

North Clackamas Schools

NORTH CLACKAMAS SCHOOL DISTRICT

Long Range Facility Plan

BRIC

BRIC ARCHITECTURE, INC. APRIL 2023

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APPENDIX

NCSD 2022 Facility Condition Assessment: Executive Summary (McKinstry)

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



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.



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:

- NCSD partners with Safe Routes to School to review walking and biking corridors and has co-authored grants for street improvements.
- NCSD is the school district representative on Metro's Transportation Advisory Committee.
- NCSD 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.

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.

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.

ACCESSIBILITY[3]

- 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.

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.

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 (NCSD) 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 NCSD's high school graduates of color, and far exceeds Oregon's average. NCSD 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 NCSD students, whereas others are charter schools which are open to students throughout the region.

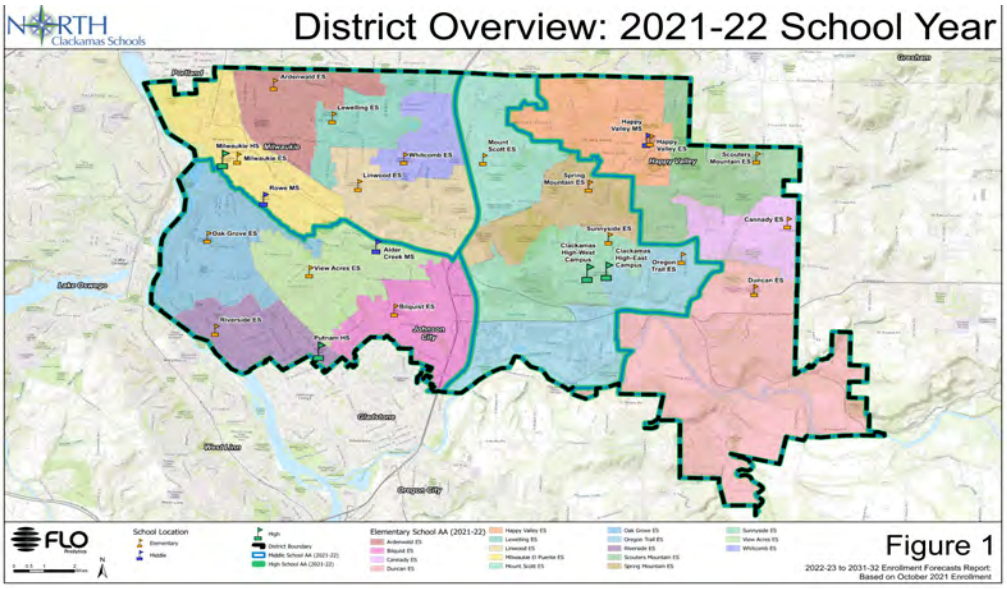


Figure 1: North Clackamas' School Boundaries (Source: FLO Analytics)

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) modulars at Rock Creek Middle School (2021)
- Four (4) modulars at Happy Valley Middle School (2020)
- Two (2) modulars at the SSPTC Land Lab (2002 and 2003)
- Two (2) modulars at Sabin Schellenberg High School's (SSHS) North Campus (2009) and three (3) modulars at the SSHS South Campus (2009)
- Two (2) modulars 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.



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 NCSD 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.

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
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.



Figure 3: NCSD Strategic Plan

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:

- NCSD 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.

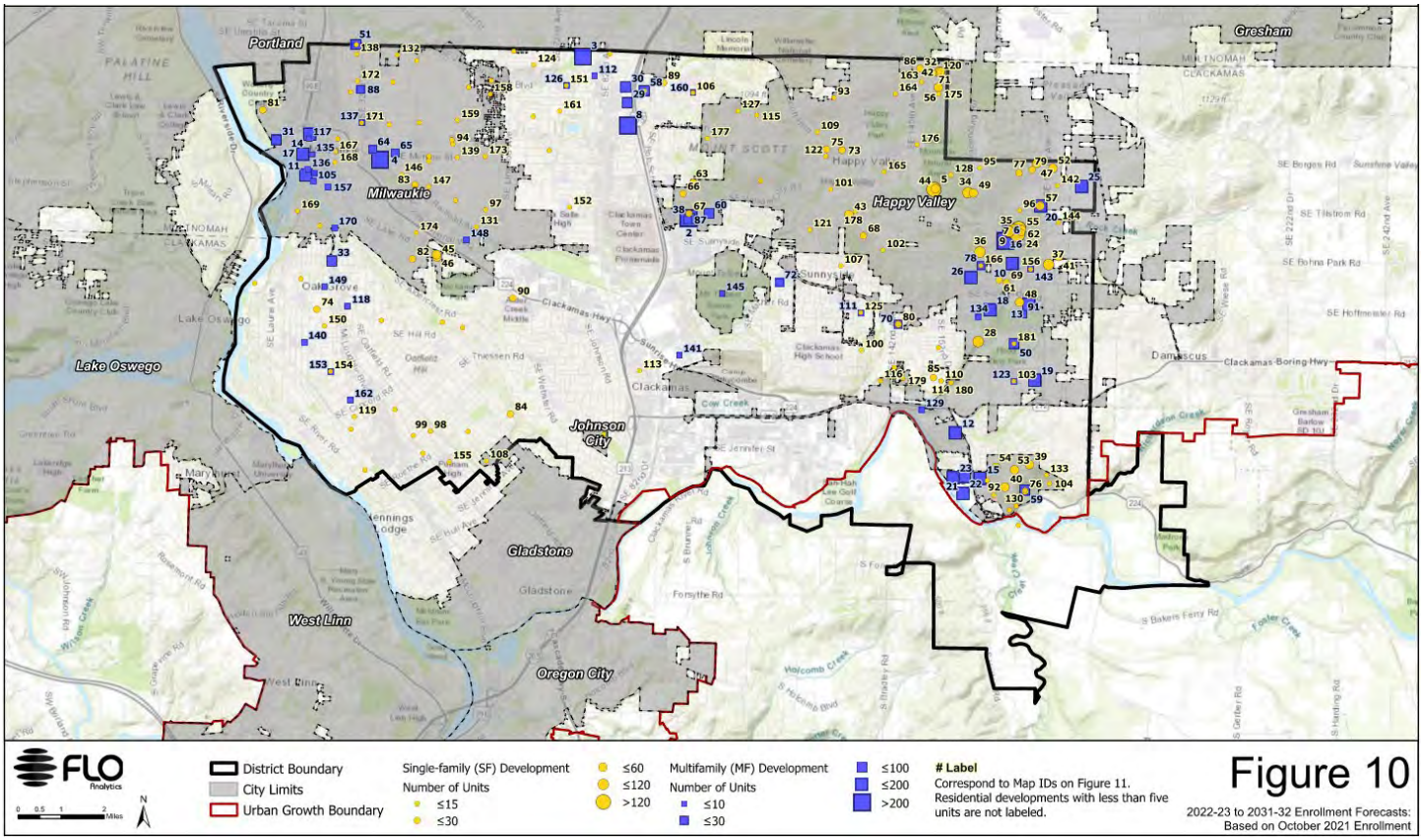


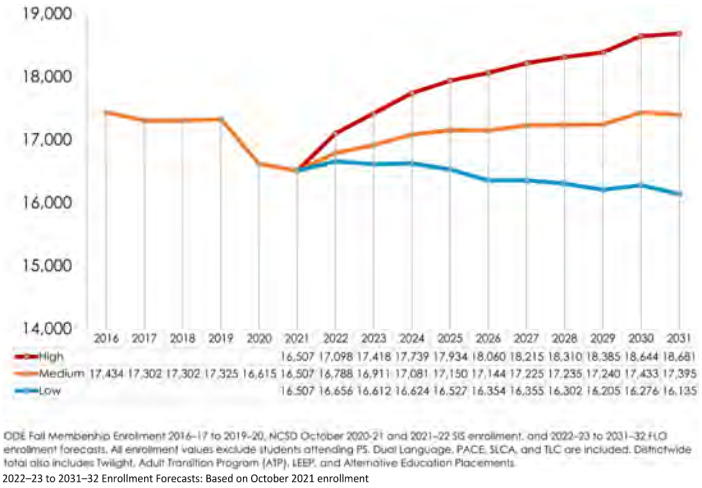
Figure 4: Residential Development within District Boundaries (Source: FLO Analytics)

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.

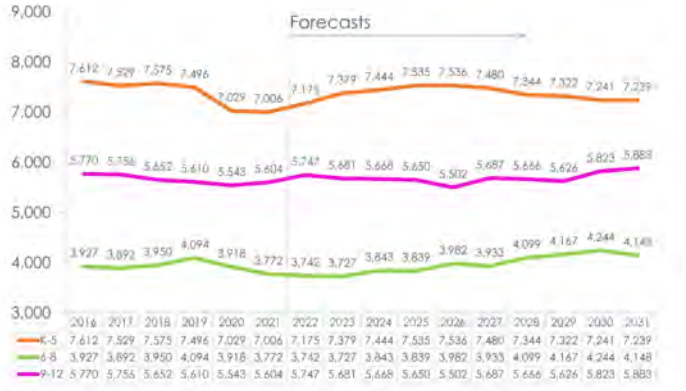
BIRTHS TO KINDERGARTEN

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 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.



