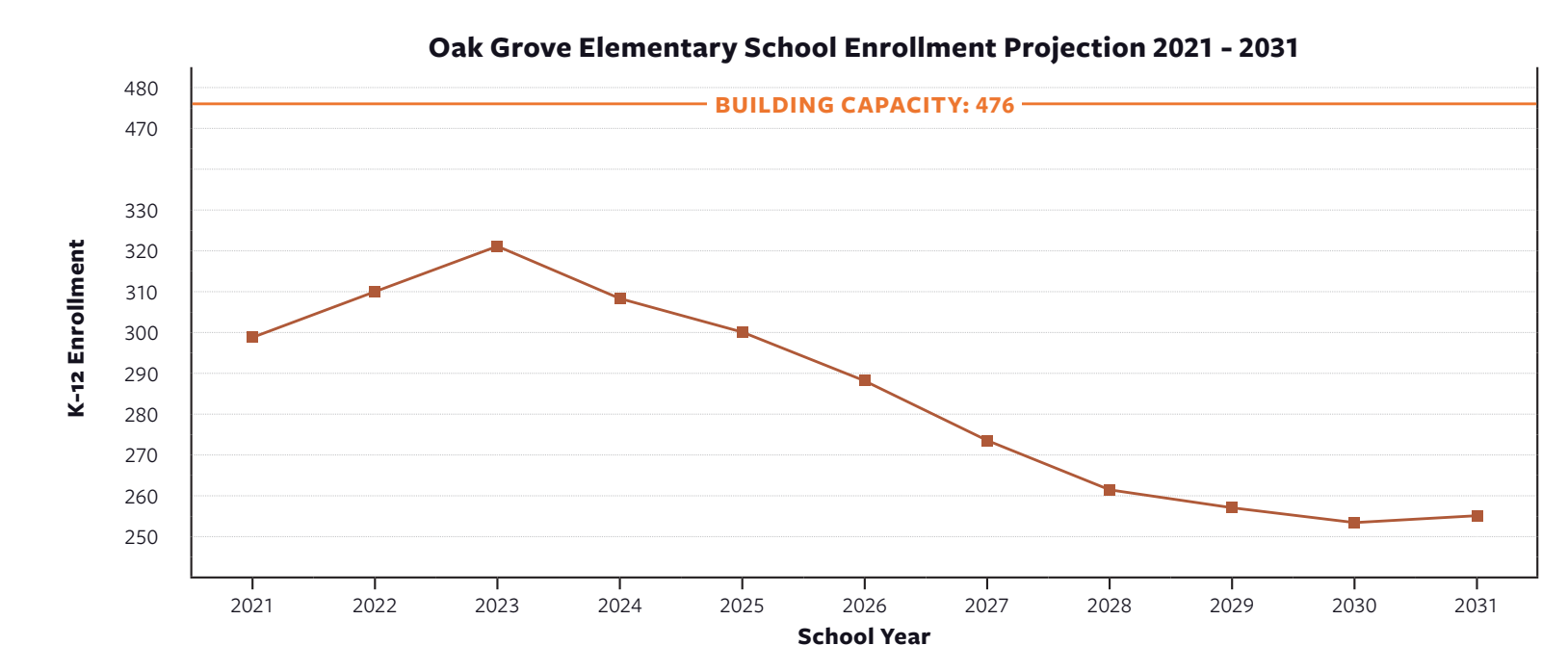
- Foundation - \$3,273
- Electrical - \$292,938
- Mechanical - \$302,944
- Plumbing - \$20,900
- Interiors - \$755,053
- Fire Life Safety - \$336,272
- Exteriors - \$421,613
- Site - \$159,856
- Fall Protection Measures at One or More Roof Areas
- Playground Equipment Replacement - \$150,000 (est.)

Tier II Projects

- Mechanical - \$1,184,358
- Plumbing - \$222,389
- Interiors - \$1,208,420
- Food Services - \$4,094
- Exteriors - \$296,123
- Site - \$1,325,315

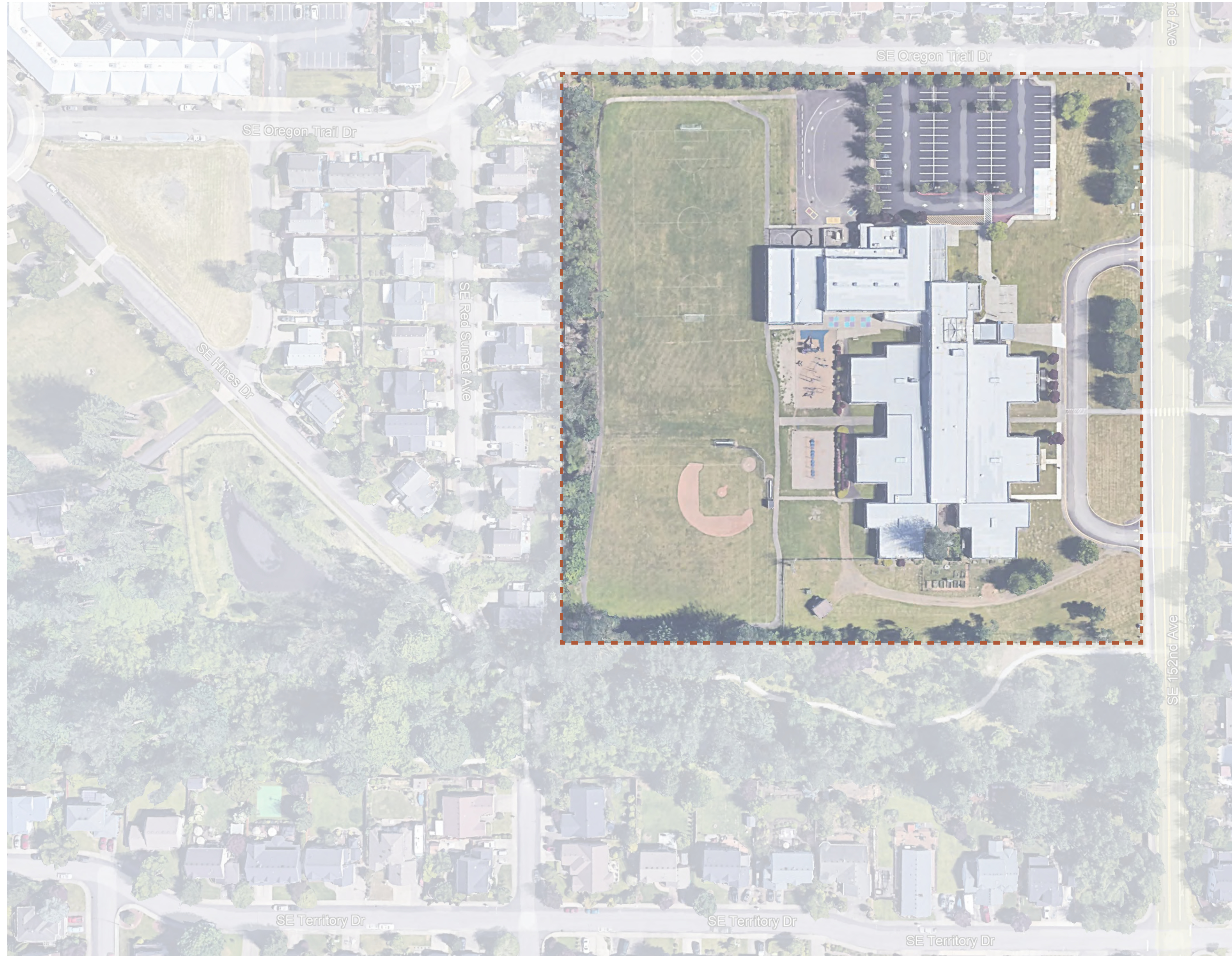
Capacity

- Oak Grove Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 299 students, Oak Grove Elementary School is at 63% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Oregon Trail Elementary School

CONSTRUCTION DATE: 1993 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1998, 2009, 2020



Tier I Projects

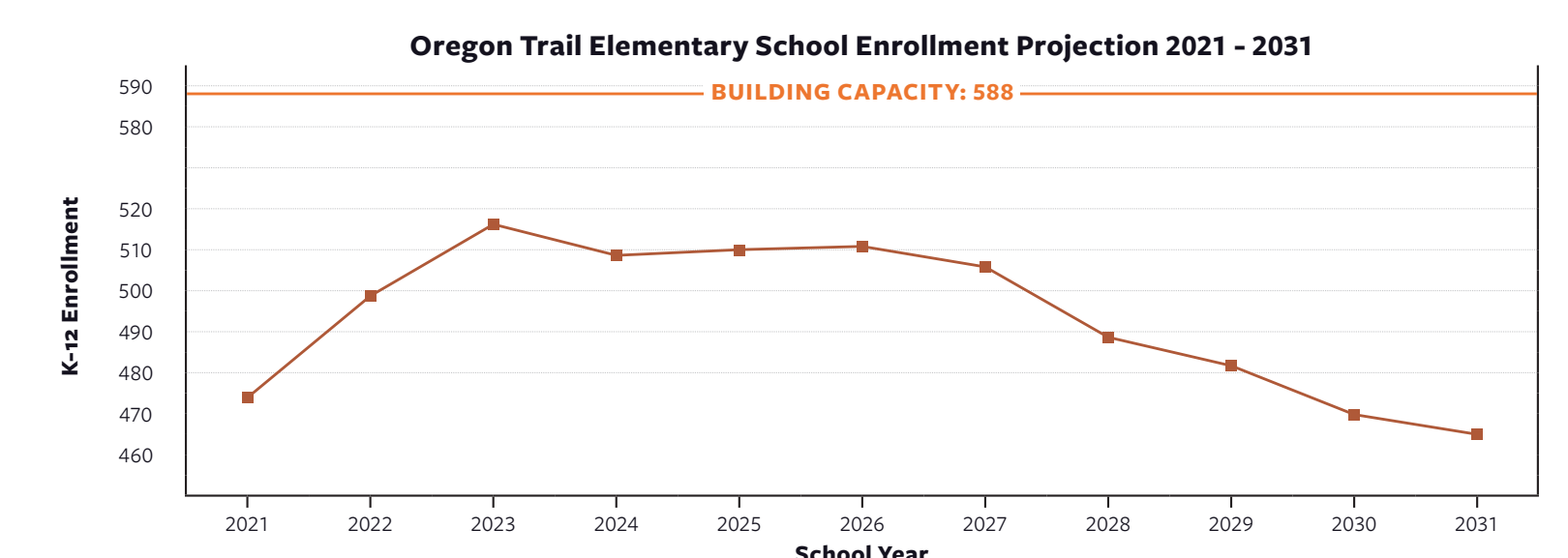
- Foundation - \$3,380
- Electrical - \$240,075
- Mechanical - \$969,963
- Plumbing - \$53,669
- Interiors - \$41,250
- Fire Life Safety - \$64,084
- Student Equipment - \$8,500
- Exteriors - \$185,260
- Site - \$514,715
- Roof Repairs - \$3,200

Tier II Projects

- Mechanical - \$1,398,142
- Plumbing - \$257,137
- Interiors - \$1,560,475
- Fire Life Safety - \$304,855
- Food Services - \$178,253

Capacity

- Oregon Trail Elementary School includes 21 general classrooms for a total student capacity of 588 students. With current enrollment of 474 students, Oregon Trail Elementary School is at 81% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



16303 SE RIVER ROAD, MILWAUKIE, OR 97267

Riverside Elementary School

CONSTRUCTION DATE: 1955 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1959, 1969, 1993, 2020



Tier I Projects

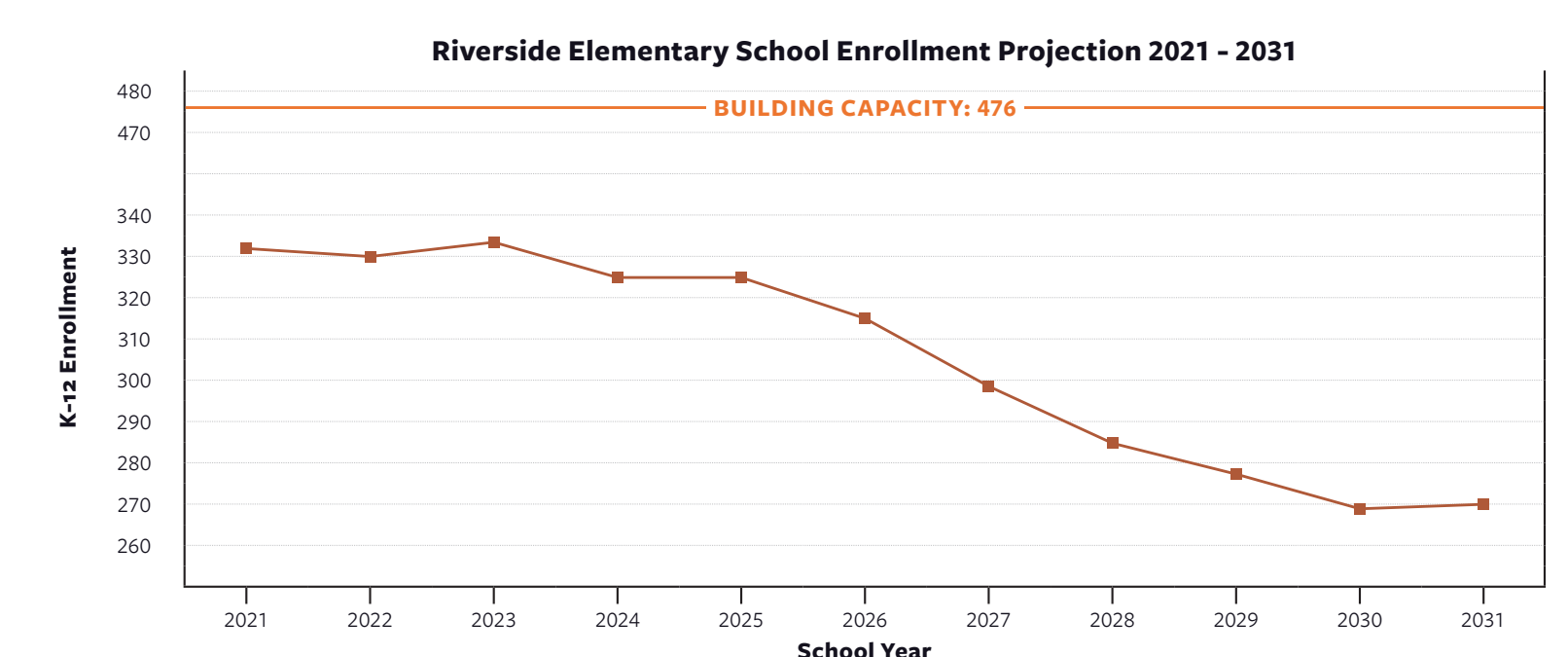
- Electrical - \$588,444
- Mechanical - \$550,515
- Interiors - \$945,350
- Fire Life Safety - \$35,000
- Exteriors - \$55,591
- Site - \$810,494
- ADA Upgrades to Restrooms
- Partial Roof Replacement - \$33,600
- Additional Roof Repairs - \$18,300
- Playground Equipment Replacement - \$150,000 (est.)

Tier II Projects

- Foundation - \$2,279
- Electrical - \$735,060
- Mechanical - \$358,776
- Plumbing - \$239,986
- Interiors - \$492,222
- Fire Life Safety - \$265,857
- Conveyance - \$139,589

Capacity

- Riverside Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 332 students, Riverside Elementary School is at 70% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Scouters Mountain Elementary School

CONSTRUCTION DATE: 2009 | MAJOR ADDITIONS AND/OR RENOVATIONS: N/A



Tier I Projects

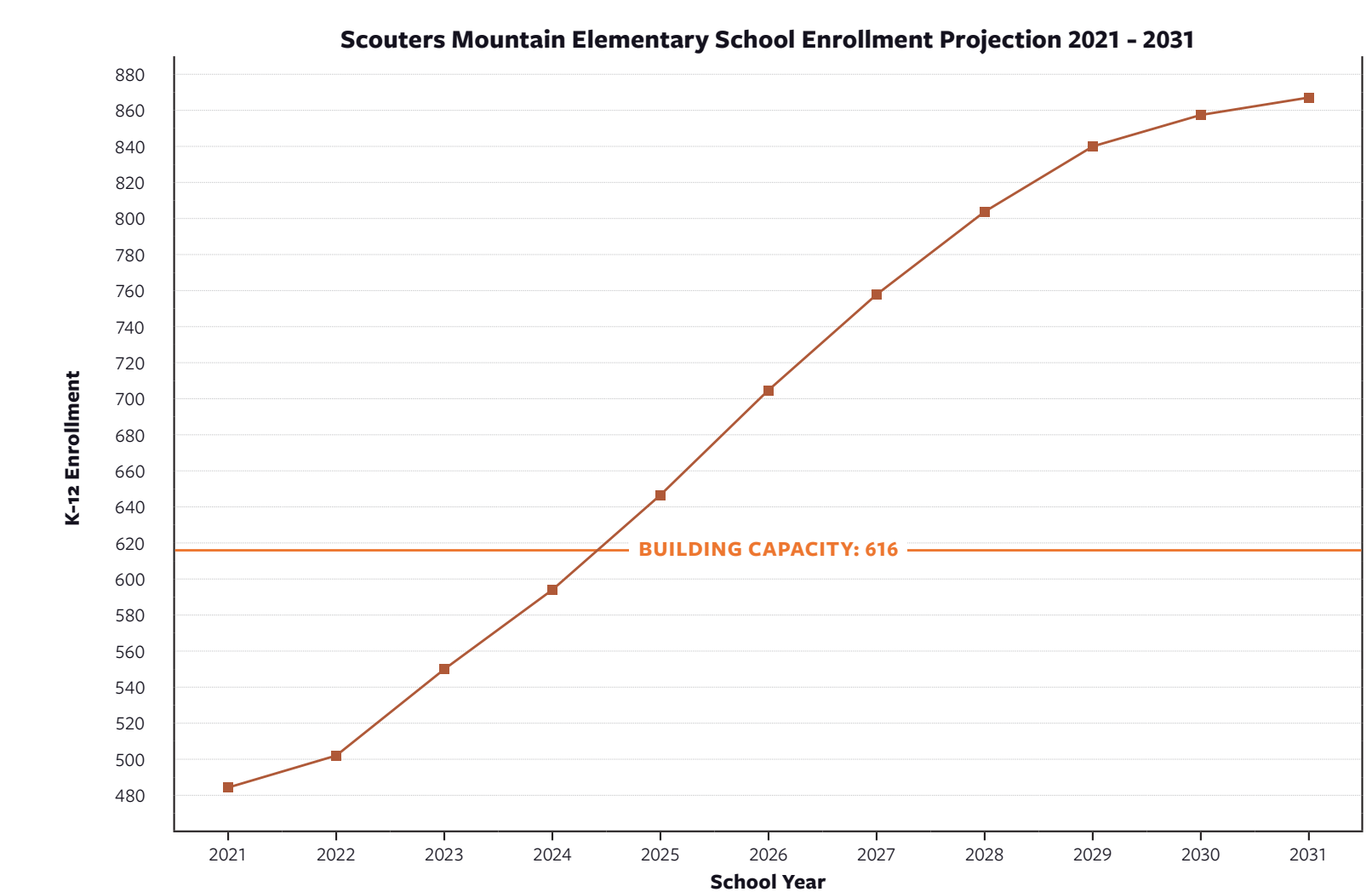
- Electrical - \$240,034
- Mechanical - \$23,112
- Interiors - \$327,445
- Fire Life Safety - \$362,126
- Replacement of Aging PA System
- Roof repairs - \$2,000
- Fall Protection Measures at One or More Roof Areas
- Site - \$11,886

Tier II Projects

- Electrical - \$105,978
- Mechanical - \$897,308
- Plumbing - \$3,616
- Interiors - \$74,769
- Food Services - \$104,621
- Exterior - \$1,193,638
- Site - \$1,187,678
- Playground Equipment Replacement - \$150,000 (est.)