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. All enrollment values exclude students attending PS. Dual Language, PACE, SLCA, and TLC are included. Districtwide total also includes Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements.
2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

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 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)

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

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	Change 2021-22 to 2031-32 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	Change 2021-22 to 2031-32 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

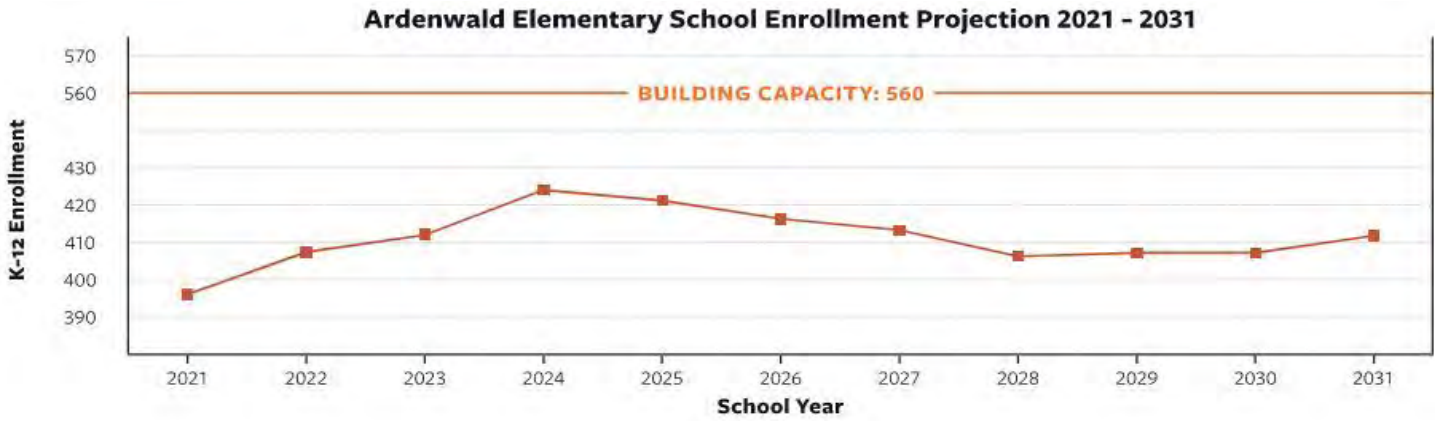
8950 SE 36th Avenue, Milwaukie, OR 97222



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**



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

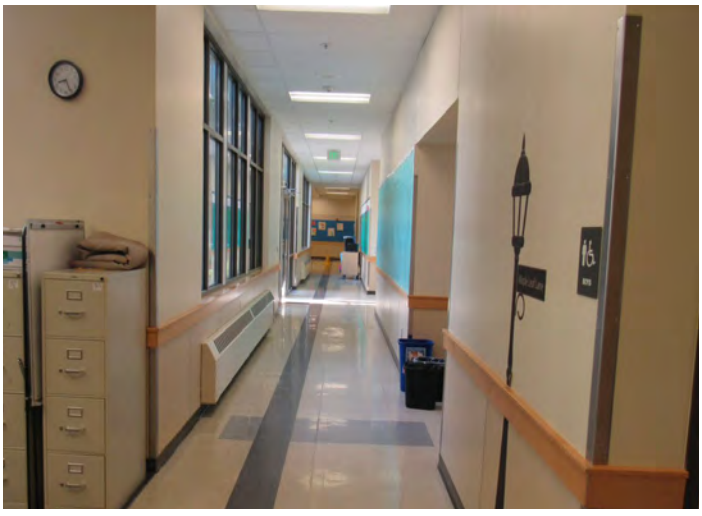
Ardenwald is in poor overall condition. The FCI score for this school is 0.15. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately $1,423,439 within the next five (5) years; in 6-10 years, asset/system replacement needs 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

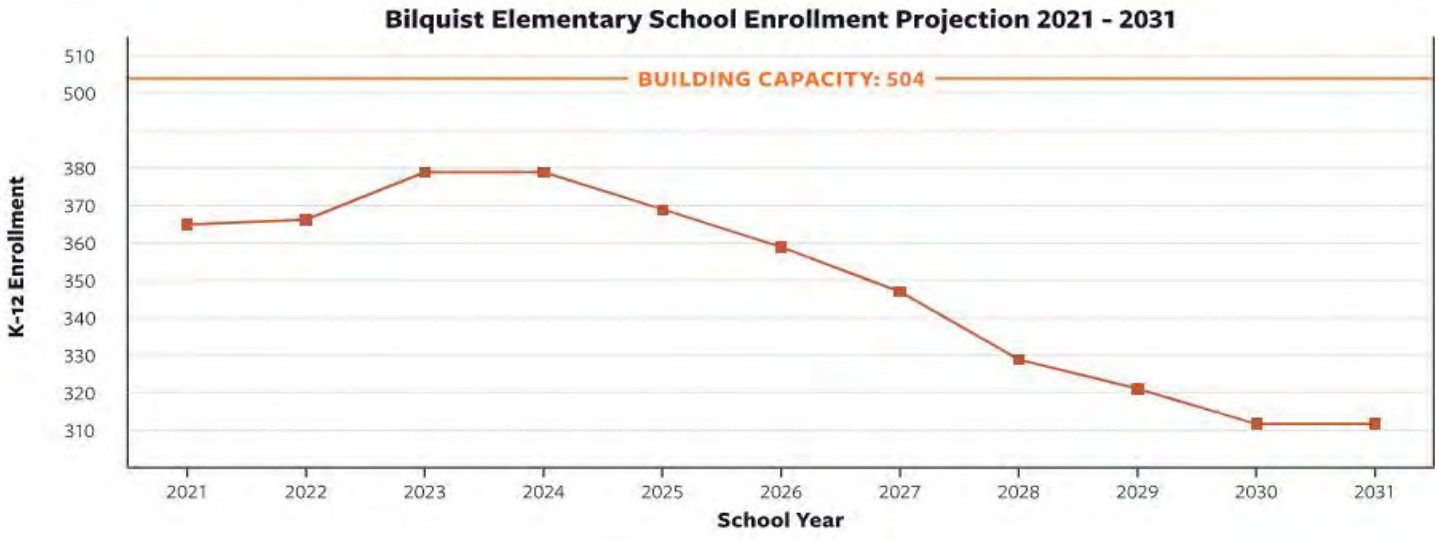
15708 SE Webster Road, Milwaukie, OR 97267



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**



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.



Beatrice Morrow Cannady Elementary

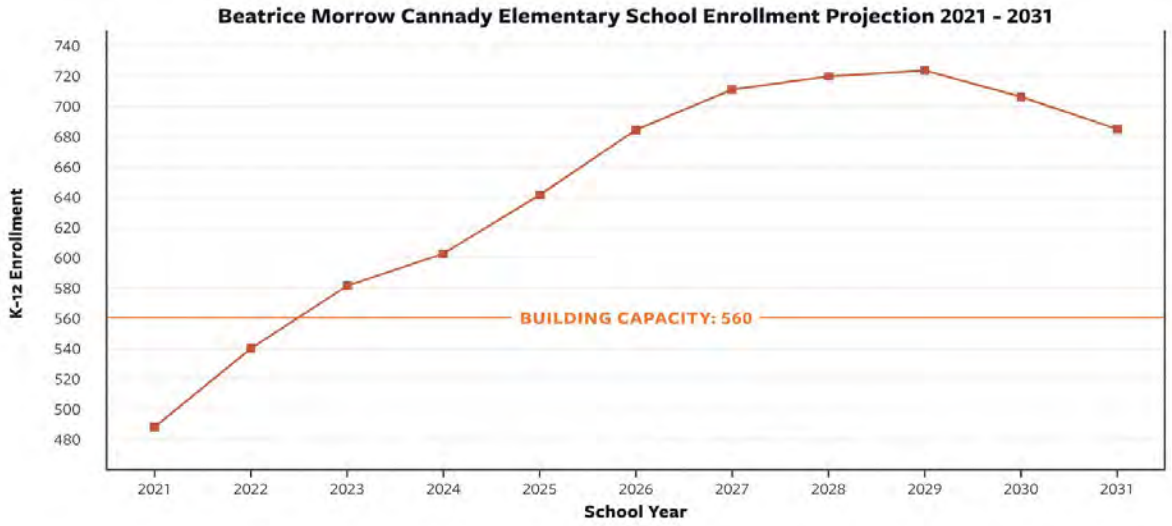


18031 SE Vogel Road, Damascus, OR 97089

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.

Happy Valley Elementary

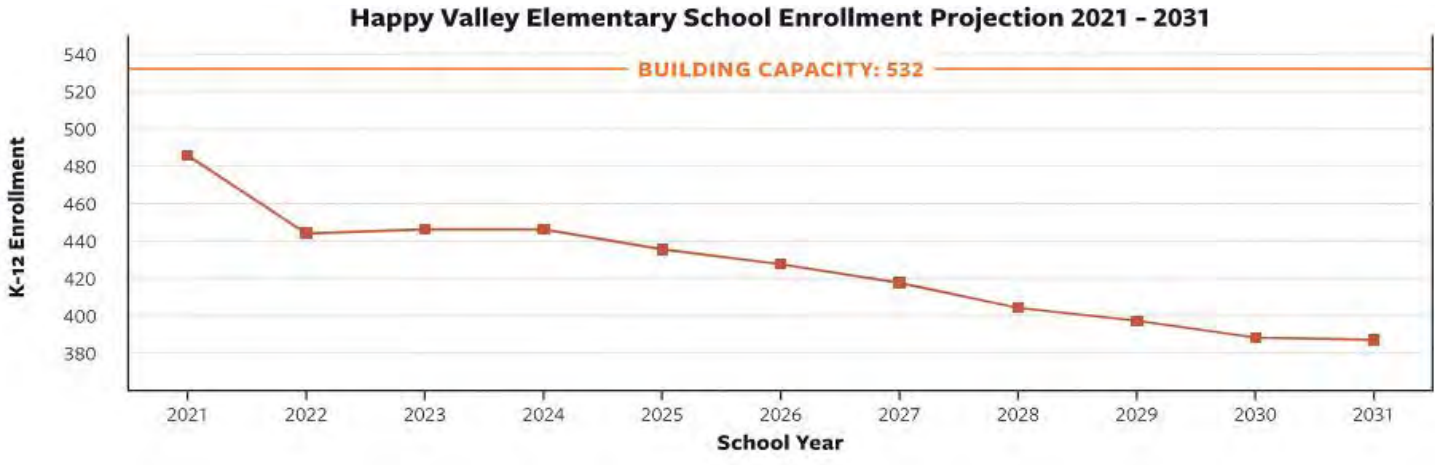
13865 SE King Road, Suite A, Happy Valley, OR 97086