Capacity

- Scouters Mountain Elementary School includes 22 general classrooms for a total student capacity of 616 students. With current enrollment of 483 students, Scouters Mountain Elementary School is at 78% of its total capacity.
- Enrollment is projected to exceed capacity in 2024, with significant overcrowding thereafter unless measures are taken to increase capacity or divert enrollment to other elementary schools within the district.



Spring Mountain Elementary School

CONSTRUCTION DATE: 2000 | MAJOR ADDITIONS AND/OR RENOVATIONS: N/A



Tier I Projects

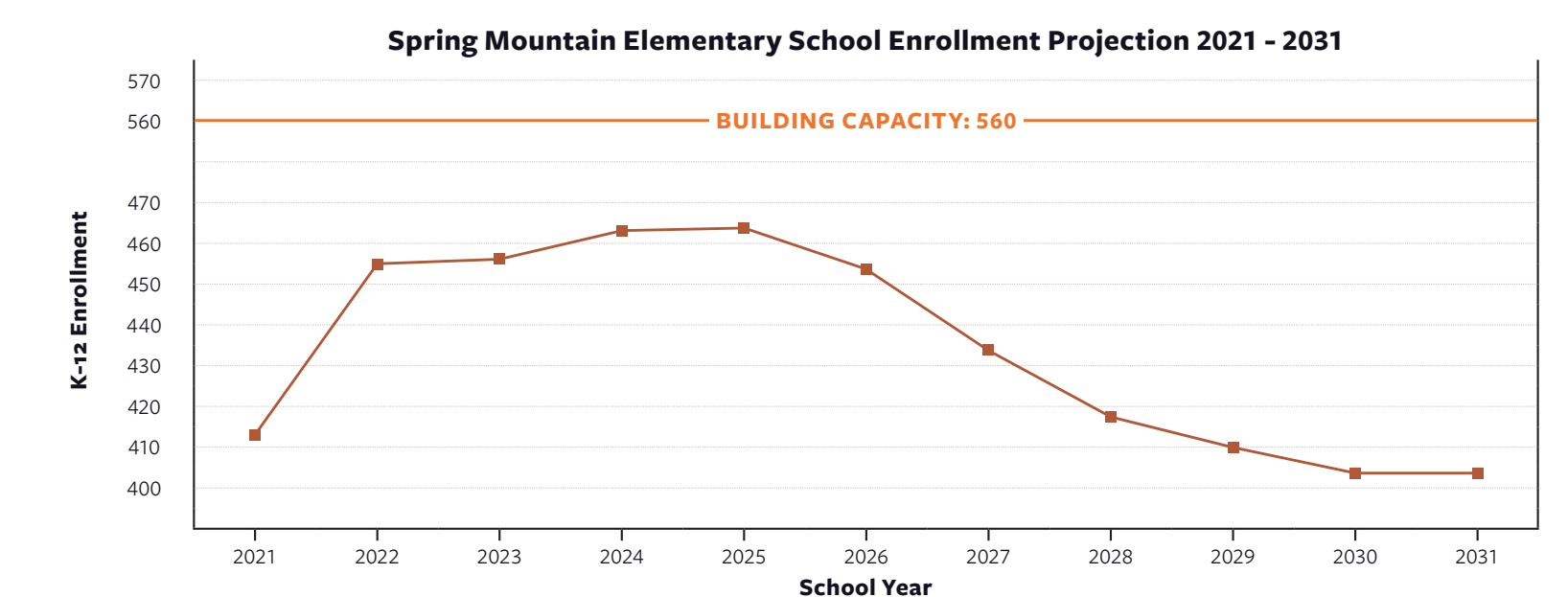
- Foundation - \$3,831
- Electrical - \$156,744
- Mechanical - \$1,189,015
- Plumbing - \$31,201
- Interiors - \$919,004
- Fire Life Safety - \$78,084
- Food Services - \$175,019
- Exteriors - \$1,138,419
- Site - \$441,943
- Roof Replacement - \$940,000
- Fall Protection Measures at One or More Roof Areas

Tier II Projects

- Plumbing - \$234,633
- Mechanical - \$105,646
- Interiors - \$122,910
- Exteriors - \$37,661
- Site - \$867,052

Capacity

- Spring Mountain Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 413 students, Spring Mountain Elementary School is at 74% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Sunnyside Elementary School

CONSTRUCTION DATE: 1949 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1955, 1960, 1962, 1967, 1979, 1987, 1988, 1993, 2019



Tier I Projects

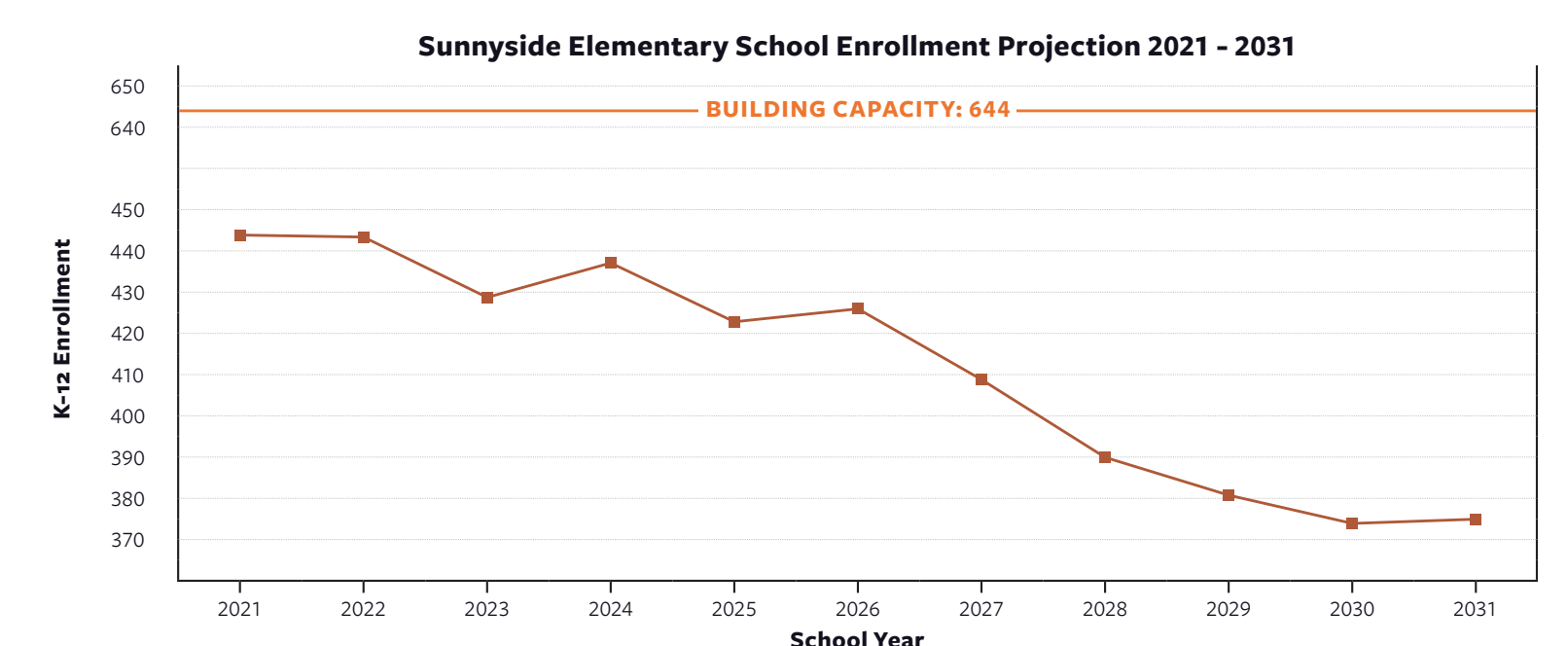
- Foundation - \$4,572
- Electrical - \$114,312
- Mechanical - \$407,329
- Plumbing - \$238,514
- Interiors - \$1,590,245
- Fire Life Safety - \$15,000
- Exteriors - \$3,490,666
- Site - \$645,440
- Partial Roof Replacement - \$754,600
- Additional Roof Repairs - \$13,000
- Fall Protection Measures at One or More Roof Areas
- Mitigate Stormwater Issues / Potential for Future Gym Flooding.

Tier II Projects

- Electrical - \$15,772
- Mechanical - \$423,328
- Plumbing - \$6,094
- Food Services - \$4,548
- Playground Equipment Replacement - \$150,000 (est.)

Capacity

- Sunnyside Elementary School includes 23 general classrooms for a total student capacity of 644 students. With current enrollment of 444 students, Sunnyside Elementary School is at 69% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Verne A. Duncan Elementary School

CONSTRUCTION DATE: 2009 | MAJOR ADDITIONS AND/OR RENOVATIONS: N/A



Tier I Projects

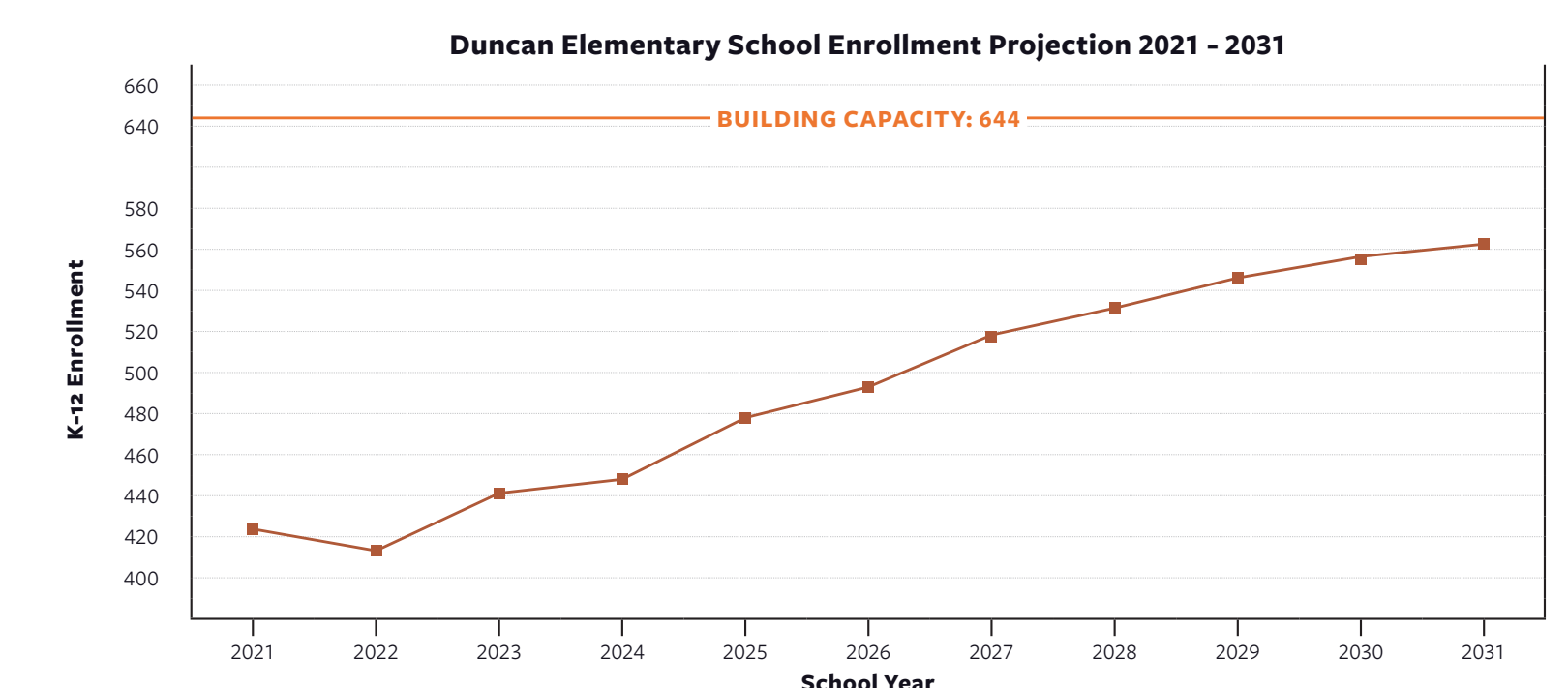
- Foundation - \$4,654
- Electrical - \$159,651
- Mechanical - \$151,916
- Plumbing - \$49,989
- Fire Life Safety - \$332,865
- Interiors - \$644,700
- Replacement of Aging PA System
- Food Services - \$213,333
- Site - \$465,199
- Roof Repairs Needed (within 5 years) - \$26,900
- Fall Protection Measures at One or More Roof Areas

Tier II Projects

- Mechanical - \$548,137
- Plumbing - \$601
- Interiors - \$37,200
- Playground Equipment Replacement - \$150,000 (est.)

Capacity

- Verne A. Duncan Elementary School includes 23 teaching stations for a total student capacity of 644 students. With current enrollment of 424 students, Verne Duncan Elementary School is at 66% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



View Acres Elementary School

CONSTRUCTION DATE: 1964 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1968, 2020



Tier I Projects

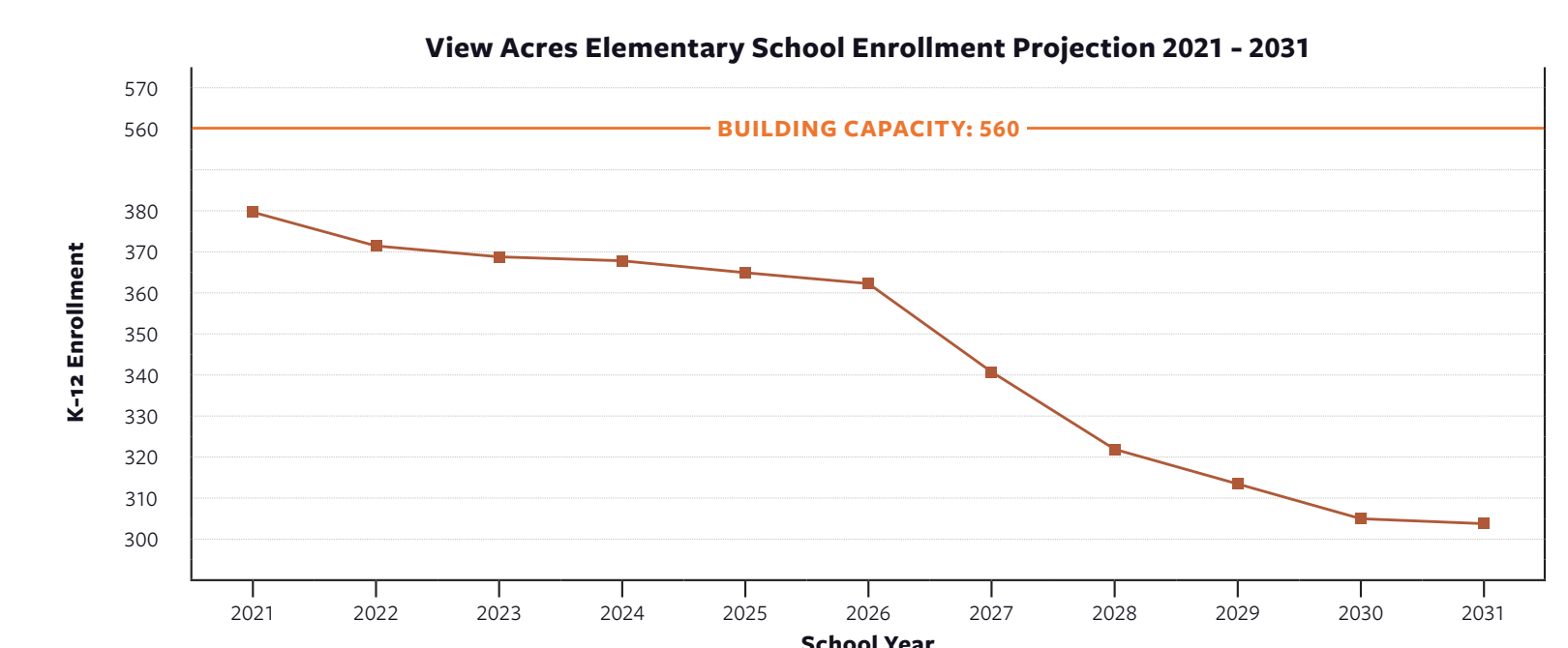
- Foundation - \$2,553
- Electrical - \$393,845
- Mechanical - \$1,076,051
- Interiors - \$1,042,343
- Fire Life Safety - \$77,891
- Food Services - \$70,181
- Exteriors - \$2,274,715
- Site - \$676,322
- Intercom / PA System Upgrades
- Partial Roof Replacement - \$1,604,500
- Additional Roof Repairs - \$23,300
- Fall Protection Measures at One or More Roof Areas
- Playground Equipment Replacement - \$75,000 (est.)

Tier II Projects

- Mechanical - \$567,829
- Plumbing - \$2,282
- Interiors - \$25,926
- Additional Playground Equipment Replacements - \$75,000 (est.)

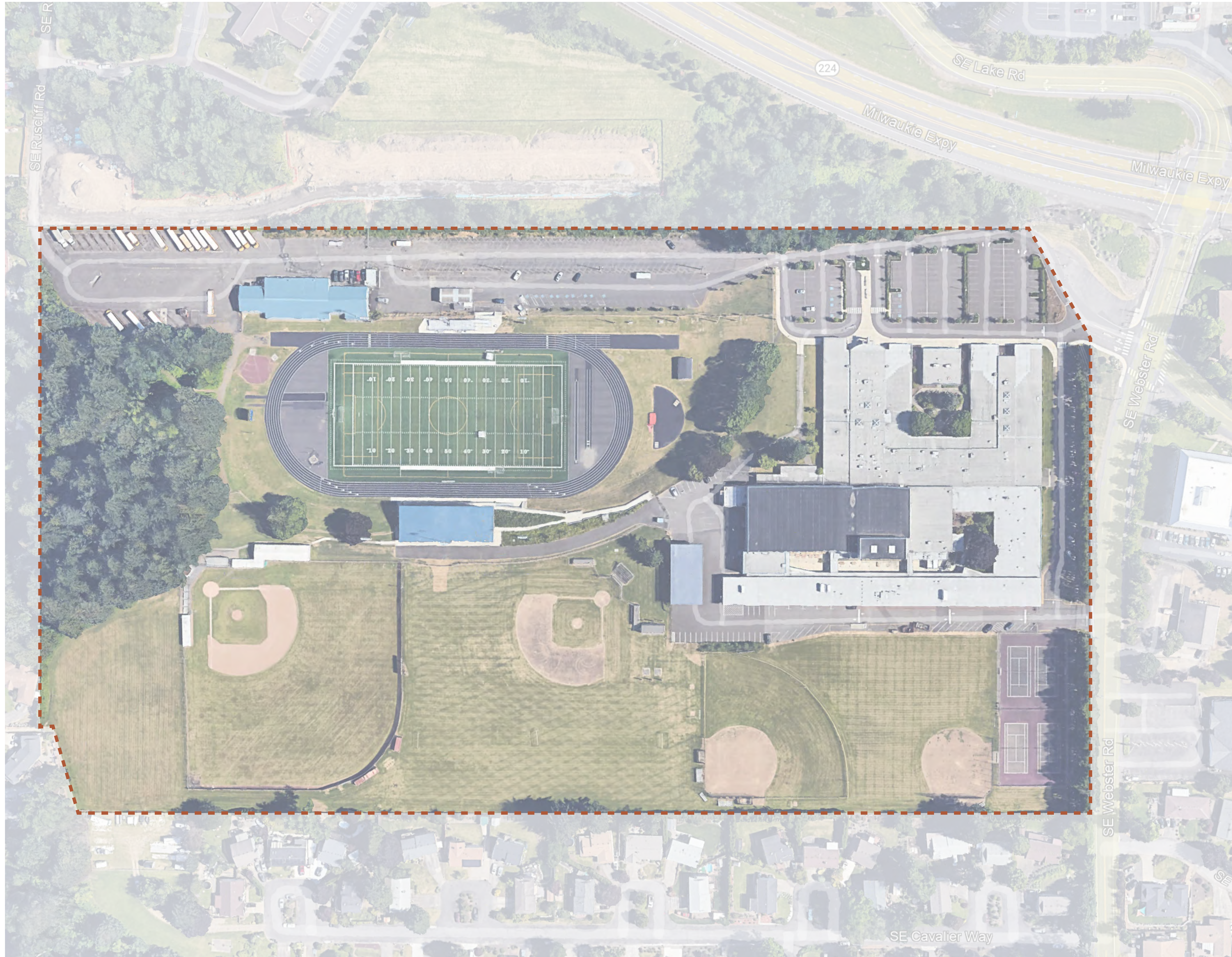
Capacity

- View Acres Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 380 students, View Acres Elementary School is at 68% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Alder Creek Middle School

CONSTRUCTION DATE: 1957 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1958, 1959, 1962, 1966, 1977, 1991, 2002, 2010, 2018, 2019



Tier I Projects

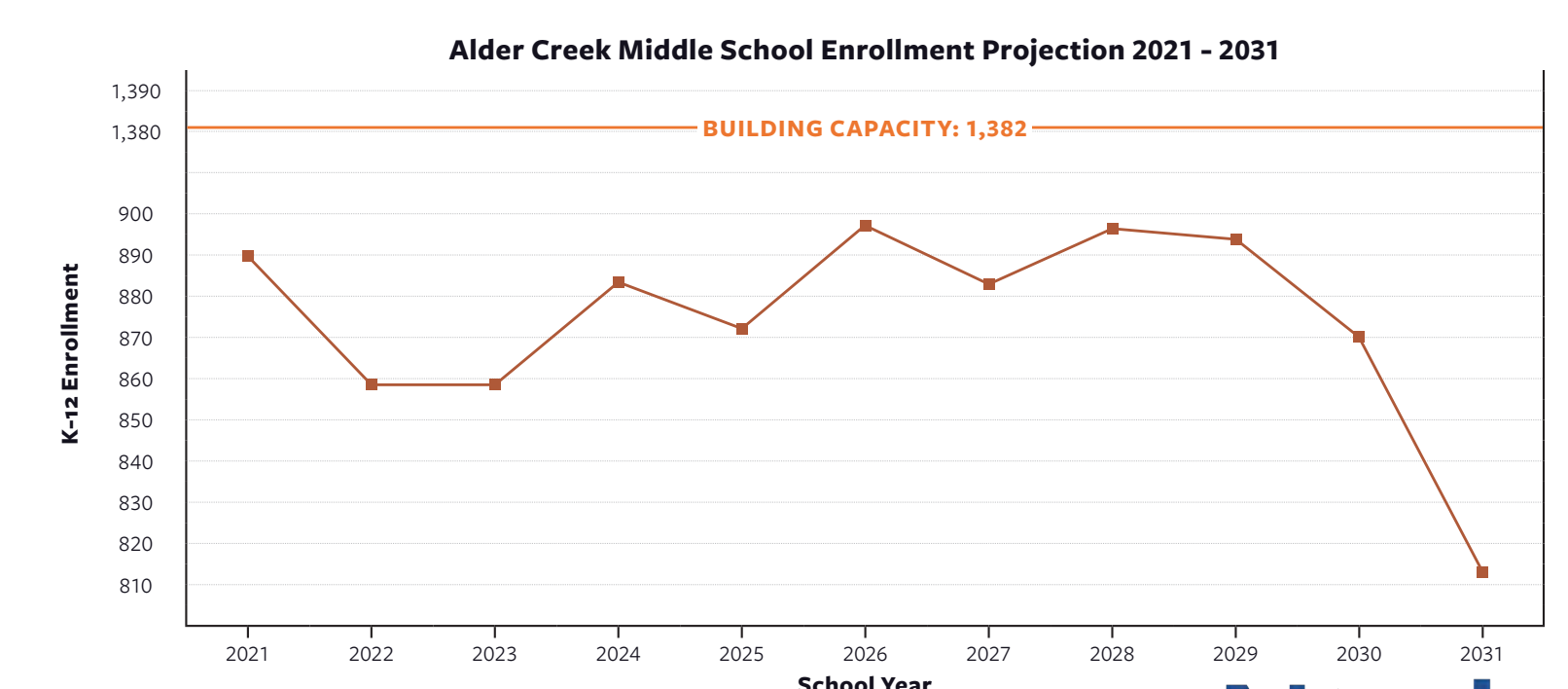
- Electrical - \$263,425
- Mechanical - \$629,989
- Plumbing - \$40,966
- Interiors - \$765,032
- Fire Life Safety - \$845,015
- Food Services - \$202,940
- Sports Assets - \$424,691
- Site - \$2,151,431
- Exteriors - \$2,816,501
- Roof Replacement Needed (within 5 years) - \$2,725,300
- Roof Repairs Needed (within 5 years) - \$2,100
- Fall Protection Measures Needed at One or More Roof Areas
- Add Emergency Generator Service for Freezers and Refrigerators at Base Kitchen - \$400,000 (est.)
- Exterior Security Camera Additions (toward fields)

Tier II Projects

- Foundation - \$13,608
- Electrical - \$68,775
- Mechanical - \$3,266,872
- Plumbing - \$107,237
- Interiors - \$1,920,933
- Fire Life Safety - \$47,203
- Food Services - \$80,620
- Sports Assets - \$80,963
- Site - \$580,124
- Exteriors - \$61,808
- Drop-Off Lane Improvements / Reconfiguration

Capacity

- Alder Creek Middle School includes 54 teaching stations for a total student capacity of 1,382 students. With current enrollment of 890 students, Alder Creek Middle School is at 64% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



13865 SE KING ROAD, HAPPY VALLEY, OR 97086 (CO-LOCATED WITH HAPPY VALLEY ELEMENTARY SCHOOL)

Happy Valley Middle School

CONSTRUCTION DATE: 2009 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2018



Tier I Projects

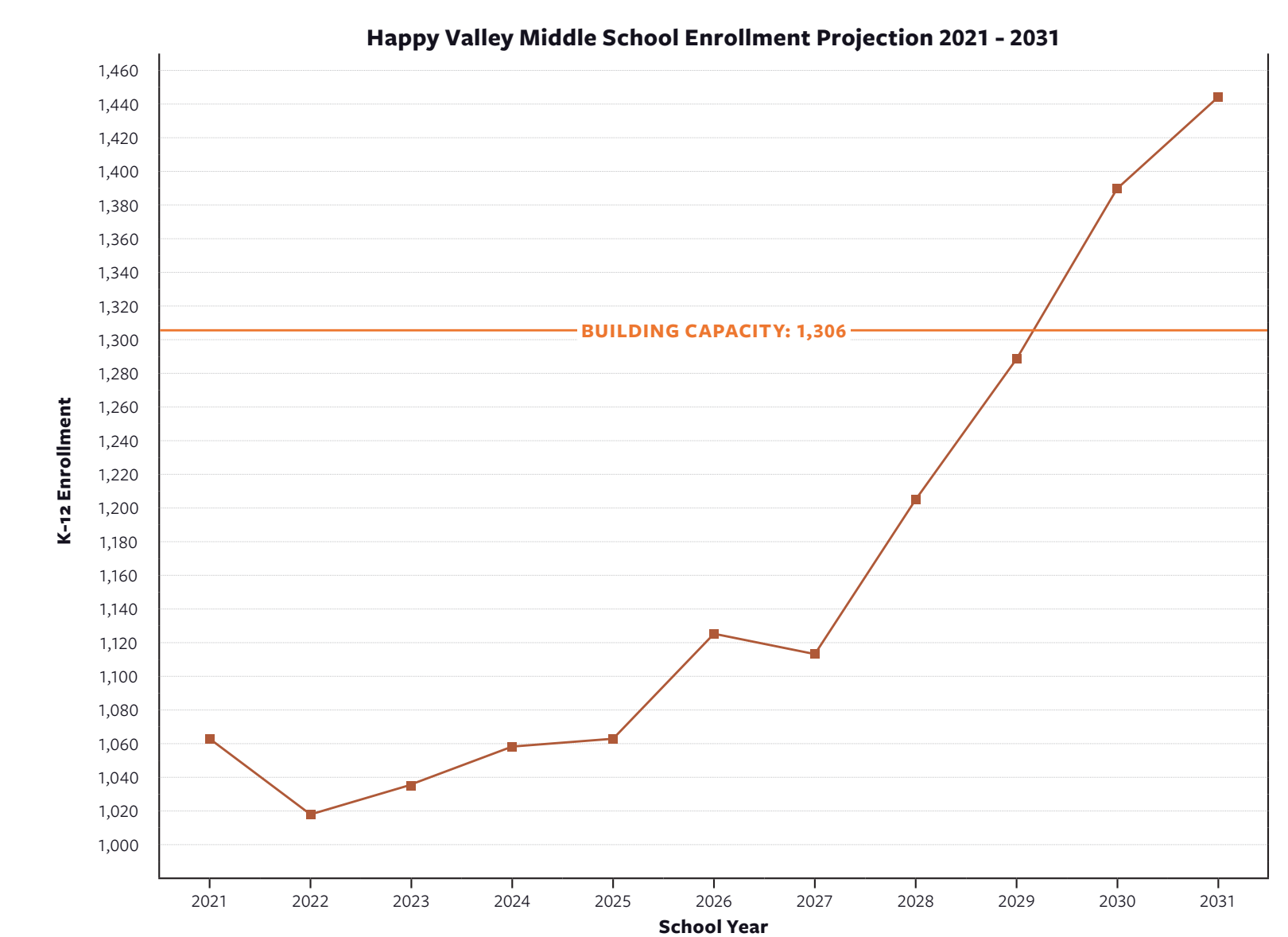
- Foundation - \$9,845
- Electrical - \$325,449
- Mechanical - \$1,753,101
- Plumbing - \$18,799
- Interiors - \$1,246,084
- Fire Life - Safety \$84,700
- Food Services - \$228,980
- Site - \$416,845
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects

- Electrical - \$268,278
- Mechanical - \$265,587
- Interiors - \$65,340
- Food Services - \$19,431

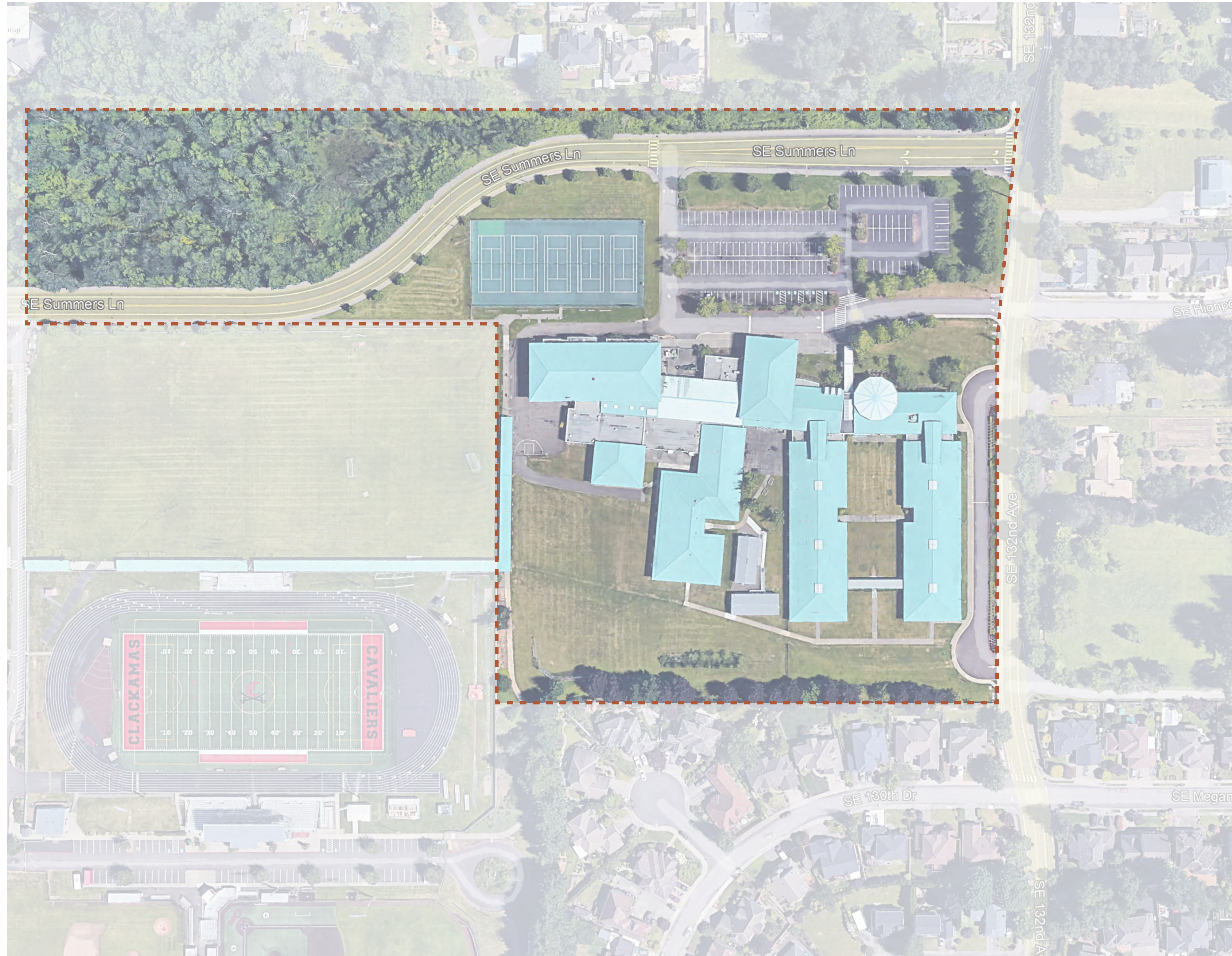
Capacity

- Happy Valley Middle School includes 51 teaching stations for a total student capacity of 1,306 students. Four (4) modular buildings (8 classrooms) are onsite. With current enrollment of 1,063 students, Happy Valley Middle School is at 81% of its total capacity.
- Enrollment is projected to exceed capacity by 2030.