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**



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

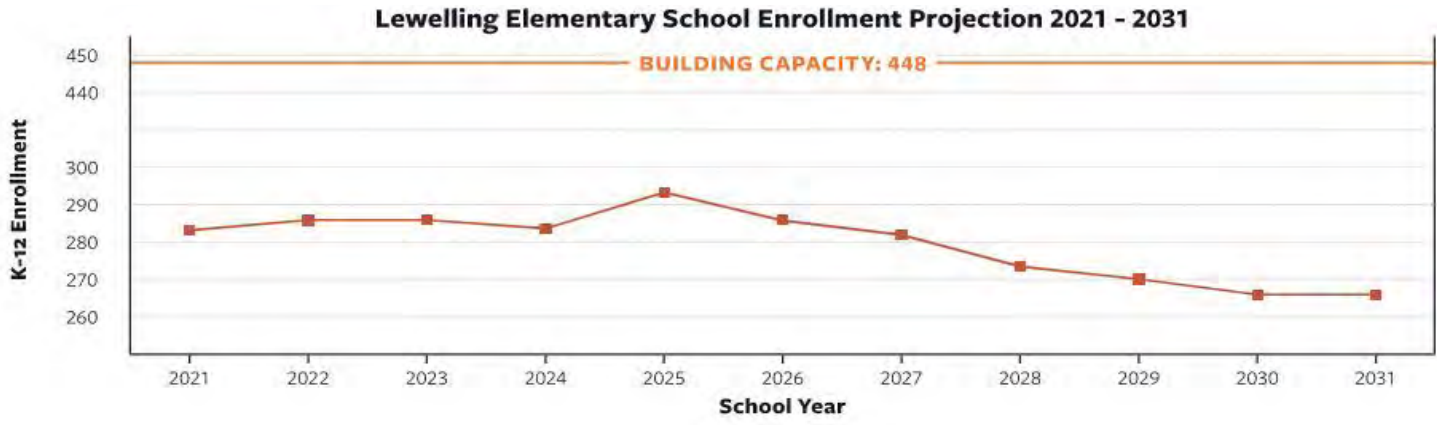
5325 SE Logus Road, Milwaukie, OR 97222



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**



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

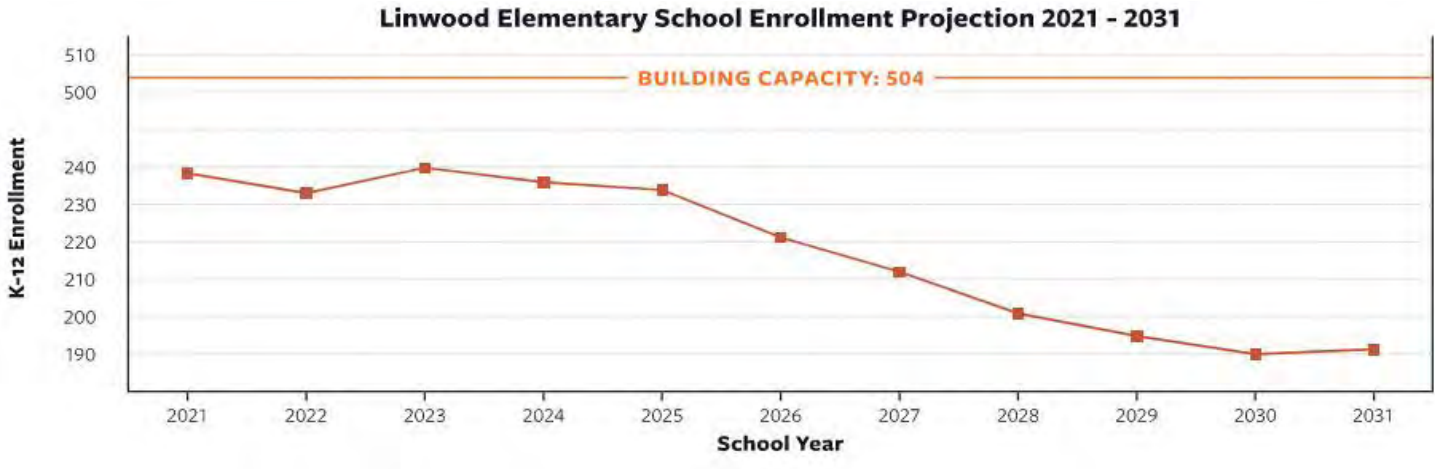


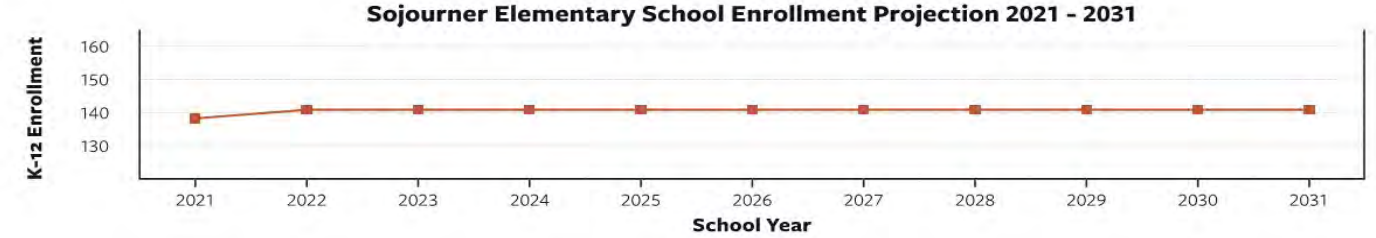
11909 SE Linwood Avenue, Milwaukie, OR 97222

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**





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 Milwaukie. 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

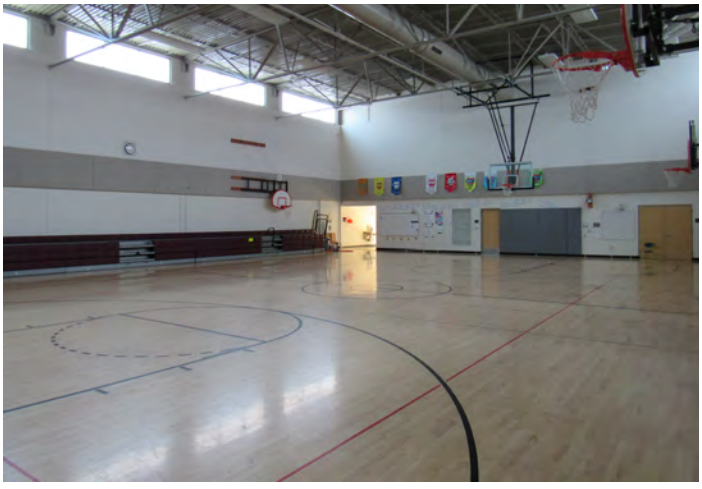
Linwood / Sojourner is in poor overall condition. The FCI score for this school is 0.19. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately $4,952,519 within the next five (5) years; in 6-10 years, asset/system replacement 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.

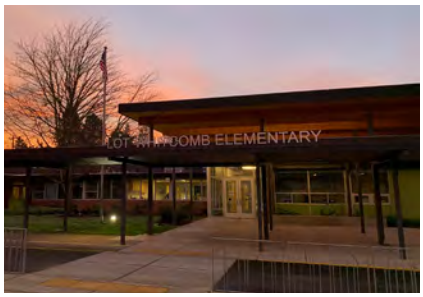
- The facility would benefit from additional resources for hands-on STEAM instruction. The school does not include a designated area for art, science or a makerspace. Classrooms are carpeted which may limit the ability to engage in "messy" activities; however, every classroom does have a sink.
- Not 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

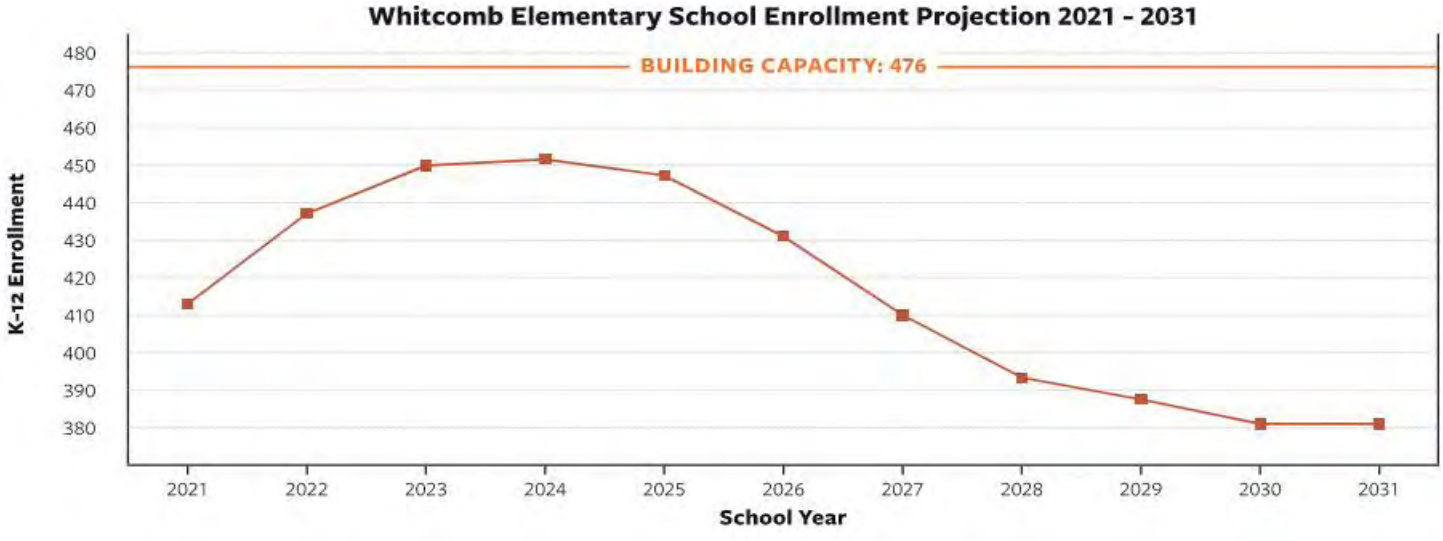
7400 SE Thompson Road, Milwaukie, OR 97222