Rock Creek Middle School

CONSTRUCTION DATE: 1991 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1993, 2003, 2010, 2018, 2020



Tier I Projects

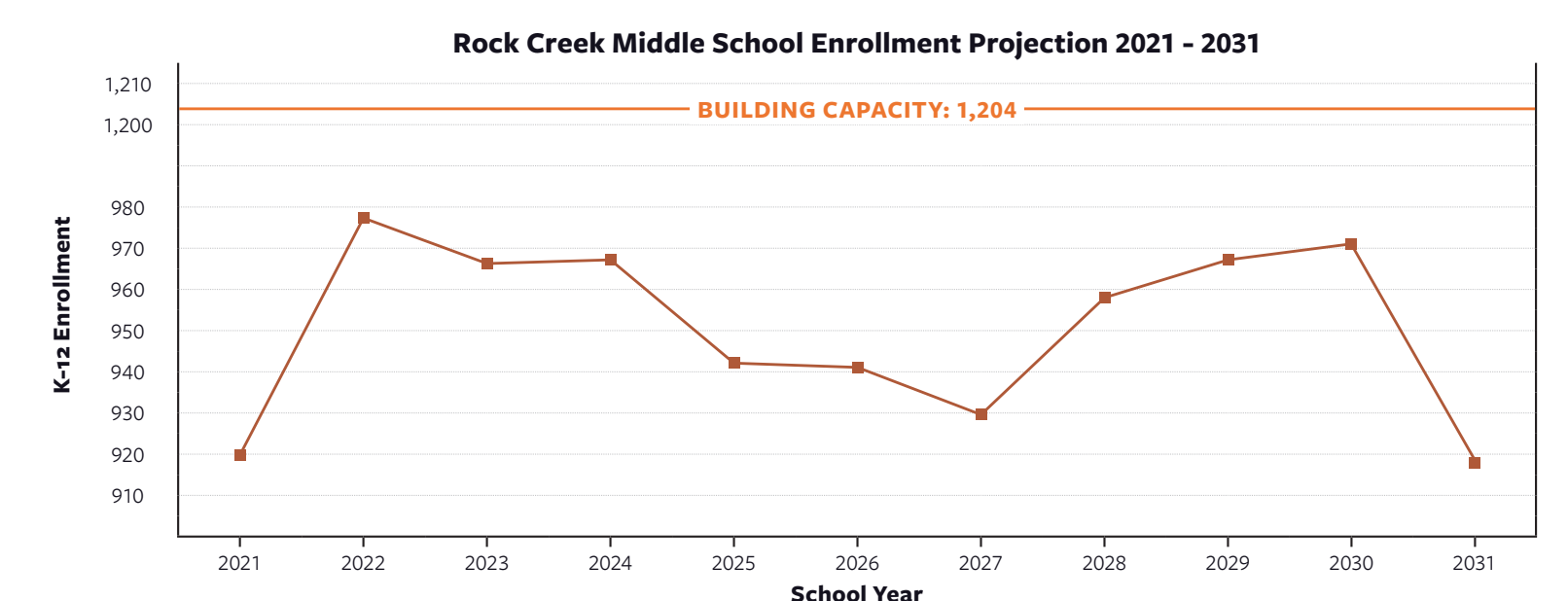
- Foundation - \$6,398
- Electrical - \$327,033
- Mechanical - \$399,124
- Interiors - \$862,583
- Fire Life Safety - \$528,954
- Food Services - \$322,595
- Exteriors - \$1,969,443
- Site - \$303,410
- Roof Repairs Needed (within 5 years) - \$13,100

Tier II Projects

- Mechanical - \$1,758,166
- Plumbing - \$1,916
- Interiors - \$3,533,512
- Fire Life Safety - \$56,674
- Food Services - \$55,783
- Exteriors - \$1,461,011
- Site - \$1,677,549

Capacity

- Rock Creek Middle School includes 47 teaching stations for a total student capacity of 1,204 students. With current enrollment of 920 students, Rock Creek Middle School is at 76% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Wilbur Rowe Middle School

CONSTRUCTION DATE: 1963 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1966, 1976, 2002, 2009, 2019, 2021



Tier I Projects

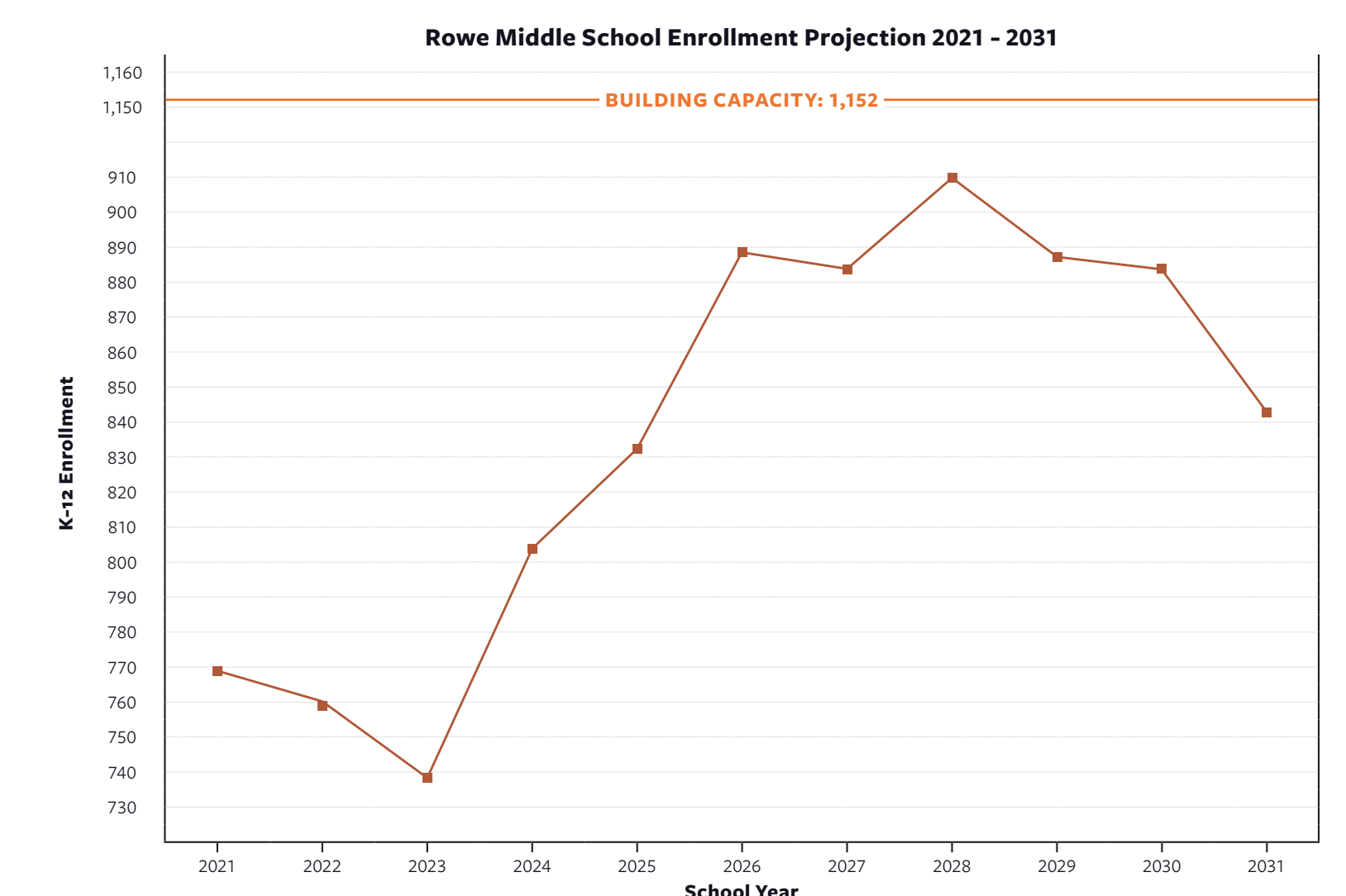
- Electrical - \$641,643
- Mechanical - \$764,683
- Plumbing - \$24,792
- Interiors - \$1,465,893
- Fire Life Safety - \$582,271
- Student Equipment - \$8,500
- Exteriors - \$2,766,696
- Site - \$724,269
- Select Roof Replacements (two areas) - \$2,680,100
- Additional Roof Repairs - \$1,200
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects

- Foundation - \$9,048
- Electrical - \$15,319
- Mechanical - \$355,586
- Plumbing - \$6,094
- Interiors - \$561,451
- Food Services - \$322,881
- Exteriors - \$71,837

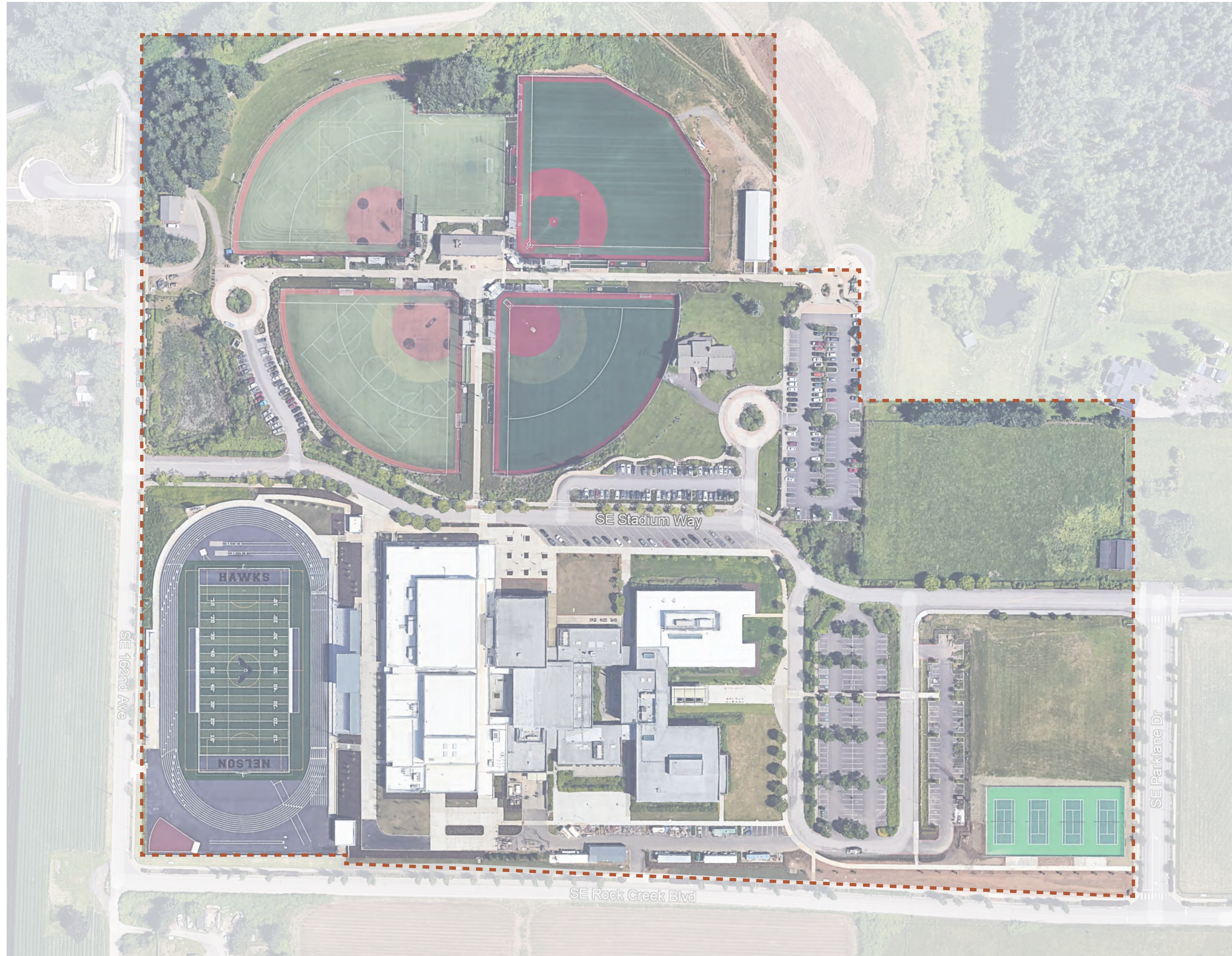
Capacity

- Wilbur Rowe Middle School includes 45 teaching stations for a total student capacity of 1,152 students. With current enrollment of 769 students, Rowe Middle School is at 67% of its total capacity.
- Enrollment is not projected to exceed capacity at any time over the next 10 years.



Adrienne C. Nelson High School

CONSTRUCTION DATE: 2010 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2021



Tier I Projects

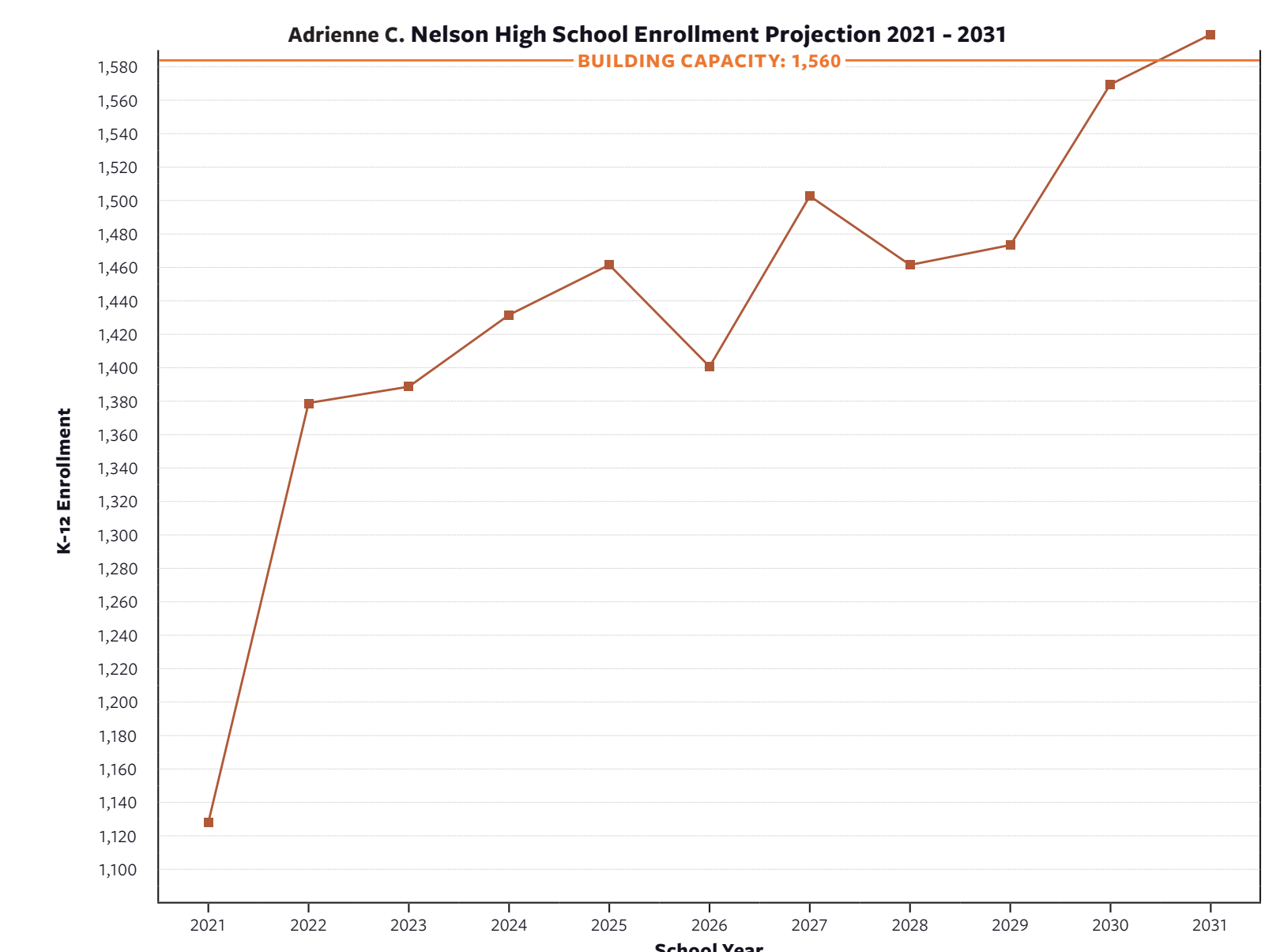
- Foundation - \$14,902
- Electrical - \$5,256
- Mechanical - \$147,072
- Plumbing - \$10,521
- Interiors - \$305,858
- Fire Life Safety - \$1,216,401
- Food Services - \$3,059
- Select Roof Replacements - \$7,800
- Additional Roof Repairs - \$26,500
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects

- Electrical - \$318,394
- Mechanical - \$3,401,283
- Plumbing - \$74,664
- Interiors - \$838,819
- Food Services - \$479,795
- Exteriors - \$6,261,975
- Site - \$3,113,303

Capacity

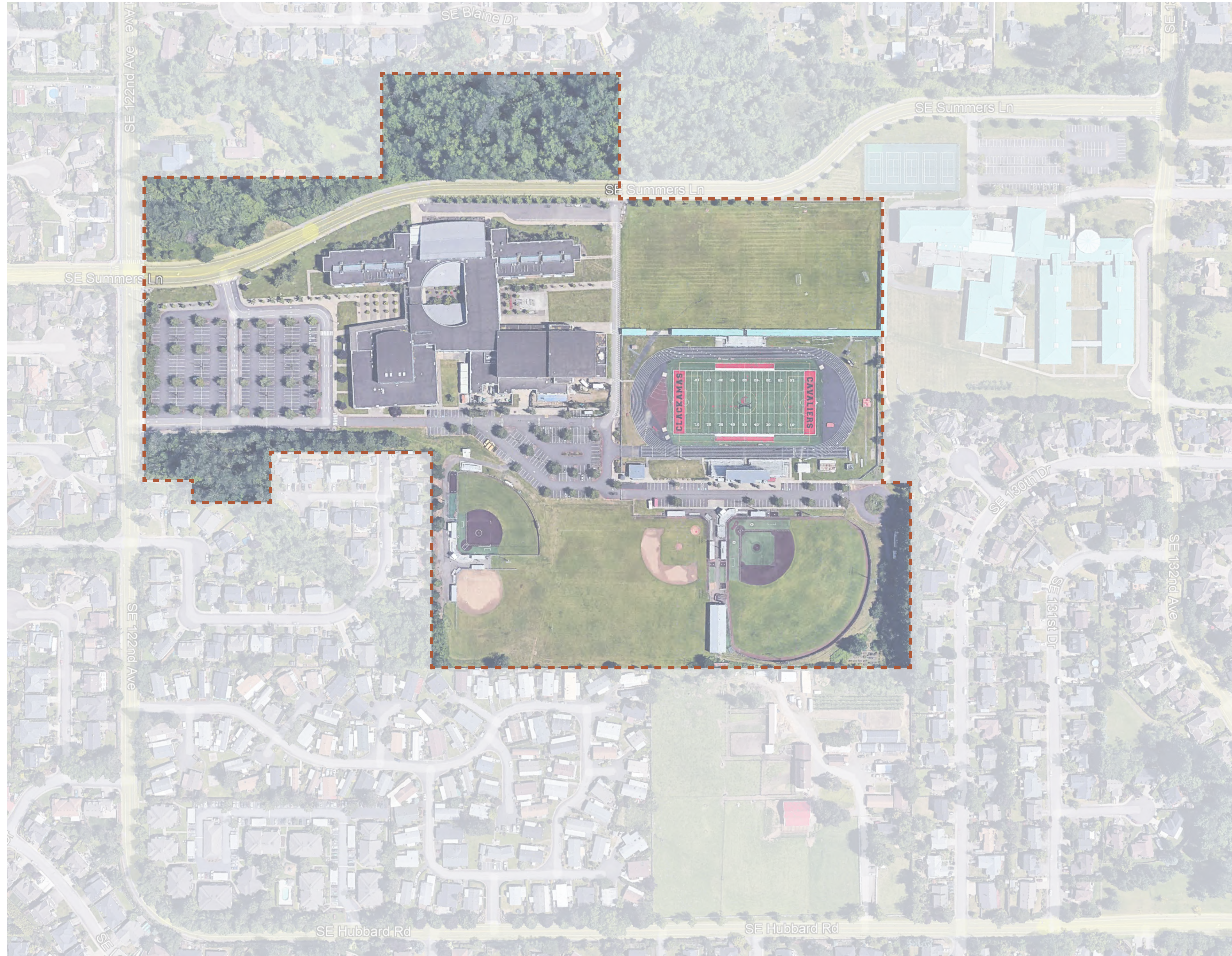
- Adrienne C. Nelson High School includes 65 teaching stations for a total student capacity of 1,560 students. With current enrollment of 1,104 students, Nelson High School is at 71% of its total capacity.
- It is projected that enrollment exceed the building's capacity by 2031.



14486 SE 122ND AVENUE, CLACKAMAS, OR 97015

Clackamas High School

CONSTRUCTION DATE: 2002 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2010, 2021



Tier I Projects

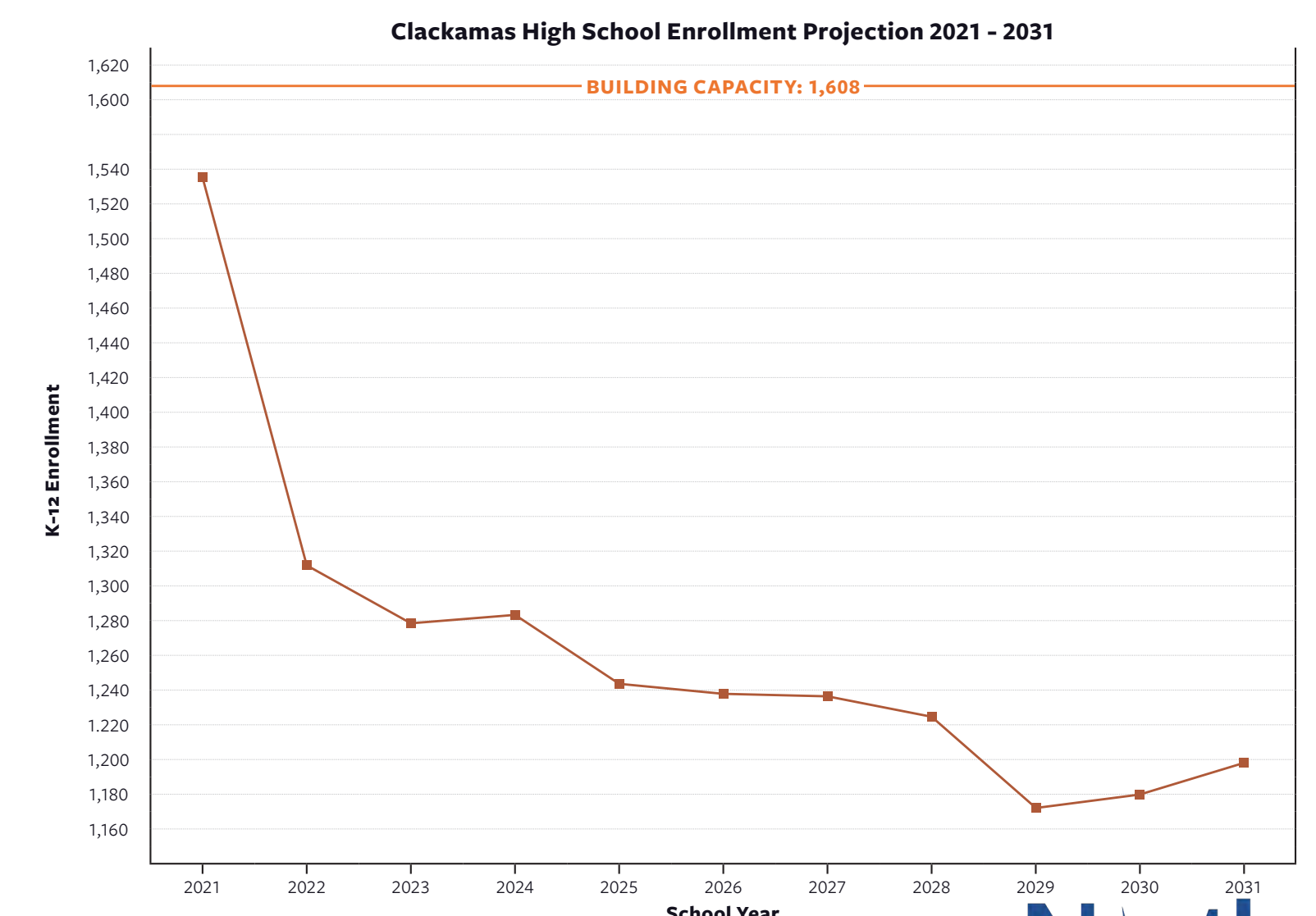
- Foundation - \$6,559
- Electrical - \$1,192,421
- Mechanical - \$292,979
- Plumbing - \$120,390
- Interiors - \$401,572
- Food Services - \$96,998
- Sports Assets - \$465,138
- Fire Life Safety - \$113,670
- Exteriors - \$6,343,796
- Partial Roof Replacement - \$4,936,000
- Additional Roof Repairs - \$50,000
- Fall Protection Measures Needed at One or More Roof Areas
- Intercom and PA System Upgrades
- Add Emergency Generator Service for Freezers and Refrigerators at Base Kitchen \$400,000 (est.)

Tier II Projects

- Electrical - \$73,926
- Mechanical - \$6,173,064
- Plumbing - \$34,814
- Interiors - \$1,478,371
- Food Services - \$146,649
- Exteriors - \$110,639
- Site - \$2,346,903

Capacity

- Clackamas High School includes 67 teaching stations for a total student capacity of 1,608 students. With current enrollment of 1,535 students, Clackamas High School is at 95% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Milwaukie High School

CONSTRUCTION DATE: 1925 (ORIGINAL BLDG), 2009 (ARTS BLDG) | MAJOR ADDITIONS AND/OR RENOVATIONS: ORIGINAL BLDG DEMO & REPLACED IN 2020



Tier I Projects

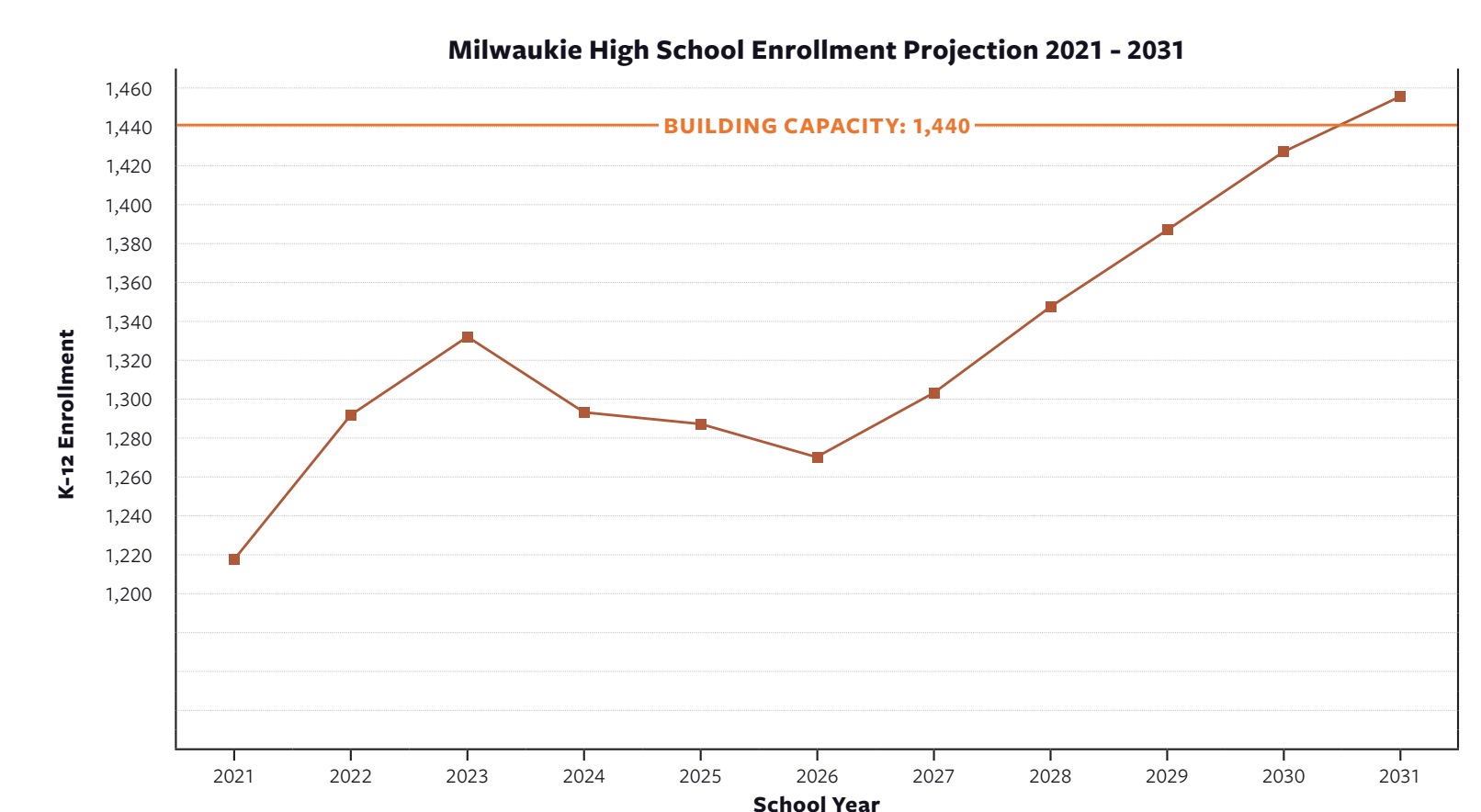
- Electrical - \$301,624
- Mechanical - \$1,719,278
- Plumbing - \$252,291
- Interiors - \$3,012,733
- Fire Life Safety - \$251,969
- Food Services - \$10,197
- Exteriors - \$2,466,617
- Roof Replacement (Grandstand) - \$143,000 (2025 - Grandstand)
- Additional Roof Repairs - \$17,000
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects

- Electrical - \$56,648
- Mechanical - \$2,205,473
- Plumbing - \$643,585
- Interiors - \$1,831,277
- Fire Life Safety - \$24,289
- Food Services - \$15,465
- Conveyance - \$221,932
- Exteriors - \$1,439,861
- Site - \$1,224,591

Capacity

- Milwaukie High School includes 60 teaching stations for a total student capacity of 1,440 students. With current enrollment of 1,217 students, Milwaukie High School is at 85% of its total capacity.
- Enrollment is projected to exceed capacity as of the 2031-32 school year.



1901 SE OAK GROVE BOULEVARD, OAK GROVE, OR 97267

New Urban High School

CONSTRUCTION DATE: **2021** | MAJOR ADDITIONS AND/OR RENOVATIONS: **N/A**



Tier I Projects

- Site - \$37,752
- Fall Protection Measures at One or More Roof Areas

Tier II Projects

- N/A

Capacity

- New Urban High School includes 15 teaching stations for a total student capacity of 281 students. With current enrollment of 97 students, New Urban High School is at 22% of its total capacity.

Rex Putnam High School

CONSTRUCTION DATE: 1963 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1966, 1978, 2000, 2001, 2009



Tier I Projects

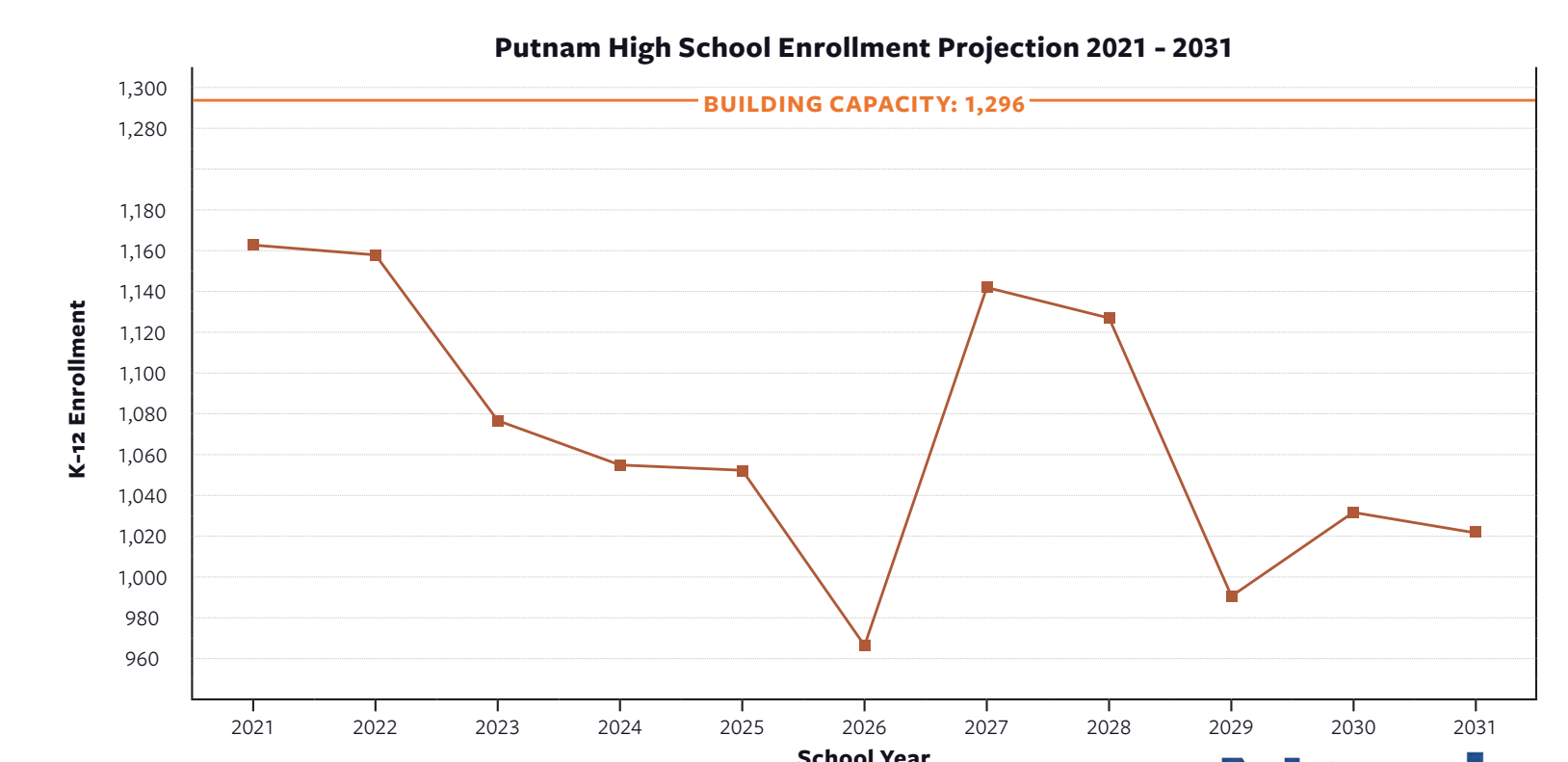
- Foundation - \$14,358
- Electrical - \$204,159
- Mechanical - \$1,588,052
- Plumbing - \$45,163
- Interiors - \$4,390,022
- Fire Life Safety - \$135,753
- Food Services - \$195,255
- Sports Assets - \$312,375
- Exteriors - \$8,769,452
- Site - \$628,761
- Select Roof Replacements - \$6,319,300
- Additional Roof Repairs - \$13,300
- Fall Protection Measures Needed at One or More Roof Areas
- Card Lock Access Needed at Back of School and at Classroom Wings (A and B).
- Add Emergency Generator Service for Freezers and Refrigerators at Base Kitchen \$400,000 (est.)
- ADA Upgrades
- Needs an Additional Single-User Restroom (only one in entire building)
- Additional Exterior Cameras

Tier II Projects

- Electrical - \$118,743
- Mechanical - \$3,544,524
- Plumbing - \$62,701
- Interiors - \$2,217,445
- Food Services - \$5,765
- Exteriors - \$1,375,326
- Site - \$438,155

Capacity

- Rex Putnam High School includes 54 teaching stations for a total student capacity of 1,296 students. With current enrollment of 1,162 students, Rex Putnam High School is at 90% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



Owen Sabin-Ben Schellenberg Professional Technical Center

CONSTRUCTION DATE: 1967 & 1968 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1968-1970, 2003, 2009, 2020



Tier I Projects

- Foundation - \$3,328 (South) and \$7,456 (North)
- Electrical - \$750,641 (South) and \$308,435 (North)
- Mechanical - \$1,019,497 (South) and \$1,179,378 (North)
- Plumbing - \$66,030 (South) and \$88,620 (North)
- Interiors - \$775,591 (South) and \$503,571 (North)
- Fire Life Safety - \$412,458 (South) and \$438,962 (North)
- Food Services - \$163,860 (North)
- Exteriors - \$318,659 (South) and \$231,446 (North)
- Site - \$240,951 (South) and \$1,379,736 (North)
- Select Roof Replacements - \$311,800 (South) and \$50,600 (North)
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects

- Electrical - \$54,086 (North)
- Mechanical - \$733,391 (South) and \$1,106,911 (North)
- Plumbing - \$9,569 (North)
- Food Services - \$221,703 (South)
- Interiors - \$638,902 (North)
- Fire Life Safety - \$9,097 (North)
- Exteriors - \$166,833 (South) and \$161,695 (North)
- Site - \$562,209 (South)

Capacity

- South Campus: 597
- North Campus: 640
- Land Lab: 32 (listed on the following sheet)

Land Lab & Forestry

CONSTRUCTION DATE: 1970 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1971, 2019



Tier I Projects

- Foundation - \$174
- Electrical - \$37,143
- Mechanical - \$59,864
- Interiors - \$49,412
- Fire Life Safety - \$16,500
- Exteriors - \$124,085
- Site - \$4,136
- Partial Roof Replacements (two areas) - \$62,000

Tier II Projects

- Plumbing - \$44,098
- Exteriors - \$3,562

Capacity

- 32 students

**One of the campuses of the Sabin-Schellenberg Professional Technical Center.

12400 SE FREEMAN WAY, MILWAUKIE, OR 97222

North Clackamas Administration Building

CONSTRUCTION DATE: 1988 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2016



Tier I Projects

- Foundation - \$1,906
- Electrical - \$101,020
- Mechanical - \$108,211
- Plumbing - \$13,312
- Site - \$27,702
- Roof Repairs - \$3,700

Tier II Projects

- Electrical - \$54,731
- Mechanical - \$148,139
- Interiors - \$311,074
- Fire Life Safety - \$22,914
- Conveyance - \$156,842
- Exteriors - \$82,694
- Site - \$496,270

Capacity

- N/A

Facility Operations

CONSTRUCTION DATE: 1916 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1960-1974, 2017



Tier I Projects

- Electrical - \$37,377
- Mechanical - \$95,127
- Plumbing - \$5,000
- Interiors - \$174,089
- Exteriors - \$154,376
- Site - \$141,213
- Select Roof Replacements - \$60,500
- Additional Roof Repairs - \$3,700
- Add an Additional Single-User Restroom

Tier II Projects

- Foundation - \$2,129
- Electrical - \$90,480
- Mechanical - \$208,594
- Interiors - \$700,631
- Exteriors - \$127,721

Capacity

- As the district has grown (in enrollment and number of properties), the current Facilities Operations building and site would benefit from improvements and/or expansions to better enable staff to service the many buildings and grounds.