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**



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

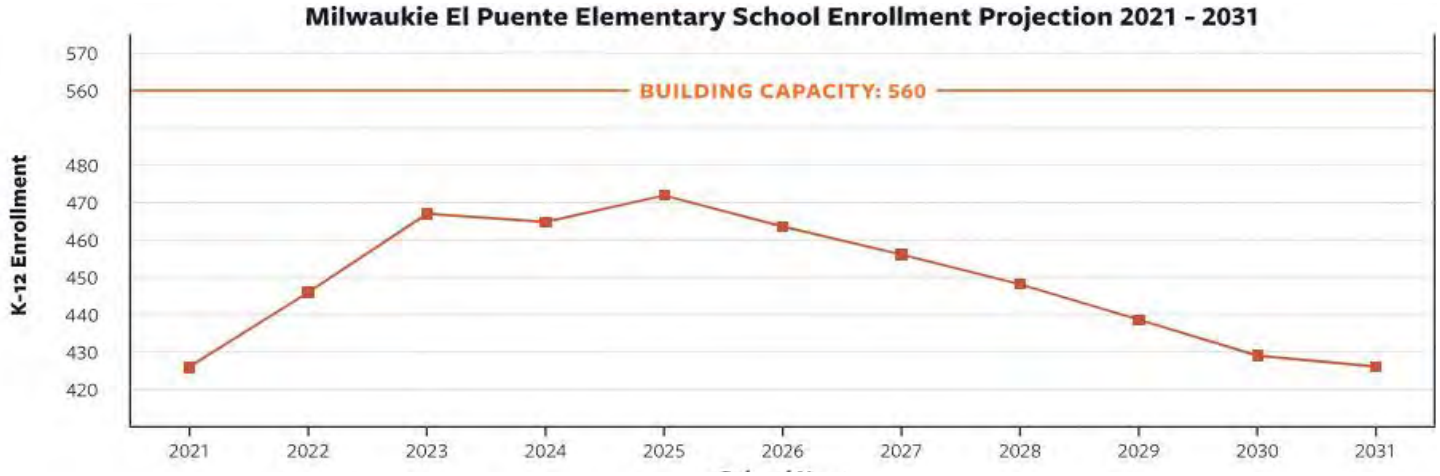


11250 SE 27th Avenue, Milwaukie, OR 97222

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**



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

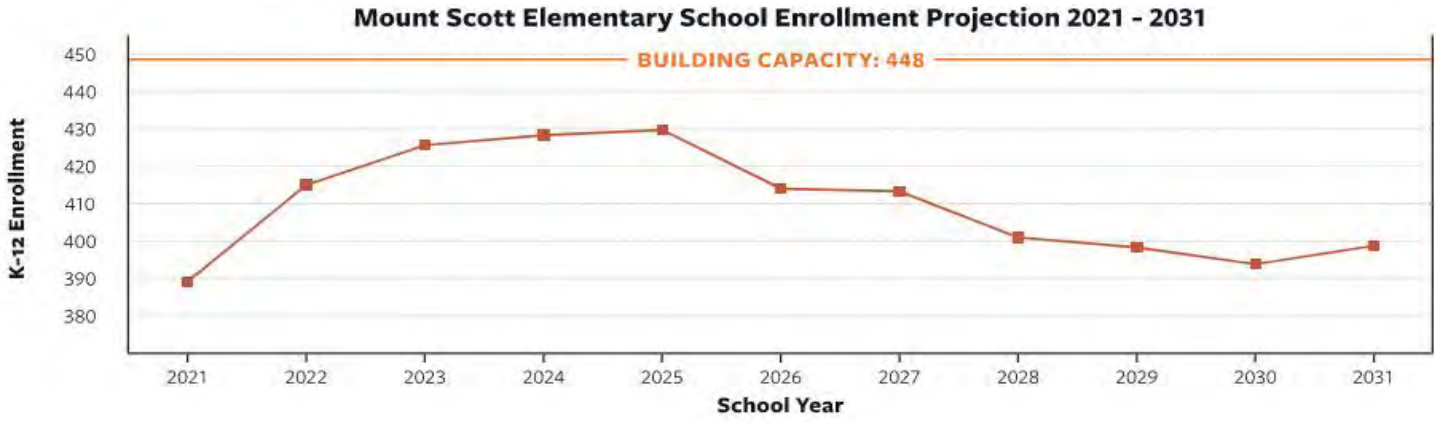


11201 SE Stevens Road, Happy Valley, OR 97086

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**



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

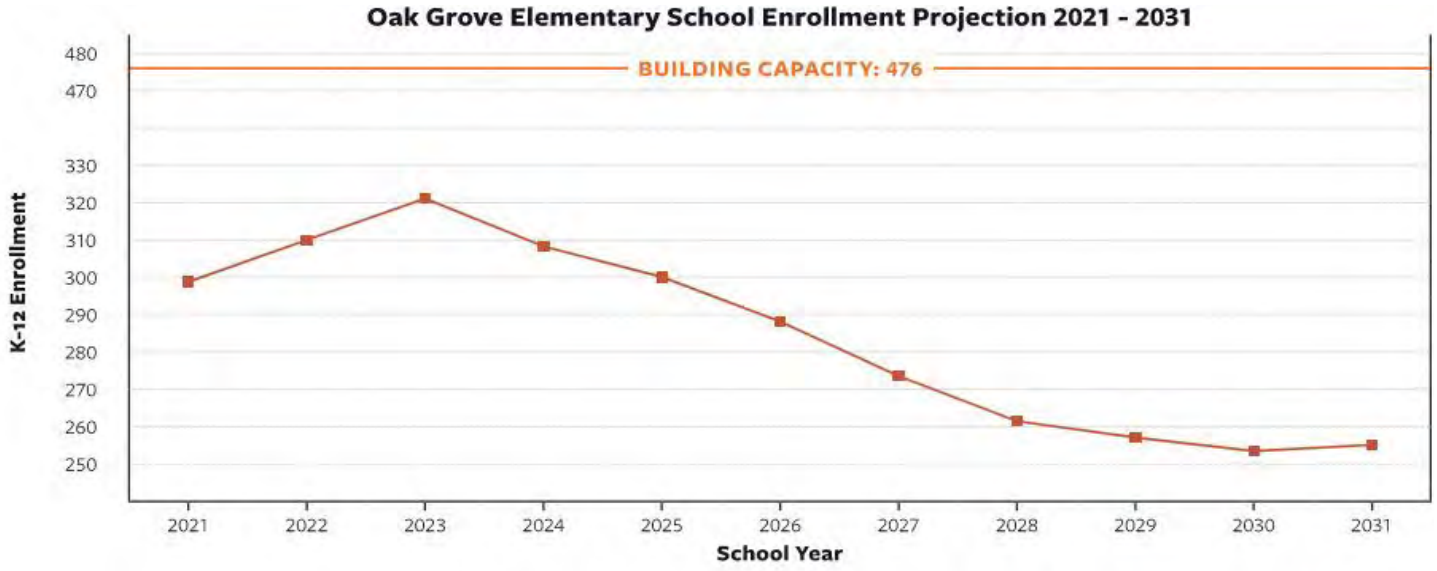
2150 SE Torbank Road, Milwaukie, OR 97222



Year Built 1963 | **Area** 54,556 SF | **Acreage** 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**



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

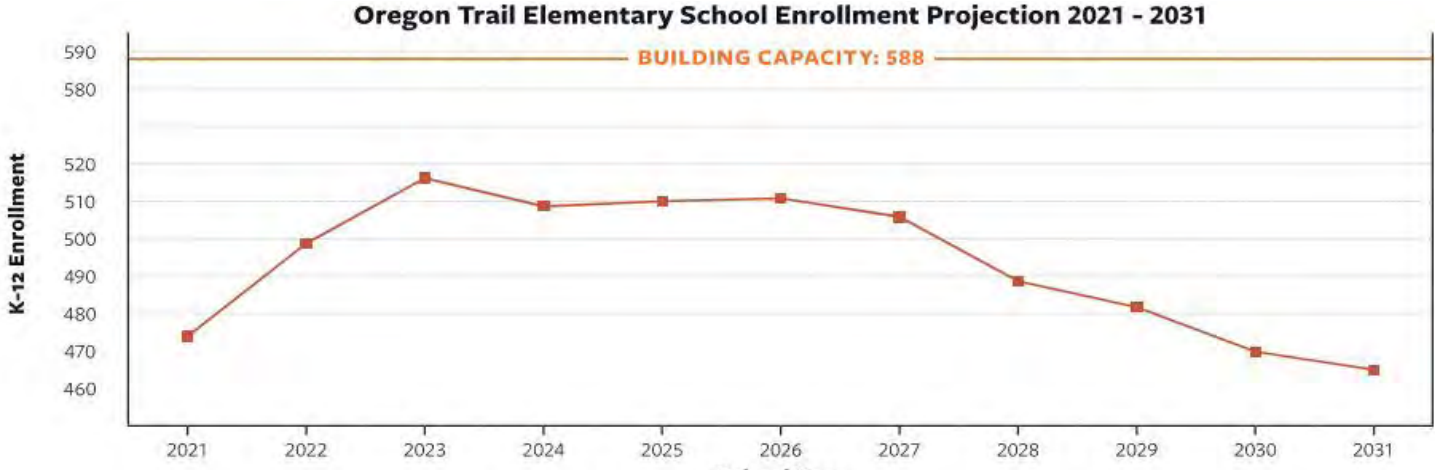
13895 SE 152nd Drive, Clackamas, OR 97015



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**



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.

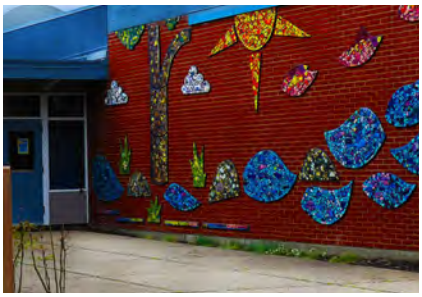




Classrooms are carpeted which may limit the ability to engage in "messy" activities; however, every classroom does have a sink.

- 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

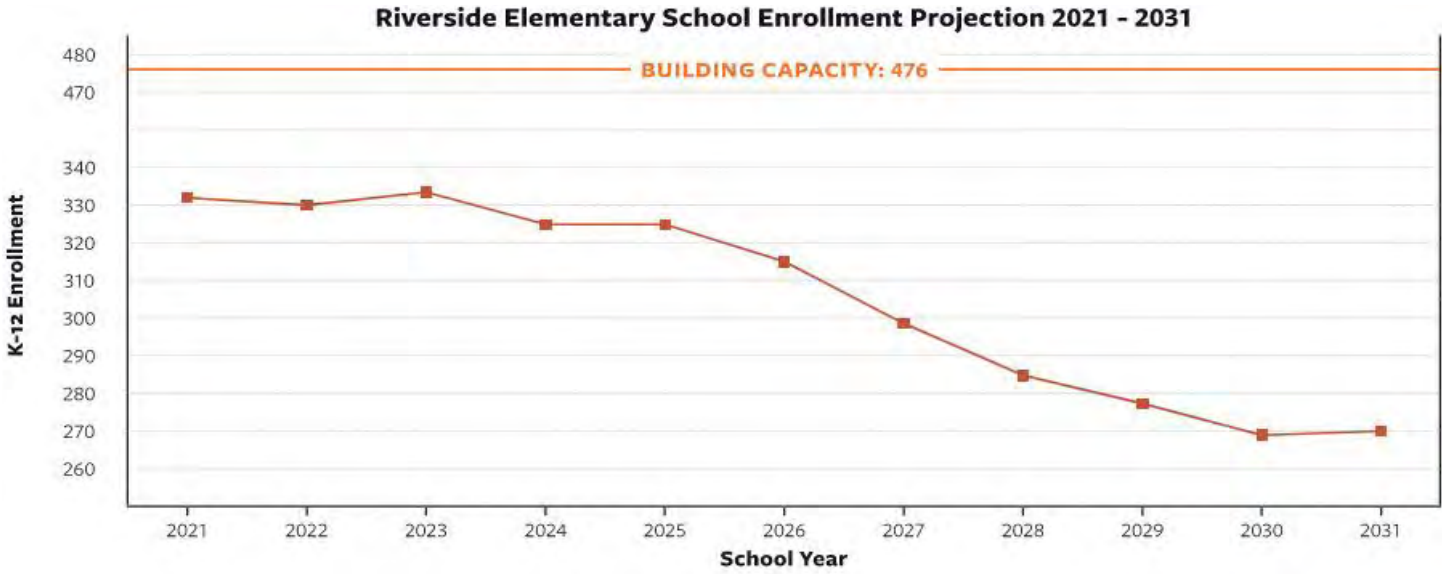


16303 SE River Road, Milwaukie, OR 97267

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**



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.