Technology and Information Services

CONSTRUCTION DATE: 1967 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1977, 1979, 2019



Tier I Projects

- Foundation - \$341
- Electrical - \$59,995
- Mechanical - \$44,412
- Plumbing - \$11,794
- Interiors - \$150,340
- Fire Life Safety - \$43,782
- Exteriors - \$164,245
- Site - \$158,080
- Select Roof Replacements - \$64,100

Tier II Projects

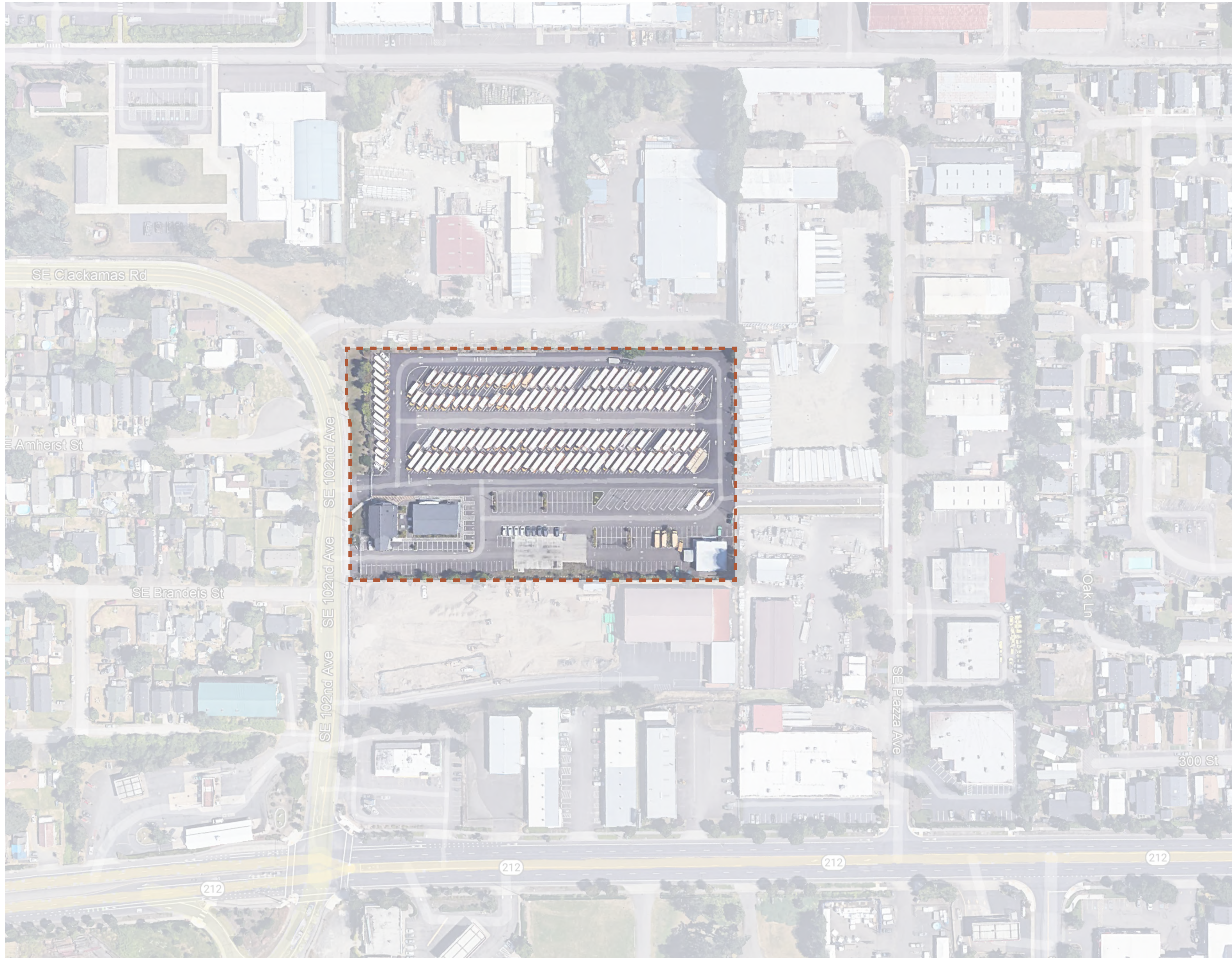
- Mechanical - \$69,487
- Plumbing - \$41,880
- Interiors - \$38,534
- Sports Assets - \$45,713
- Exteriors - \$18,112

Capacity

- N/A

Transportation (SE 102nd Street)

CONSTRUCTION DATE: 2018 | MAJOR ADDITIONS AND/OR RENOVATIONS: 2022



Tier I Projects

- Foundation - \$486
- Electrical - \$101,013
- Mechanical - \$52,014
- Plumbing - \$18,598
- Interiors - \$50,847
- Exteriors - \$72,655
- Roof Repairs Needed (within 5 years) - \$25,500

Tier II Projects

- Foundation - \$787
- Electrical - \$112,676
- Mechanical - \$17,164
- Interiors - \$63,942
- Fire Life Safety - \$162,023
- Site - \$709,951

Capacity

- N/A

13797 SE WEBSTER ROAD, MILWAUKIE, OR 97267

Webster Auxiliary Building

CONSTRUCTION DATE: 1955 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1959, 1989



Tier I Projects

- Foundation - \$793
- Electrical - \$96,386
- Mechanical - \$50,268
- Fire Life Safety - \$25,163
- Interiors - \$69,369
- Exteriors - \$160,124
- Site - \$537,056
- Roof Repairs Needed (within 5 years) - \$17,000

Tier II Projects

- Mechanical - \$34,962
- Plumbing - \$27,837
- Interiors - \$6,914
- Exteriors - \$14,858

Capacity

- N/A

12451 SE FULLER ROAD, MILWAUKIE, OR 97222

Nutrition Services (Former Harmony School Building)

CONSTRUCTION DATE: 1916 | MAJOR ADDITIONS AND/OR RENOVATIONS: UNKNOWN



Tier I Projects

- Foundation - \$2,152
- Electrical - \$45,537
- Mechanical - \$24,248
- Plumbing - \$9,747
- Interiors - \$73,118
- Fire Life Safety - \$52,701
- Exteriors - \$42,656
- Site - \$398

Tier II Projects

- Mechanical - \$233,052
- Plumbing - \$11,644
- Interiors - \$103,370
- Exterior - \$12,682
- Site - \$18,536

Capacity

- N/A

Campbell Center Early Childhood

CONSTRUCTION DATE: 1956 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1958, 1992, 2001



Tier I Projects

- Foundation - \$3,689
- Electrical - \$201,972
- Mechanical - \$425,515
- Plumbing - \$52,952
- Interiors - \$788,550
- Fire Life Safety - \$191,008
- Food Services - \$17,315
- Student Equipment - \$8,337
- Exteriors - \$1,226,046
- Site - \$597,814
- Select Roof Replacements - \$599,600
- Additional Roof Repairs - \$5,000
- ADA Upgrades
- Replacement of Aging PA System

Tier II Projects

- Electrical - \$16,238
- Mechanical - \$566,801
- Plumbing - \$15,854
- Interiors - \$81,415
- Fire Life Safety - \$53,466
- Exteriors - \$48,761

Capacity

- N/A

New Urban Annex

CONSTRUCTION DATE: 1924 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1948-1952, 1955, 1959, 2020



Tier I Projects

- Foundation - \$994
- Electrical - \$76,214
- Mechanical - \$149,203
- Plumbing - \$12,185
- Interiors - \$404,905
- Fire Life Safety - \$20,393
- Exteriors - \$93,134
- Site - \$139,515

Tier II Projects

- Mechanical - \$13,932
- Exteriors - \$1,091,636

Capacity

- N/A

6031 SE KING ROAD, MILWAUKIE, OR 97222

Wichita Family Center

CONSTRUCTION DATE: 1941 | MAJOR ADDITIONS AND/OR RENOVATIONS: 1946, 1949, 1992



Tier I Projects

- Foundation - \$1,224
- Electrical - \$157,423
- Mechanical - \$259,395
- Plumbing - \$201,602
- Interiors - \$454,079
- Fire Life Safety - \$368,175
- Sports Assets - \$196,054
- Food Services - \$86,470
- Exteriors - \$73,286
- Site - \$15,205

Tier II Projects

- Electrical - \$6,204
- Plumbing - \$93,435
- Interiors - \$18,365
- Site - \$35,848

Capacity

- N/A

**This property is owned by North Clackamas Parks and Recreation District in a partnership that allows NCSD to occupy and operate this site currently.





FACILITY CONDITION ASSESSMENT EXECUTIVE SUMMARY

November 2022



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1. Facility Summary Reports	
2. ODE Forms (Delivered as separate document)	
3. Asset Database (Delivered as separate document)	



North Clackamas SD – Facility Condition Assessment

1. Introduction

1.1 PURPOSE

The intent of this Facility Condition Assessment (FCA) was to conduct an evaluation of the existing conditions of the physical assets of North Clackamas School District facilities, which will help contribute to the development of a long-term capital renewal budget. The assessment covered 38 district facilities including schools, administration, and support buildings, totaling nearly 2.9 million square feet of space.

The information provided in this report can assist in avoiding costly emergency repairs or other unplanned renovations. It also enables stakeholders to more effectively plan for future capital projects and bond planning. Additionally, based on the scoring criteria used, a greater emphasis can be placed on the critical versus non-critical Operations & Maintenance (O&M) practices. This, in turn, allows for improved overall project and budget planning and resource allocation.

Although the information presented in this report is based on thorough research, sound evaluation, and various data sources, it is intended to be used merely as a guide by stakeholders as they build plans that best serve the interests of the school district. Likewise, all U.S. dollar values provided in this report are considered individual probable cost estimates and are not intended for use as final costs for project implementation. When utilizing the individual probable cost estimates presented in this report, demolition/removal labor costs were taken into consideration. However, engineering, design, project management, general conditions, and any other project “soft costs” associated with the labor and material installation have not been taken into consideration. Lastly, all inspections conducted as part of this FCA are based on visually detectable conditions and should not take the place of legally mandated inspections, including – but not limited to – fire and life safety, ADA compliance, structural, and/or asbestos and lead contamination.

1.2 FCA METHODOLOGY

This Facility Condition Assessment (FCA) included an in-depth, on-site visual evaluation of the current conditions of individual building assets and systems, (e.g. parking lots, site drainage), exterior systems (e.g. windows, facade), interior building systems (HVAC, electrical, flooring) and provides recommendations for repairing, replacing, and upgrading assets. The FCA also incorporated the existing recommendations from the PRF Roof Assessments and a review of documents (building plans, specifications, submittals, O&M manuals) for assets with known deficiencies, which help build baseline familiarity with current facility and system conditions.

The FCA also involved interviews with maintenance staff and a sampling of on-site staff to understand their concerns, issues, and aspirations. The FCA team surveyed the entire facility to capture data on the severity of needed repairs or replacements of equipment, systems, and other building elements. After the interviews and on-site audits were complete, probable cost estimates of repairs and replacements along with recommendations for prioritization based on the most substantial needs and potential asset failures or safety concerns were documented.

Observations on the criticality of assets and systems were also noted. In-depth replacement costs of equipment and systems was estimated, and an estimated remaining life was assigned to all systems and equipment analyzed. Further project prioritization scoring was also included in the assessment in order to support data-driven decisions for capital replacements. North Clackamas SD maintenance personnel guided the on-site visits conducted in May through August 2022 where more than 60,000 photographs were taken for review and analysis. The accompanying **Attachment #1 – Facility Summary Reports** contains additional details, photos, and notes for each individual facility.

As part of the assessment, the Department of Education’s facility assessment forms were also completed which



North Clackamas SD – Facility Condition Assessment

included additional information on general security, ADA, IT, harmful substances, and indoor air quality. These can be found in **Attachment #2-ODE Forms**. The district also provided electronically archived as-built construction drawings and other documents, and information that was reviewed by the FCA team to ensure accuracy of asset data.

Together, our teams ensured that our checklists contained all the necessary elements for completing the project based on the documents and interviews conducted prior to the date of the on-site visits.

Our checklists and ratings included the following systems:

Conveyance - Identify the existing vertical transportation equipment and provide an overall assessment of condition. Detail deficiencies for each elevator and provide an analysis of the remaining useful life, along with budgets for any expected expenditures up to, and including, modernization or replacement.

Electrical System - Identify the electrical service provided and distribution system at the subject property. Observation and evaluation will include switchgear, transformers, emergency generators and main distribution panels.

Exterior - Identify the material elements of the building exterior to include walls, doors, windows, and fire escapes. This will also include the façade, curtain-wall systems, glazing, exterior sealant, exterior balconies, and stairways. Observations may be subject to grade, accessible balconies, and rooftop vantage points.

Fire and Life Safety – Identify alarm panels, emergency generators, security systems, and fire suppression systems. This also includes roof safety & security.

Foundation - Evaluate the footings, foundations, slabs, columns, floor framing system, and roof framing system as part of the structural inspection for soundness. Observations will be subject to grade and visibility of components. This is a visual inspection only, and no structural testing of components or materials will be undertaken.

Interiors – Evaluate ceilings, flooring, walls, and doors

Kitchen & Food Service Equipment – Walk-in freezer and refrigerators, dishwashers, ovens, stoves, broilers, grills, fryers, and ice makers.

Mechanical Systems - Identify the material air-conditioning components, including cooling towers, chillers, and other major labeled equipment; ventilation systems; boilers, furnaces, unit ventilators, terminal units, and other major heating equipment; and building automation systems.

Plumbing - Identify the material plumbing systems at the subject property, including domestic water supply, domestic water heaters, sanitary sewer, or any special or unusual plumbing systems (such as fuel systems and gas systems).

Roofing System – Captured information from a previously completed study by PRF to include material roof systems, including roof-type, and reported age.

Site - Observe and evaluate the site paving and/or site components including pavement, curbs, sidewalks, fences & gates.

Sports Assets

- Playgrounds
- Sports and ground facilities
- Scoreboards
- Synthetic turf fields
- Stadiums
- Tracks

Student Equipment – Evaluated kilns



North Clackamas SD – Facility Condition Assessment

Perform Condition Assessments

Our dedicated facilities team performed assessments on all sites requested by the district. We worked with district staff to gain access to the facilities and perform our analysis. While on-site, the team collected equipment and system inventories, categorized, and performed analysis on all system and asset types identified in Phase 2.



The following data was collected:

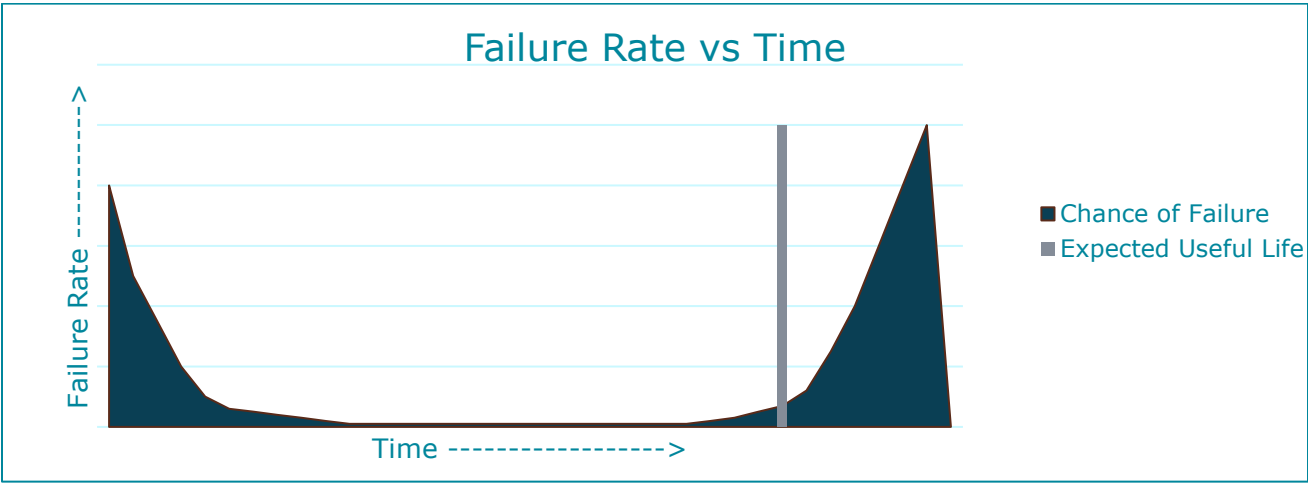
- Facility Name
- Sub-Building Name
- Floor
- Room Location Type
- Location Description
- Area Served
- Asset Tag if applicable
- Asset Repair or Replace
- Asset Equipment Type
- Asset System
- Asset Sub System
- Manufacturer
- Model Number
- Serial Number
- Asset/Equipment Size
- Approximate Install Date
- Estimated Industry Remaining Life (IRL)
- Observed Remaining Live (ORL)
- Estimated Replacement Date based on ORL
- Asset Condition
- Occupant Impact
- Estimated Replacement Cost
- Notes
- Live Expectancy

Estimated Remaining Life

Estimated remaining life was calculated using three data points: the actual condition of the system, the expected useful life of the system, and the probability of failure of the system.



North Clackamas SD – Facility Condition Assessment



Asset Scoring Criteria

At each location, the equipment and systems were given a score from one to five in two different categories, Asset Condition and Occupant Impact. The final assessment details containing all gathered data can be found in **Appendix 3 – Asset Database** and is presented along with this document.

The scoring is defined below:

Asset Condition Score (1 – 5)

1 – Excellent Condition New or easily restorable to “like new” condition.
2 – Good Condition Component is not new but exhibits no damage or excessive wear.
3 – Fair Condition Minor component wear but operating properly.
4 – Poor Condition Component has significant wear and is approaching the end of its expected useful life.
5 – Very Poor Condition Component is at or past its expected useful life, has major damage, complete failure, or in need of replacement.

Facility Condition Index (FCI)

For each site a Facility Condition Index was calculated using the combination of asset condition and replacement costs. Comparing Facility Condition Index (FCI) is a metric used to understand the relative condition of a building. It is a ratio of known or projected capital renewal costs to the estimated replacement value of the entire building(s). A high FCI value indicates that the building is reaching the end of its useful life and/or should be considered for replacement (instead of expending additional capital funds into renewals/repairs). A low FCI value indicates that the building is in good condition.

1.3 PROJECT TEAM



North Clackamas SD – Facility Condition Assessment

Members of the McKinstry project team include:

- Mark Hood, Assessor
- Michael Weingarten, PM & Assessor
- Paul Gustafson, Assessor
- Chad Dunkel, Assessor
- Daniel Shaw, Assessor
- Adam Hartman, Assessor
- Abdo Awad, Assessor
- Tyler Zastrow, Assessor
- Marla Corey-Loiola, Estimator
- Rick Becker, Account Manager

Members of the North Clackamas School team included:

- Cindy Detchon, Asst superintendent for Operations
- Melinda Shumaker, Director Facility operations
- Ron Stewart, Senior Director Capital Projects
- Stacy Skerjanecs, Facility Operations Supervisor
- Shaun Stuhldryer, Program Manager, CBRE

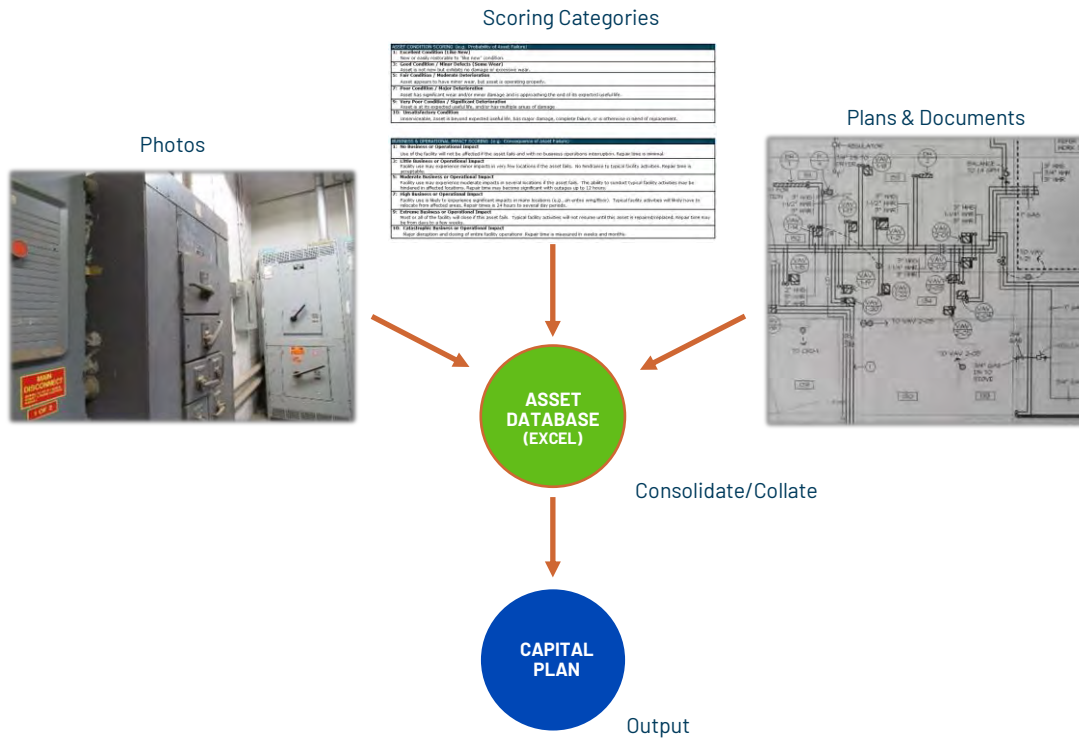
This document combines observations and data generated by the project team. This information was gathered by visual inspection only. No tools were used, or destructive testing performed for our analysis.

1.4 METHODOLOGY

As illustrated in the graphic below, multiple elements were utilized to populate an **Asset Database** where assets were consolidated and collated. These elements or various datasets included:

- **Photos:** Taken of each asset during the onsite evaluation of each facility.
- **Scoring Categories:** Applied to each asset after analysis to understand condition and criticality.
- **Plans & Documents:** Information obtained from building floor plans, as-builts, and other documentation.

North Clackamas SD – Facility Condition Assessment



2. Facilities, Categories, and Assets

District Statistics

Measurable	Stat
Buildings	38
Asset Count	6,855
Average Condition Score	2.58 out of 5.00 (good)
30-Year Net Present Value to Replace Assets	\$1.448 Billion
Average Estimated Observed Remaining Life of Assets	12.5 Years
1 st Year Estimated Capital Renewal Needs	\$37.6 Million

The net present value of \$1.45 Billion represents the cost of replacing all 6,855 assets, with escalation, captured in this study on a regular replacement cycle over 30 years. That suggests that the district would need to spend approximately \$48.3 Million a year on regular capital replacement needs. The first year estimated capital renewal needs indicates that the district has done a good job updating and replacing the suggested \$48 Million per year and has an expected amount of deferred maintenance. Additionally, the district’s Maintenance Department utilizes strategies to extend the life of equipment and the Capital Department prioritizes replacements based on impact to students and operations.

CATEGORY	NUMBER OF SITES	TOTAL SQUARE FEET	10 Yr. Capital Replacement Cost (w/escalation)
High School Facilities	8	1,140,611	\$87,854,753



North Clackamas SD – Facility Condition Assessment

Middle/Junior High School Facilities	4	510,974	\$40,655,683
Elementary School Facilities	17	1,046,544	\$85,411,465
Support/Miscellaneous Facilities	9	192,754	\$15,388,604
Total	38	2,890,883	\$229,310,505

High School Facilities:

- Adrienne C. Nelson HS
- Clackamas High West Campus
- Land Lab & Forestry
- Milwaukie
- New Urban
- Owen Sabin - Ben Schellenberg Professional Technical Center – North
- Owen Sabin - Ben Schellenberg Professional Technical Center- South
- Rex Putnam

Middle/Junior High School Facilities:

- Alder Creek & Stadium
- Happy Valley MS
- Rock Creek MS
- Wilber Rowe

Elementary School Facilities:

- Ardenwald
- Beatrice Morrow Cannady
- Bilquist
- Happy Valley
- Linwood/Sojourner
- Lot Whitcomb
- Milwaukie/El Puente
- Mount Scott
- Oak Grove
- Oregon Trail
- Riverside
- Scouters Mountain
- Seth Lewelling
- Spring Mountain
- Sunnyside
- Verne Duncan
- View Acres

Support/Miscellaneous Facilities:

- Admin Freeman Way Bldg
- Campbell Center
- Facility Operations
- Harmony Road Building
- Oak Grove Center
- Technology & Information Services
- Transportation SE 102nd
- Transportation - Webster
- Wichita Family Center

3. Capital Replacement Cost Projections

The figures below are intended to provide a high-level overview of capital replacement probable cost projections over the next five (5) years. These values are generated using opinions of remaining useful life and replacement cost for each asset. The values are presented with escalation factors. All values identified with escalation include a 10% inflation factor for years 2 and 3 and a 6% for all years following.



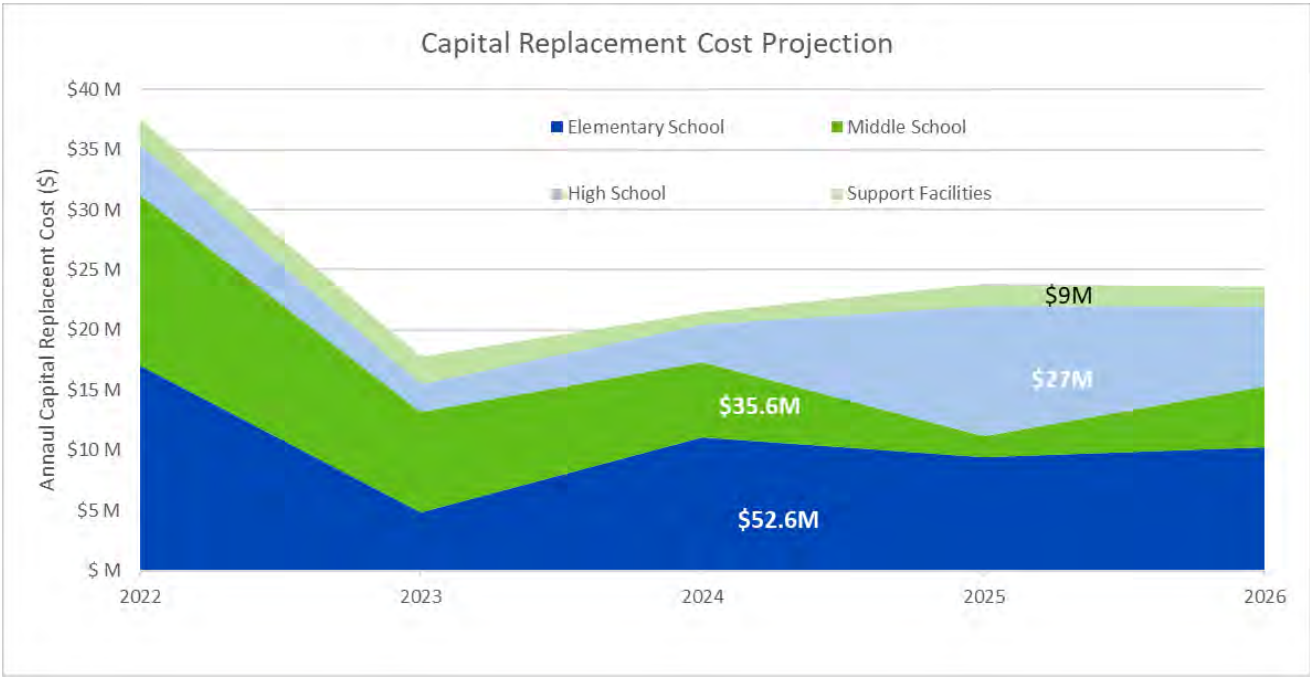
North Clackamas SD – Facility Condition Assessment

Capital Replacement Cost Projection by Year – All Facilities (w/ escalation)

2022	2023	2024	2025	2026	5 YEAR TOTAL
\$37,555,000	\$19,139,000	\$21,462,000	\$23,799,000	\$24,290,000	\$126,246,000

*Values are round to the nearest \$100 for clarity

Each colored band in the graphic below represents the annual Capital Replacement Cost projection for a single category of facilities (refer to Section 3 for a list of facilities in each category). The sum of the four (4) colored bands is the same annual Capital Replacement Cost projection value from the table above.



** 5 Year Capital Replacement Costs in this section are different than in the FCI section below. Costs in this section include site/grounds (paving, fencing, etc), whereas they are not included in the FCI analysis.



North Clackamas SD – Facility Condition Assessment

CUMULATIVE 5-YEAR CAPITAL NEEDS BY LOCATION (WITH ESCALATION)

Facility	2022	2023	2024	2025	2026
escalation		10%	10%	6%	6%
Elementary Schools					
Ardenwald	\$158,776	\$480,865	\$15,057	\$619,742	\$148,999
Beatrice Morrow Cannady	\$0	\$0	\$0	\$0	\$0
Bilquist	\$315,755	\$205,359	\$498,993	\$1,396,315	\$743,750
Happy Valley ES	\$474,269	\$221,740	\$209,090	\$0	\$87,710
Linwood/Sojourner	\$929,445	\$786,403	\$2,246,024	\$51,278	\$939,367
Lot Whitcomb	\$431,983	\$320,076	\$417,428	\$513,835	\$383,510
Milwaukie/El Puente	\$247,999	\$200,254	\$927,962	\$359,522	\$752,923
Mount Scott	\$1,334,836	\$200,366	\$377,638	\$773,587	\$716,448
Oak Grove	\$498,502	\$701,584	\$303,756	\$219,666	\$569,340
Oregon Trail	\$360,145	\$246,268	\$297,959	\$228,668	\$947,857
Riverside	\$710,769	\$579,602	\$423,807	\$533,333	\$737,882
Scouters Mountain	\$90,764	\$5,748	\$240,034	\$584,552	\$43,506
Seth Lewelling	\$635,439	\$1,123,161	\$1,867,340	\$585,886	\$573,175
Spring Mountain	\$1,959,045	\$282,071	\$0	\$965,048	\$927,098
Sunnyside	\$3,153,297	\$4,572	\$3,308,162	\$11,633	\$28,415
Verne Duncan	\$2,509	\$183,186	\$155,536	\$1,406,019	\$275,056
View Acres	\$2,961,617	\$33,000	\$21,175	\$2,107,255	\$490,853
Middle Schools					
Alder Creek	\$3,174,200	\$832,430	\$2,491,177	\$332,836	\$1,309,346
Happy Valley MS	\$1,268,743	\$68,585	\$2,009,030	\$0	\$737,445
Rock Creek MS	\$166,548	\$690,001	\$445,996	\$1,280,914	\$2,136,081
Wilber Rowe	\$2,783,370	\$481,935	\$1,442,373	\$1,333,072	\$937,997
High Schools					
Adrienne C. Nelson HS	\$7,644	\$16,500	\$18,150	\$76,011	\$1,584,765
Clackamas High West Campus	\$261,747	\$155,034	\$1,133,651	\$6,465,097	\$1,017,995
Land Lab & Forestry	\$145,988	\$32,597	\$26,908	\$22,400	\$63,420
Milwaukie High School	\$4,149,551	\$28,662	\$372,970	\$440,688	\$3,022,838
New Urban	\$0	\$0	\$37,752	\$0	\$0
Oak Grove Center	\$1,200,315	\$1,420,354	\$232,064	\$1,143,086	\$305,645
Owen Sabin - Ben Schellenberg Professional Technical Center -North	\$6,921,218	\$6,965,588	\$290,320	\$41,043	\$2,065,180
Owen Sabin - Ben Schellenberg Professional Technical Center - South	\$7,644	\$16,500	\$18,150	\$76,011	\$1,584,765
Rex Putnam High School	\$944,115	\$563,662	\$581,704	\$424,054	\$1,073,619
Support Facilities					
Admin Freeman Way Bldg	\$34,263	\$66,090	\$17,638	\$101,020	\$33,141



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Campbell Center	\$498,562	\$1,095,911	\$546,141	\$1,025,023	\$347,561
Facility Operations	\$135,752	\$61,789	\$17,545	\$77,597	\$314,500
Harmony Road Building	\$87,762	\$9,057	\$81,370	\$37,419	\$34,949
Technology & Information Services	\$181,093	\$328,537	\$148,253	\$71,165	\$167,494
Transportation SE 102nd	\$331,346	\$142,153	\$28,335	\$66,144	\$65,012
Transportation Webster Rd	\$18,596	\$18,725	\$26,137	\$158,415	\$73,740
Wichita Family Center	\$724,691	\$59,175	\$5,022	\$110,728	\$39,541
Yearly Total	\$37,555,062	\$19,139,163	\$21,462,352	\$23,799,482	\$24,290,249

SUMMARY BY ASSET TYPE

AVERAGE CONDITION SCORE BY ASSET TYPE

Condition scores are rated from a 1 to a 5 where the greater the number the greater the need. In the table below Roofing is the only system that rates in a Fair condition or worse. Most assets, in general fall within the Good category.