- 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.



Scouters Mountain Elementary

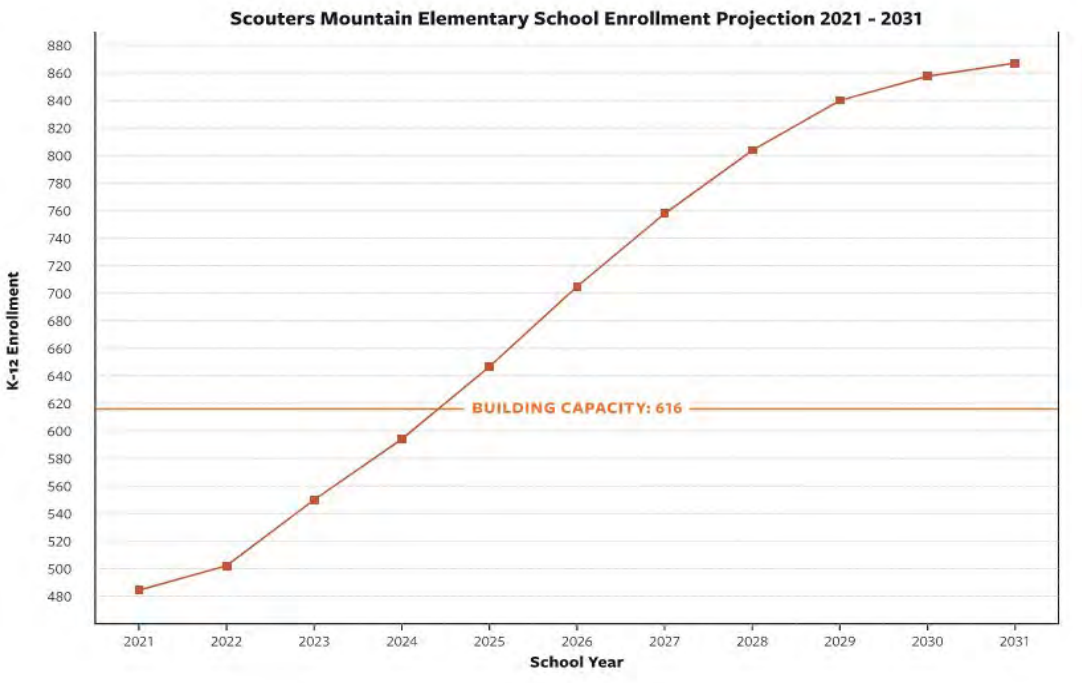


10811 SE 172nd Avenue, Happy Valley, OR 97086

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**



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.



Spring Mountain Elementary

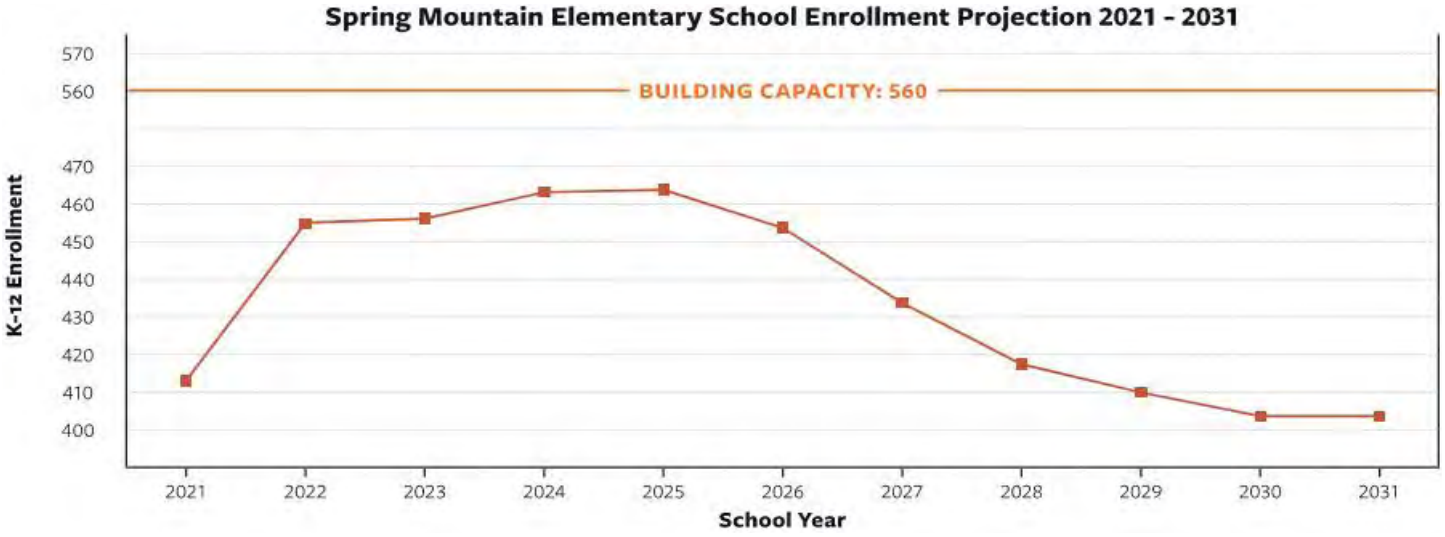


11645 SE Masa Lane, Happy Valley, OR 97086

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**



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.

Sunnyside Elementary

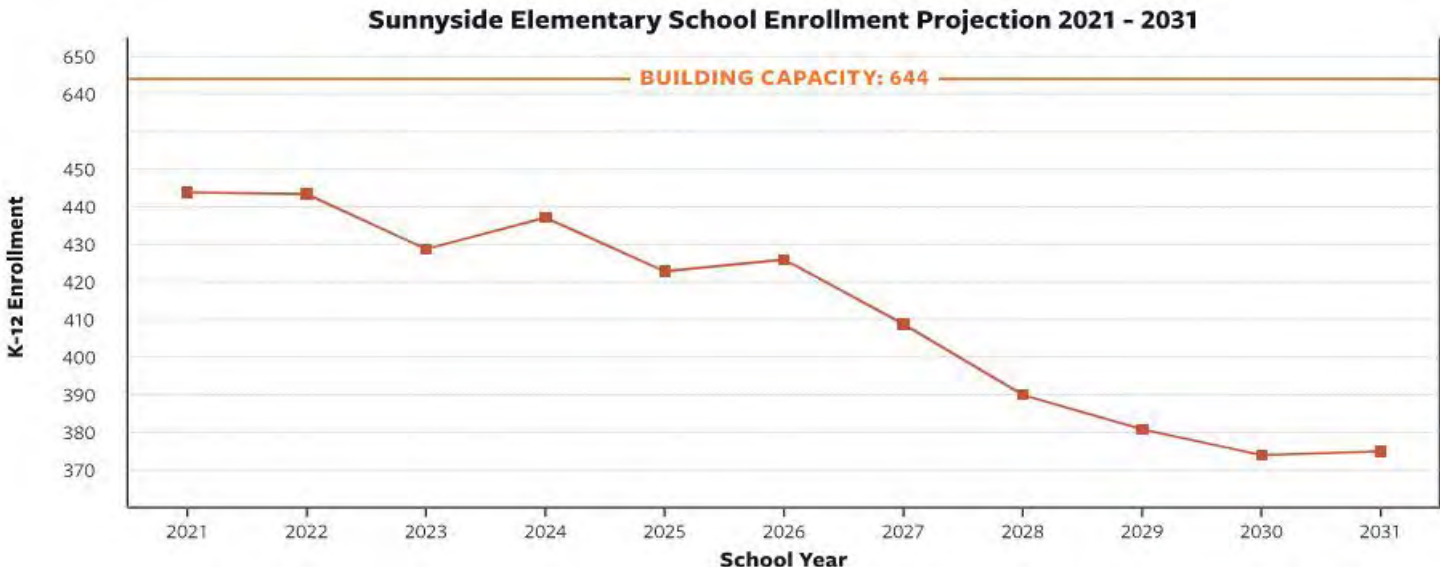
13401 SE 132nd Avenue, Clackamas, OR 97015



Year Built 1949 | **Area** 69,280 SF | **Acreage** 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**



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.

Verne A. Duncan Elementary

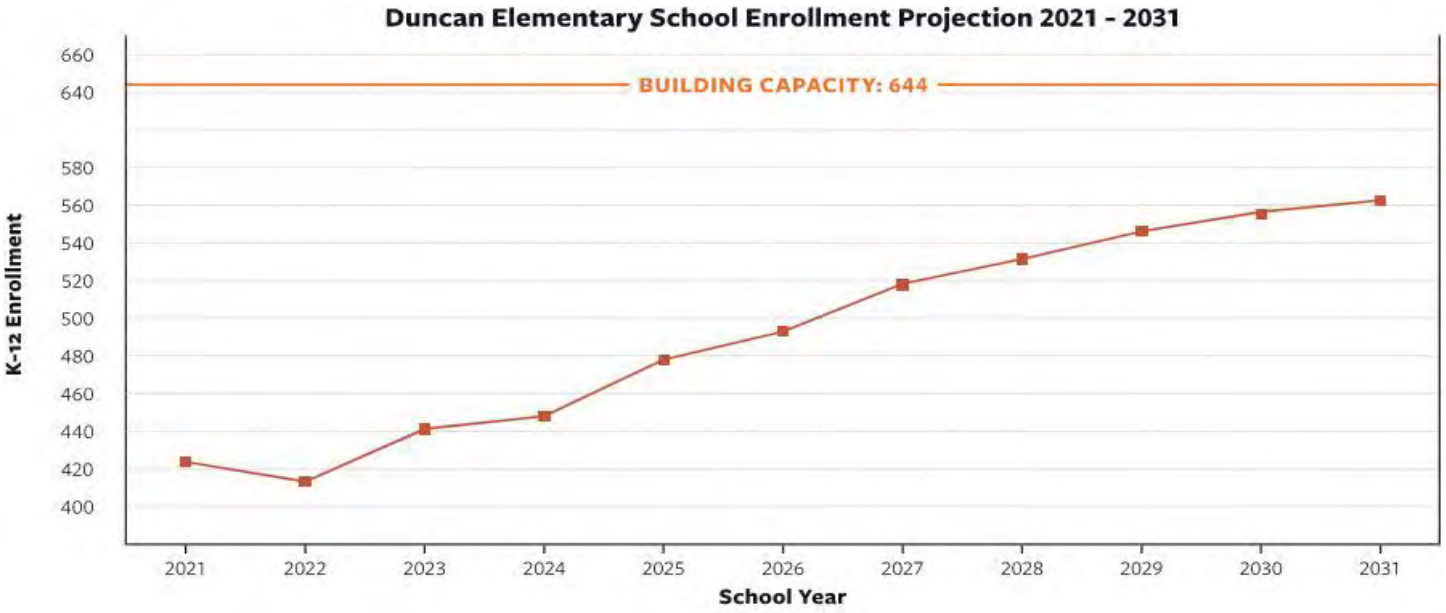
14898 SE Parklane Drive, Happy Valley, Oregon 97015



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**



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.