Asset Type	Average Condition Score
Conveyance	2.37
Electrical	2.51
Exteriors	2.76
Fire & Life Safety	3.35
Foundation	2.88
Interiors	2.68
Kitchen & Food Service	2.60
Mechanical	2.48
Plumbing	2.47
Roofing	3.37
Security	2.67
Site	2.85
Sports Assets	2.02
Student Equipment	2.04
Average	2.58

ANNUAL REPLACEMENT COST BY ASSET TYPE (W/ ESCALATION) (YRS 1-5)

Asset Type	2022	2023	2024	2025	2026
Escalation	0%	10%	10%	6%	6%
Conveyance	\$0	\$0	\$0	\$0	\$0
Electrical	\$3,337,437	\$3,427,102	\$1,995,206	\$443,501	\$151,999
Exteriors	\$14,830,746	\$7,900,938	\$6,881,911	\$9,584,184	\$2,318,715
Fire & Life Safety	\$394,853	\$956,067	\$1,222,807	\$1,735,367	\$4,449,221
Foundation	\$35,576	\$29,409	\$30,173	\$7,743	\$22,358
Interiors	\$8,650,591	\$1,852,373	\$2,436,215	\$5,588,467	\$8,588,049
Kitchen & Food Service	\$24,970	\$217,401	\$935,236	\$845,948	\$483,173
Mechanical	\$6,137,222	\$2,717,116	\$3,293,015	\$3,116,428	\$4,620,240
Plumbing	\$572,493	\$76,639	\$384,987	\$201,101	\$237,595
Site	\$3,241,799	\$1,962,118	\$4,282,803	\$2,268,404	\$2,355,727

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Sports Assets	\$312,375	\$0	\$0	\$0	\$1,063,173
Student Equipment	\$17,000	\$0	\$0	\$8,337	\$0
Grand Total	\$37,555,062	\$19,139,163	\$21,462,352	\$23,799,482	\$24,290,249

ANNUAL REPLACEMENT COST BY ASSET TYPE (W/ ESCALATION) (YRS 5-10)

Asset Type	2027	2028	2029	2030	2031
Escalation	6%	6%	6%	6%	6%
Conveyance	\$0	\$139,589	\$221,932	\$156,842	\$0
Electrical	\$221,705	\$43,808	\$455,201	\$605,799	\$682,281
Exteriors	\$683,293	\$2,098,151	\$7,473,828	\$2,757,967	\$4,374,841
Fire & Life Safety	\$400,520	\$400,510	\$873,589	\$111,567	\$41,828
Foundation	\$28,037	\$0	\$3,066	\$0	\$2,129
Interiors	\$3,670,969	\$3,639,957	\$6,251,633	\$4,412,065	\$5,600,671
Kitchen & Food Service	\$810,026	\$216,919	\$451,150	\$90,626	\$230,477
Mechanical	\$7,297,573	\$8,152,329	\$6,298,281	\$5,115,675	\$10,449,438
Plumbing	\$355,109	\$660,616	\$688,448	\$408,095	\$428,920
Site	\$3,350,433	\$3,599,862	\$1,187,678	\$2,095,989	\$5,743,813
Sports Assets	\$0	\$0	\$80,963	\$0	\$0
Student Equipment	\$0	\$0	\$0	\$0	\$0
Grand Total	\$16,817,665	\$18,951,741	\$23,985,767	\$15,754,626	\$27,554,399

4. Facility Condition Index

As defined earlier, a high FCI value indicates that the building is reaching the end of its useful life and/or should be considered for replacement (instead of expending additional capital funds into renewals/repairs). A low FCI value indicates that the building is in good condition. In the calculation of the FCI score the capital replacement cost did not include site or track and field costs. Site items include parking lot, sidewalk, walkways, fences and gates.

The following is the 10 Year FCI Score Index criteria applied to the individual facilities:

$$\text{10 Year FCI Score} = \frac{\text{Renewal Costs Over Next 10 Years}}{\text{Current Building Replacement Value}}$$

FCI Range	Condition
0 to .05	Good
.05 to .1	Fair
.1 to .3	Poor
.3 +	Critical

Industry Standard per IFMA

FCI scores for all facilities are presented in the table on the following page.

Critical Facilities - >0.30

None – No facilities have FCIs above 0.3. Due to the recent bond work and excellent maintenance overall, all facilities are in a range that can allow for continued safe operations.

Fair to Poor Facilities - 0.10 to 0.30

More than half (22) of the facilities surveyed fall into the Fair to Poor FCI range. These buildings are not yet considered critical, but may soon be if additional capital investments are not made to extend their useful life. Two (2) buildings in this range are nearing Critical status. Mt. Scott Elementary (FCI of 0.2s) and View Acres Elementary



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(0.2s) are examples of buildings where near term capital investment may prolong the buildings’ lifespan.

Good to Fair Facilities

Thirteen (13) district facilities fall into the Good to Fair range. Continuation of adequate capital replacement investment and proper maintenance will keep these buildings operating for many years to come. The middle schools and high schools all fall in to either this or the excellent category. Happy Valley HS, Scouters Mountain, and Verne Duncan Elementary Schools fall into this range and are relatively newer with mostly original equipment. Additionally, they have all been well maintained over the years and still operate in the Good to Fair range without major needs for capital replacement dollars.

Excellent to Good Facilities

Beatrice Morrow Cannady ES and New Urban HS are in the the Excellent to Good range due to fairly recent construction with few assets requiring attention. These buildings will demand relatively low capital funding in the near term, but as they age to ten (10) or more years, more items will require replacement.

SITE FCI RANKINGS BY CATEGORY

Building Name	Square Feet	Capital Replacement Costs (10 Year)*	Current Building Replacement Cost**	FCI Score (10 Years)
Elementary Schools				
Beatrice Morrow Cannady	65,377	\$980,849	\$33,408,000	0.03
Verne Duncan	60,474	\$2,143,044	\$30,902,000	0.07
Milwaukie/El Puente	63,715	\$2,761,634	\$32,558,000	0.08
Lot Whitcomb	60,073	\$2,657,775	\$30,697,000	0.09
Happy Valley ES	69,000	\$3,082,209	\$35,259,000	0.09
Scouters Mountain	66,125	\$3,332,647	\$33,790,000	0.10
Bilquist	62,230	\$3,256,451	\$31,800,000	0.10
Spring Mountain	58,053	\$4,192,168	\$29,665,000	0.14
Ardenwald	64,300	\$4,778,425	\$32,857,000	0.15
Sunnyside	69,280	\$6,310,380	\$35,402,000	0.18
Oak Grove	54,556	\$5,048,376	\$27,878,000	0.18
Oregon Trail	56,338	\$5,265,044	\$28,789,000	0.18
Riverside	46,910	\$4,408,669	\$23,971,000	0.18
Linwood/Sojourner	79,406	\$7,674,927	\$40,576,000	0.19
Seth Lewelling	58,868	\$5,838,859	\$30,082,000	0.19
View Acres	53,191	\$5,533,616	\$27,181,000	0.20
Mount Scott	58,648	\$6,818,699	\$29,969,000	0.23
Middle Schools				
Happy Valley MS	135,604	\$4,285,594	\$72,548,000	0.06
Wilber Rowe	107,880	\$7,596,692	\$57,716,000	0.13
Alder Creek	157,378	\$11,130,923	\$84,197,000	0.13
Rock Creek MS	110,112	\$11,283,191	\$58,910,000	0.19
High Schools				
New Urban	38,868	\$0	\$22,932,000	0.00
Adrienne C. Nelson HS	228,348	\$13,077,998	\$134,725,000	0.10



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Owen Sabin - Ben Schellenberg Professional Technical Center -North	83,394	\$4,901,987	\$49,202,000	0.10
Clackamas High	269,160	\$16,585,849	\$158,804,000	0.10
Milwaukie High School	224,446	\$14,453,237	\$132,423,000	0.11
Land Lab & Forestry	4,878	\$334,839	\$2,878,000	0.12
Owen Sabin - Ben Schellenberg Professional Technical Center -South	73,965	\$5,080,117	\$43,639,000	0.12
Rex Putnam High School	217,552	\$22,666,718	\$128,356,000	0.18
Support Facility				
Transportation SE 102nd	24,303	\$652,204	\$11,665,000	0.06
Admin Freeman Way Bldg	26,254	\$1,000,844	\$13,206,000	0.08
Transportation Webster Rd	13,220	\$486,672	\$6,346,000	0.08
Wichita Family Center	33,994	\$1,734,862	\$21,552,000	0.08
Technology & Information Services	11,372	\$642,923	\$5,720,000	0.11
Campbell Center	40,287	\$3,697,920	\$25,542,000	0.14
Facility Operations	19,503	\$1,595,526	\$9,810,000	0.16
Harmony Road Building	7,261	\$610,909	\$3,652,000	0.17
Oak Grove Center (New Urban Annex)	16,560	\$1,862,594	\$8,330,000	0.22

*Site/ Grounds related replacement costs (paving, fencing, etc) are **not** included in FCI calculations. W/ escalation

**Current Building Replacement costs were calculated using the following average cost per square foot:

High Schools	\$590
Middle Schools	\$535
Elementary Schools	\$511
Support Facility	\$503



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5. General Observations & Recommendations

Based on a combination of observed conditions, interviews conducted, and data analysis, the following is a listing of consolidated general observations and recommendations. Specific facility observations and recommendations are located in the accompanying **Attachment #1 – Facility Evaluations**.

Generally speaking the school district is in overall good condition. However, a variety of common issues were either observed during the on-site evaluation or provided by on-site staff. These items are general in nature and more detail can be found in the individual site write-ups found in **Appendix A**.

- It was not apparent that any electrical infrared scans have been conducted at any of the facilities. These tests can identify issues happening within your electrical systems long before a catastrophic failure and help prevent electrical fires from occurring. They can also detect potential electrical losses in the form of heat — saving not only lives and property, but energy costs as well. It is recommended that thermographic infrared scans be conducted on all electrical gear annually.
- Across the district, it was noted that there is a lack of earthquake valves on natural gas meters. These valves are also known as seismic shut-off valves and automatically shuts off natural gas meters when an earthquake of sufficient magnitude occurs. Even though this is not required in the state of Oregon, it is highly recommended for schools across the state. Additionally, a number of water heaters were missing earthquake straps.
- Overall security perimeter fencing is inadequate or lacking. Taking into account that the assessment was completed during summer recess, it was also common to find perimeter gates that were unlocked. This is policy for the school district to provide access for use and enjoyment by the community. While a number of the sites are located in more rural areas that are normally considered safer, fencing is important for many reasons including ease of surveillance, visual deterrent, controlled access, student protection from egress, and reduction of criminal behavior. An additional recommendation from a safety perspective it to place room numbers on outside doors and classroom windows for use of first responders in case of emergencies.
- In multiple locations equipment is stored against or in close proximity of unit heaters. These items should be relocated to reduce fire hazards. Similarly, it was noted that a number of electric panels also had items stored in front of them. This is a safety and fire hazard and items should be cleared away to allow unfettered access.
- Drip pans should be installed under water heaters to prevent damage to floor and surrounding areas in case of water heater leakage.
- Generally, vegetation and landscaping are showing signs of overgrowth that are either interfering with safety and security or effecting building repair. It was identified that at the time of the assessment it had been one of the wettest years on record, which caused difficulties in keeping up with the vegetation growth and accessing some areas due to the significant ground moisture.
- Many facilities are still using T8 or T12 lighting with aged lighting control panels. These items should be upgraded to LED lighting to improve security and to reduce energy and maintenance costs.
- According the roofing report, over \$27 million worth of roof replacements are necessary over the next 5 years on 16 district facilities.



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- The following schools showed the greatest immediate need falling into the poor or very poor condition rating for mechanical equipment repair or replacement in terms of cost:
 - Milwaukie High School – boilers and air handling units (AHU) in commons building, gymnasium and global arts building;
 - Rex Putnam – chillers, terminal units, AHU's, fan coil units (FCU), and water pumps in main building, gymnasium, and auditorium;
 - Riverside – AHU's, unit heaters, and baseboard heaters in main building,
 - Owen Sabin - Ben Schellenberg Professional Technical Center – North – boiler, rooftop units, chiller, heat pumps and air handling units in buildings A and D, early learning center, PACE and portables 1A, 1B, 3A and 3B; and
 - Owen Sabin - Ben Schellenberg Professional Technical Center- South - boiler and AHU in main building

Figure 25: Building Attendance Enrollment Forecasts by Elementary School/Program

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Ardenwald ES	396	407	412	424	421	416	413	406	407	407	412	16	4.0%
<i>Neighborhood School</i>	376	387	392	404	401	396	393	386	387	387	392	16	4.2%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Bilquist ES	365	366	379	379	369	359	347	329	321	312	312	-53	-14.5%
<i>Neighborhood School</i>	345	346	359	359	349	339	327	309	301	292	292	-53	-15.4%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Cannady ES	487	540	581	602	641	684	711	720	723	707	684	197	40.5%
<i>Neighborhood School</i>	467	520	561	582	621	664	691	700	703	687	664	197	42.2%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Duncan ES	424	413	441	449	479	493	518	531	547	555	562	138	32.5%
Happy Valley ES	486	444	447	446	436	428	419	404	398	389	388	-98	-20.2%
Lewelling ES	283	286	286	284	293	286	282	273	270	266	266	-17	-5.9%
Linwood ES	238	233	240	236	234	221	212	201	195	190	191	-47	-19.8%
Milwaukie El Puente ES	426	446	467	465	472	464	456	443	439	429	426	0	0.1%
<i>Neighborhood School</i>	138	132	153	151	158	150	142	129	125	115	112	-26	-18.5%
<i>Dual Language</i>	279	305	305	305	305	305	305	305	305	305	305	0	0.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Mount Scott ES	389	415	426	428	430	414	413	401	398	394	399	10	2.6%
<i>Neighborhood School</i>	369	395	406	408	410	394	393	381	378	374	379	10	2.8%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Oak Grove ES	299	310	321	308	300	288	274	261	257	253	255	-44	-14.8%
<i>Neighborhood School</i>	290	301	312	299	291	279	265	252	248	244	246	-44	-15.2%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Oregon Trail ES	474	499	516	509	510	511	506	489	482	470	465	-9	-1.9%
<i>Neighborhood School</i>	454	479	496	489	490	491	486	469	462	450	445	-9	-2.0%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Riverside ES	332	330	333	325	325	315	299	285	277	269	270	-62	-18.6%
<i>Neighborhood School</i>	176	174	177	169	169	159	143	129	121	113	114	-62	-35.1%
<i>Dual Language</i>	156	156	156	156	156	156	156	156	156	156	156	0	0.0%

2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 25: Building Attendance Enrollment Forecasts by Elementary School/Program

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Scouters Mountain ES	483	502	550	593	648	705	759	803	840	858	868	385	79.7%
<i>Neighborhood School</i>	474	493	541	584	639	696	750	794	831	849	859	385	81.2%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Spring Mountain ES	413	455	456	463	464	454	434	417	410	404	404	-9	-2.1%
<i>Neighborhood School</i>	404	446	447	454	455	445	425	408	401	395	395	-9	-2.1%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Sunnyside ES	444	443	429	437	423	426	409	390	381	374	375	-69	-15.6%
View Acres ES	380	372	369	368	365	362	341	322	313	305	304	-76	-19.9%
<i>Neighborhood School</i>	371	363	360	359	356	353	332	313	304	296	295	-76	-20.4%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Whitcomb ES	413	437	450	452	447	431	410	393	387	381	381	-32	-7.9%
<i>Neighborhood School</i>	300	298	285	287	282	266	245	228	222	216	216	-84	-28.2%
<i>Dual Language</i>	104	130	156	156	156	156	156	156	156	156	156	52	50.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Clackamas Web Academy	131	131	131	131	131	131	131	131	131	131	131	0	0.0%
Sojourner ES	143	146	146	146	146	146	146	146	146	146	146	3	2.1%
K-5 Total	7,006	7,175	7,379	7,444	7,535	7,536	7,480	7,344	7,322	7,241	7,239	233	3.3%

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Includes Dual Language, PACE, SLCA, and TLC. The summation of individual values may not exactly match stated totals; these slight differences are due to rounding of decimal places during forecast allocation.

Figure 26: Building Attendance Enrollment Forecasts by Middle School/Program

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Alder Creek MS	890	859	859	884	872	897	878	896	894	870	813	-77	-8.7%
<i>Neighborhood School / Dual Language</i>	871	840	840	865	853	878	859	877	875	851	794	-77	-8.9%
SLCA	10	10	10	10	10	10	10	10	10	10	10	0	0.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Happy Valley MS	1,063	1,018	1,034	1,058	1,063	1,125	1,112	1,205	1,289	1,390	1,444	381	35.9%
<i>Neighborhood School</i>	1,054	1,009	1,025	1,049	1,054	1,116	1,103	1,196	1,280	1,381	1,435	381	36.2%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Rock Creek MS	920	977	966	967	942	941	930	958	967	971	918	-2	-0.2%
<i>Neighborhood School</i>	900	957	946	947	922	921	910	938	947	951	898	-2	-0.2%
SLCA	20	20	20	20	20	20	20	20	20	20	20	0	0.0%
Rowe MS	769	759	738	804	832	889	884	910	887	884	843	74	9.6%
<i>Neighborhood School</i>	750	740	719	785	813	870	865	891	868	865	824	74	9.9%
SLCA	10	10	10	10	10	10	10	10	10	10	10	0	0.0%
TLC	9	9	9	9	9	9	9	9	9	9	9	0	0.0%
Clackamas Web Academy	130	130	130	130	130	130	130	130	130	130	130	0	0.0%
6-8 Total	3,772	3,742	3,727	3,843	3,839	3,982	3,933	4,099	4,167	4,244	4,148	376	10.0%

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Includes Dual Language, PACE, SLCA, and TLC. The summation of individual values may not exactly match stated totals; these slight differences are due to rounding of decimal places during forecast allocation.

Figure 27: Building Attendance Enrollment Forecasts by High School/Program

Building/Program	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Change 2021-22 to 2031-32	
												Number	Percent
Clackamas HS	1,535	1,312	1,279	1,283	1,243	1,238	1,236	1,224	1,171	1,180	1,199	-336	-21.9%
<i>Neighborhood School</i>	1,508	1,285	1,252	1,256	1,216	1,211	1,209	1,197	1,144	1,153	1,172	-336	-22.3%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Milwaukie Academy of Arts	298	298	298	298	298	298	298	298	298	298	298	0	0.0%
Milwaukie HS	919	994	1,034	995	990	972	1,005	1,049	1,089	1,139	1,158	239	26.1%
<i>Neighborhood School</i>	892	967	1,007	968	963	945	978	1,022	1,062	1,112	1,131	239	26.8%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Nelson HS	1,104	1,354	1,364	1,408	1,438	1,377	1,479	1,438	1,449	1,546	1,576	472	42.8%
<i>Neighborhood School</i>	1,077	1,327	1,337	1,381	1,411	1,350	1,452	1,411	1,422	1,519	1,549	472	43.9%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Putnam HS	1,162	1,159	1,077	1,055	1,052	988	1,041	1,027	990	1,031	1,022	-140	-12.1%
<i>Neighborhood School / Dual Language</i>	1,135	1,132	1,050	1,028	1,025	961	1,014	1,000	963	1,004	995	-140	-12.4%
SLCA	13	13	13	13	13	13	13	13	13	13	13	0	0.0%
TLC	11	11	11	11	11	11	11	11	11	11	11	0	0.0%
PACE	3	3	3	3	3	3	3	3	3	3	3	0	0.0%
Clackamas Middle College	234	250	250	250	250	250	250	250	250	250	250	16	6.8%
Clackamas Web Academy	291	289	289	289	289	289	289	289	289	289	289	-2	-0.7%
New Urban HS	61	90	90	90	90	90	90	90	90	90	90	29	47.5%
9-12 Total	5,604	5,747	5,681	5,668	5,650	5,502	5,687	5,666	5,626	5,823	5,883	279	5.0%

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (medium-growth, or preferred, scenario). All enrollment values exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Includes Dual Language, PACE, SLCA, and TLC. The summation of individual values may not exactly match stated totals; these slight differences are due to rounding of decimal places during forecast allocation.