View Acres Elementary

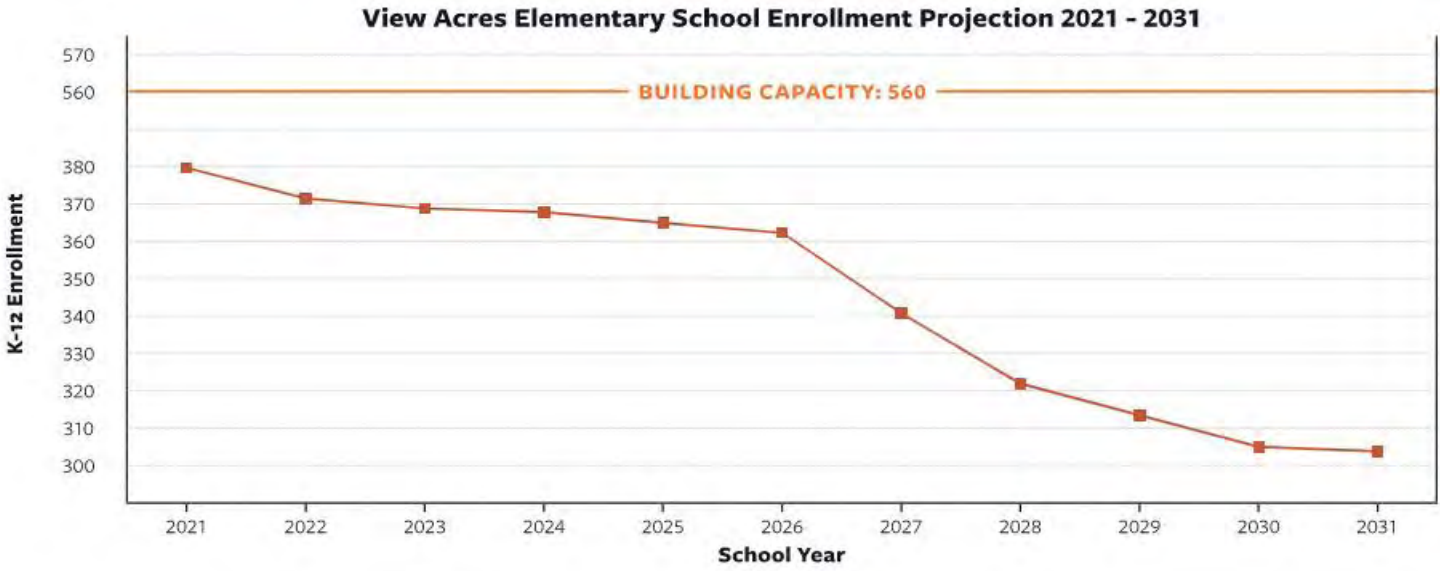
4828 SE View Acres Road, Milwaukie, OR 97267



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**



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

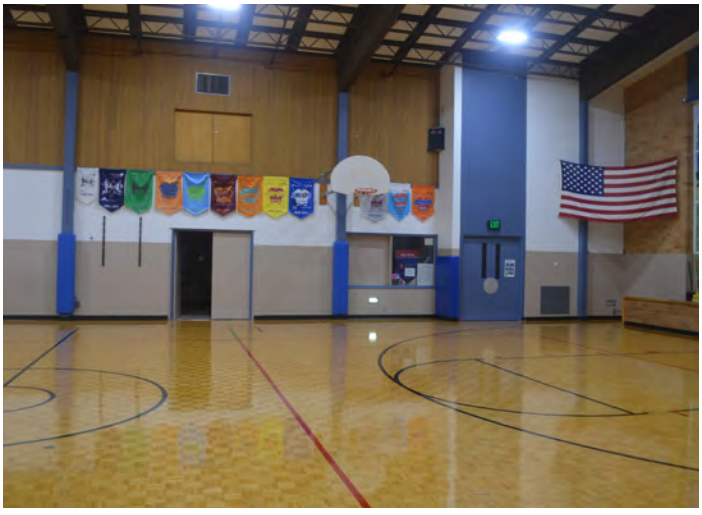
View Acres Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 380 students, View Acres Elementary School is at 68% of its total capacity. Over the past year, View Acres Elementary School's enrollment has decreased slightly from 2021 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.

Alder Creek Middle School

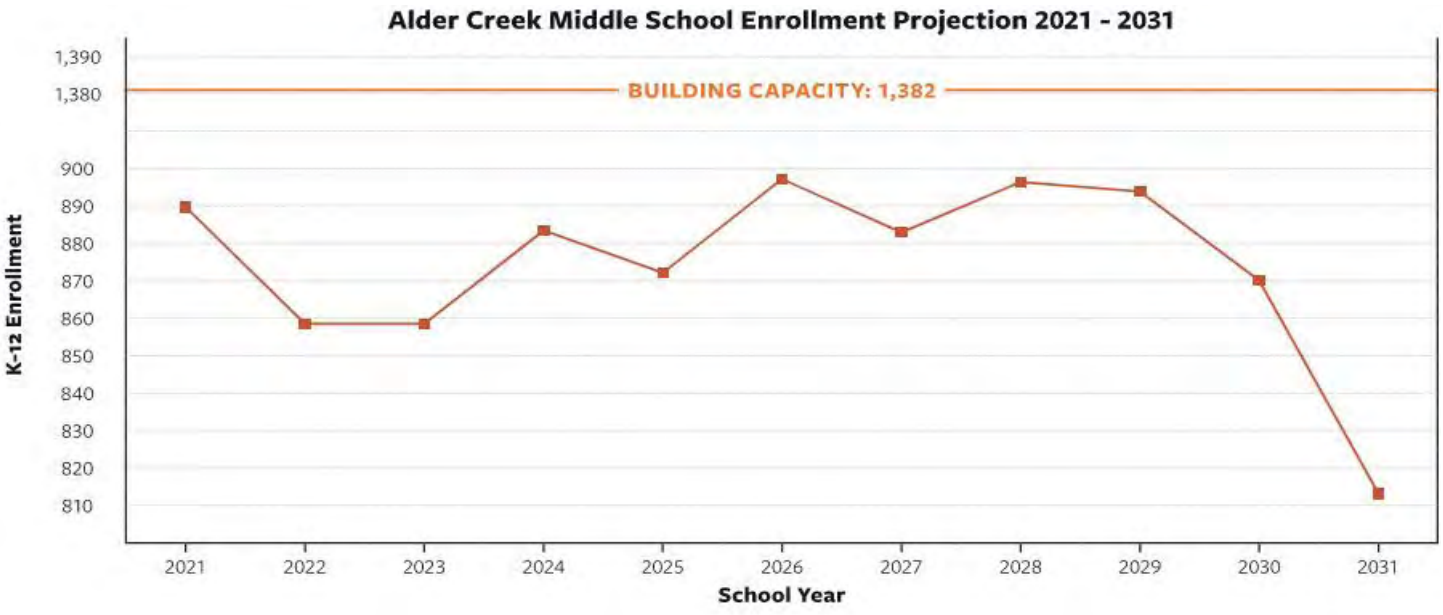
13801 SE Webster Road, Milwaukie, OR 97267



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**



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.



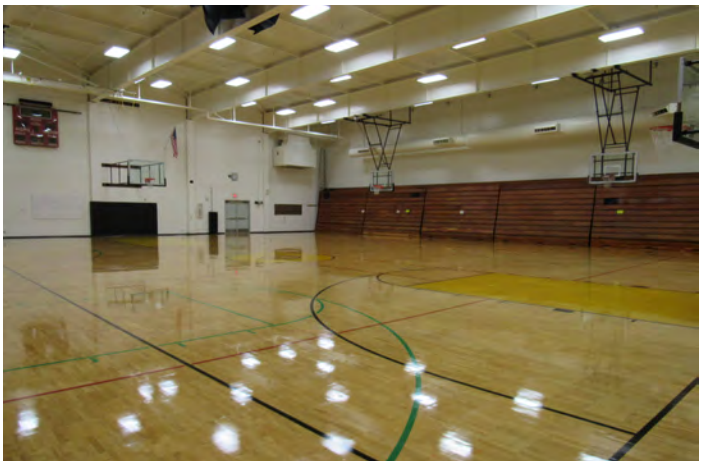
EDUCATIONAL ADEQUACY OF FACILITIES

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







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

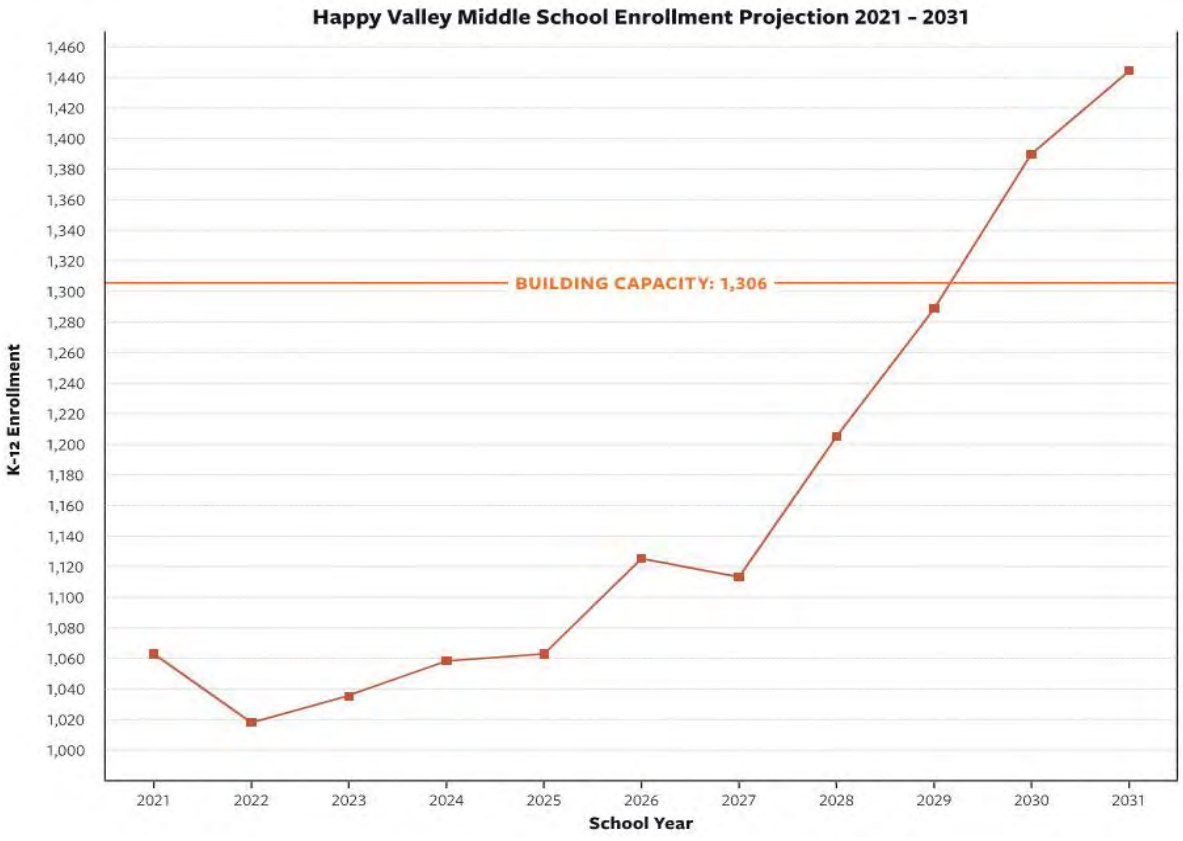
13865 SE King Road, Suite B, Happy Valley, OR 97086



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**



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

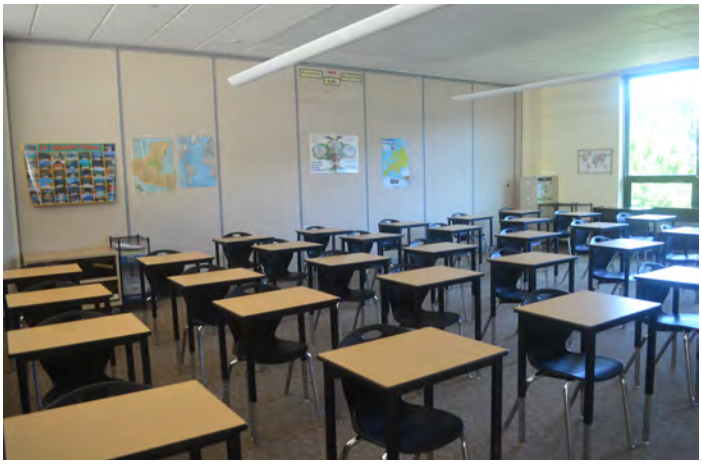
Happy Valley Middle School includes 51 teaching stations for a total student capacity of 1,306 students. Four (4) modular buildings (8 classrooms) are onsite. With current enrollment of 1,063 students, Happy Valley Middle School is at 81% of its total capacity (including portables). Over the past year, 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

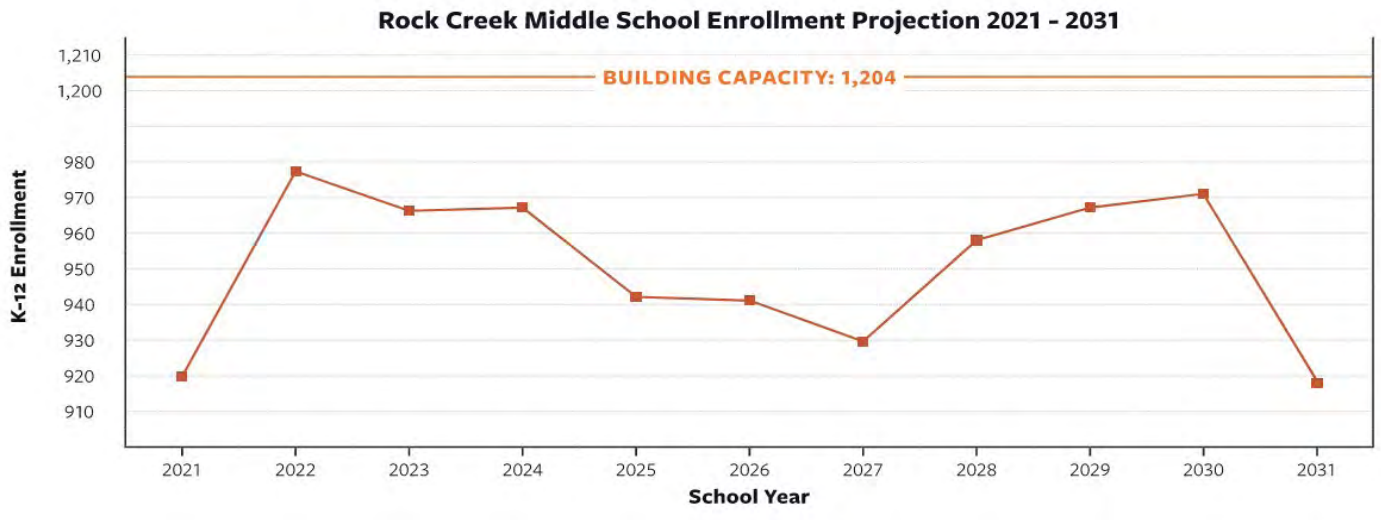


14331 SE 132nd Avenue, Clackamas, OR 97015

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**



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

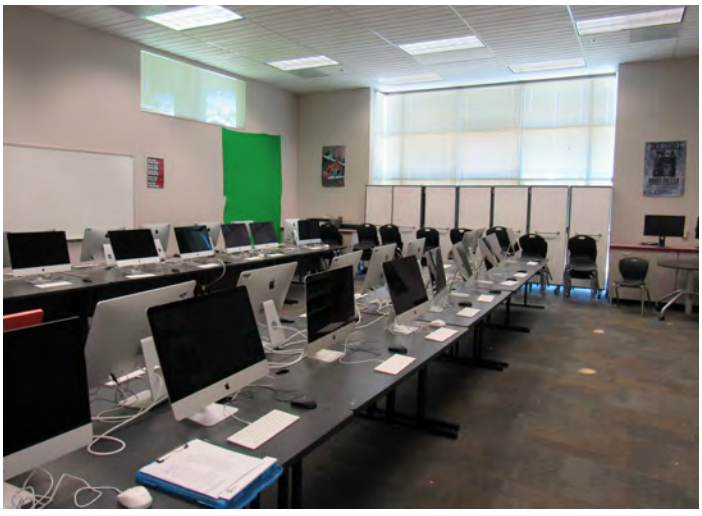
Rock Creek Middle is in poor overall condition. The FCI score for this school is 0.19. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately $4,719,540 within the next five (5) years; in 6-10 years, asset/system replacement 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.







- 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.



Wilbur Rowe Middle School

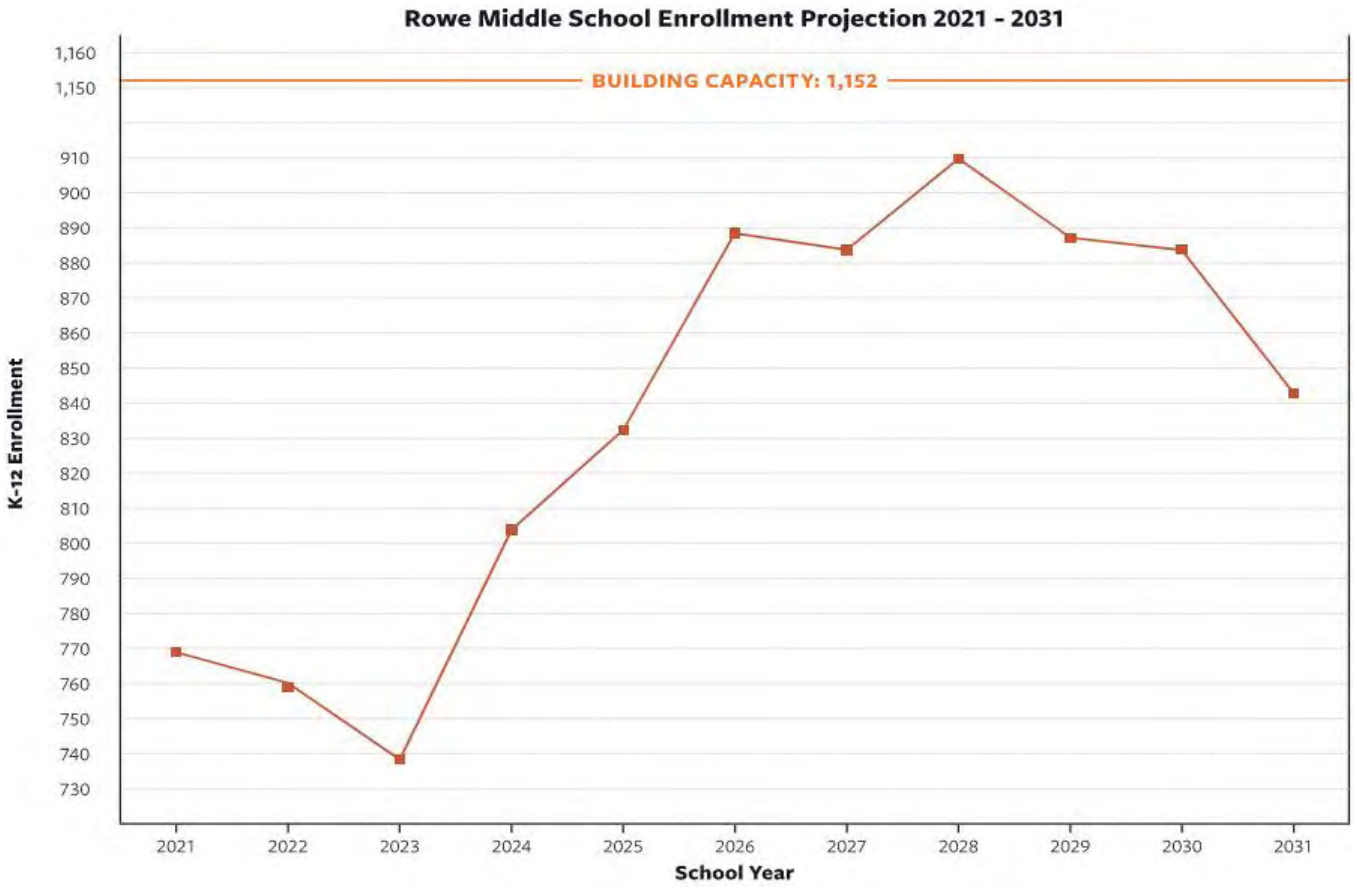


3606 SE Lake Road, Milwaukie, OR 97222

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**



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.





Adrienne C. Nelson High School

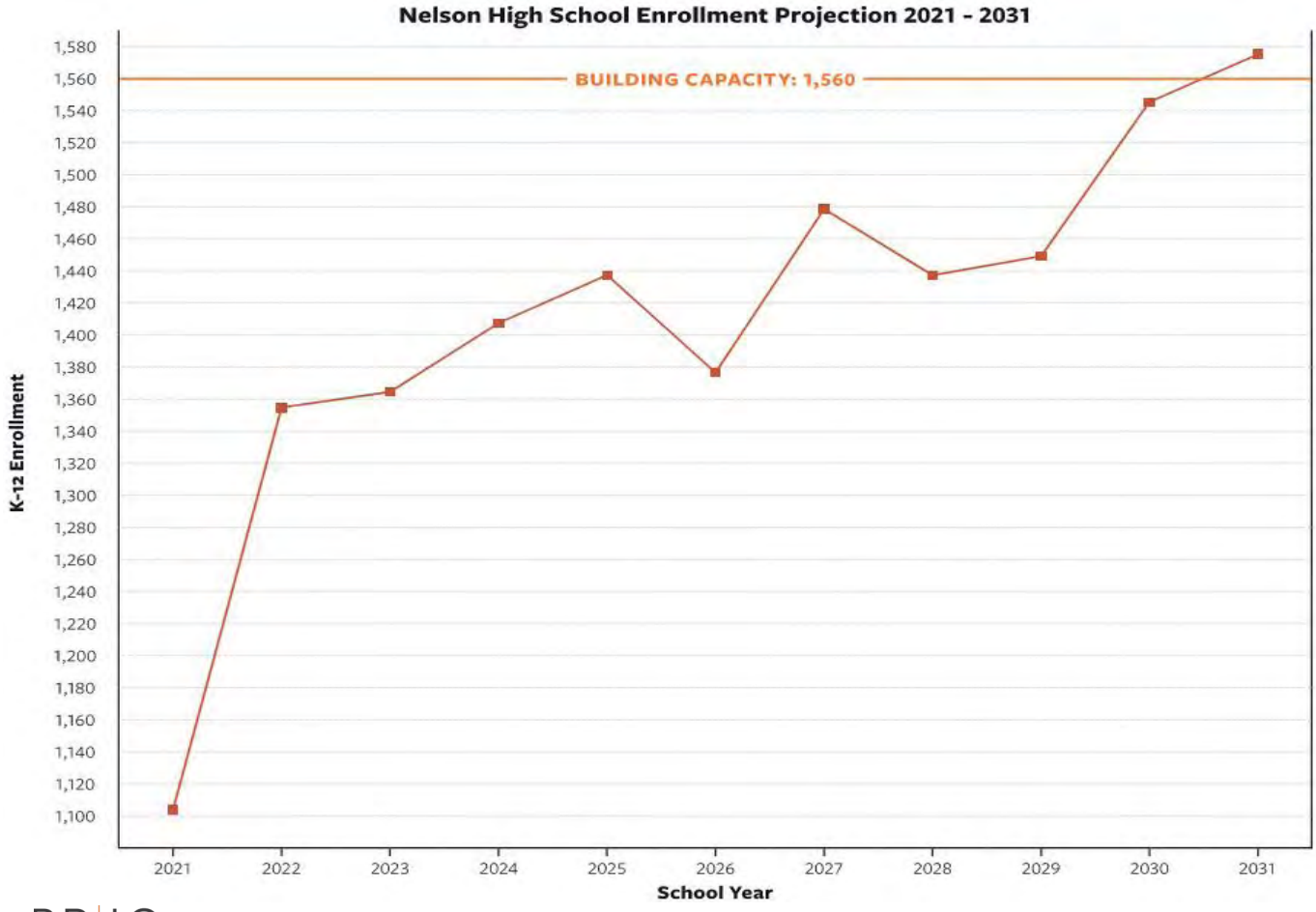
14897 SE Parklane Drive, Happy Valley, OR 97015



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**



DESCRIPTION

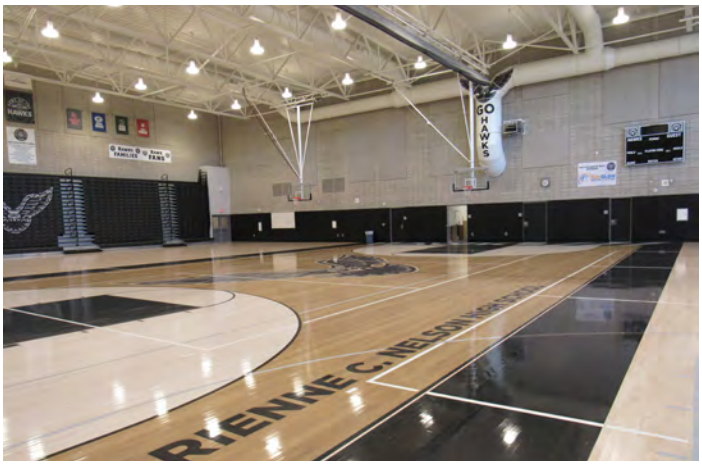
Adrienne C. Nelson High School was first constructed in 2010, with a renovation and conversion / addition in 2021. The school occupies a 60-acre site. Adrienne C. Nelson High School serves grades 9-12. The campus is located in Happy Valley off SE Rock Creek Blvd. The campus is west of Verne A. Duncan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





Clackamas High School

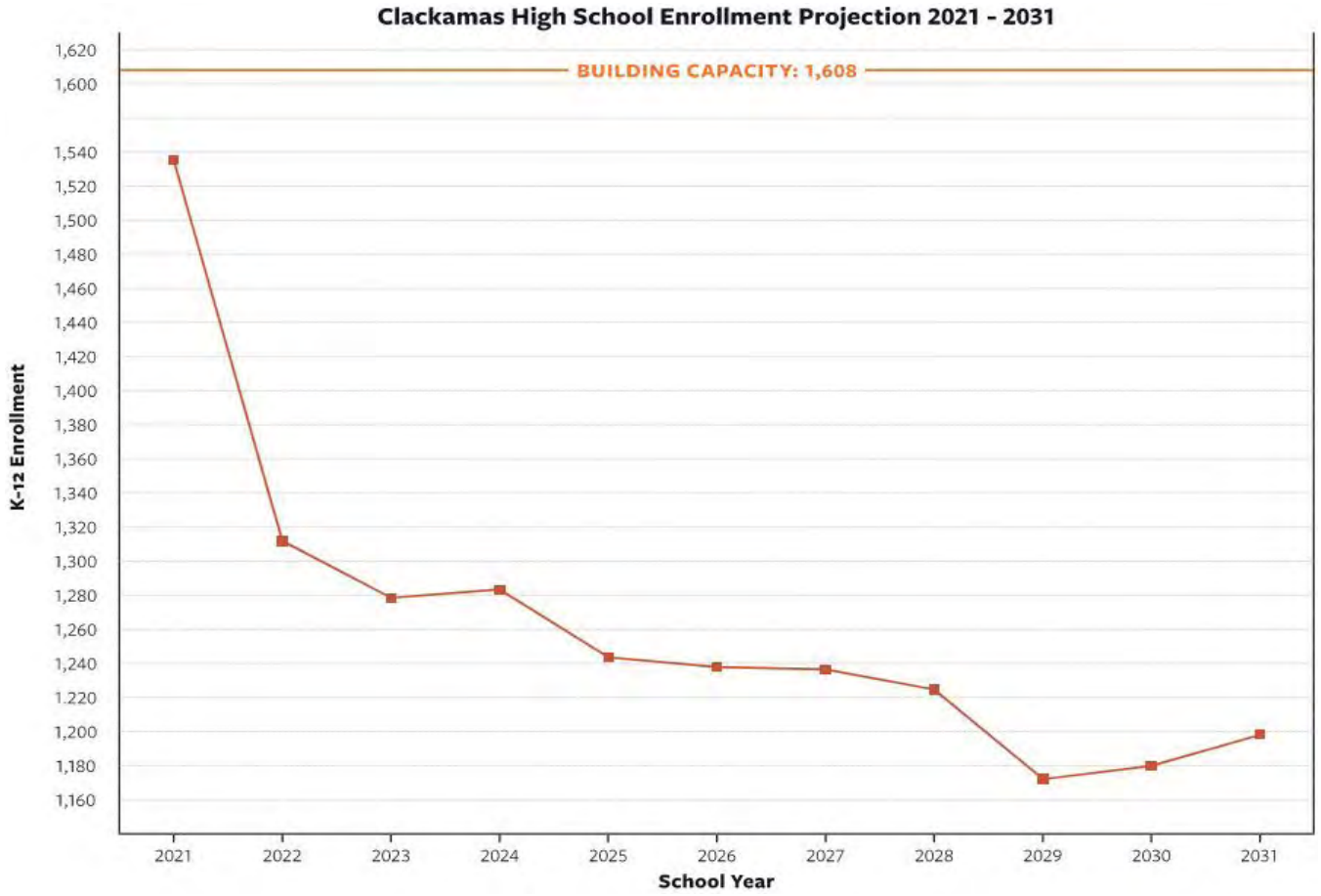
14486 SE 122nd Avenue, Clackamas, OR 97015



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**



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.





Milwaukie High School

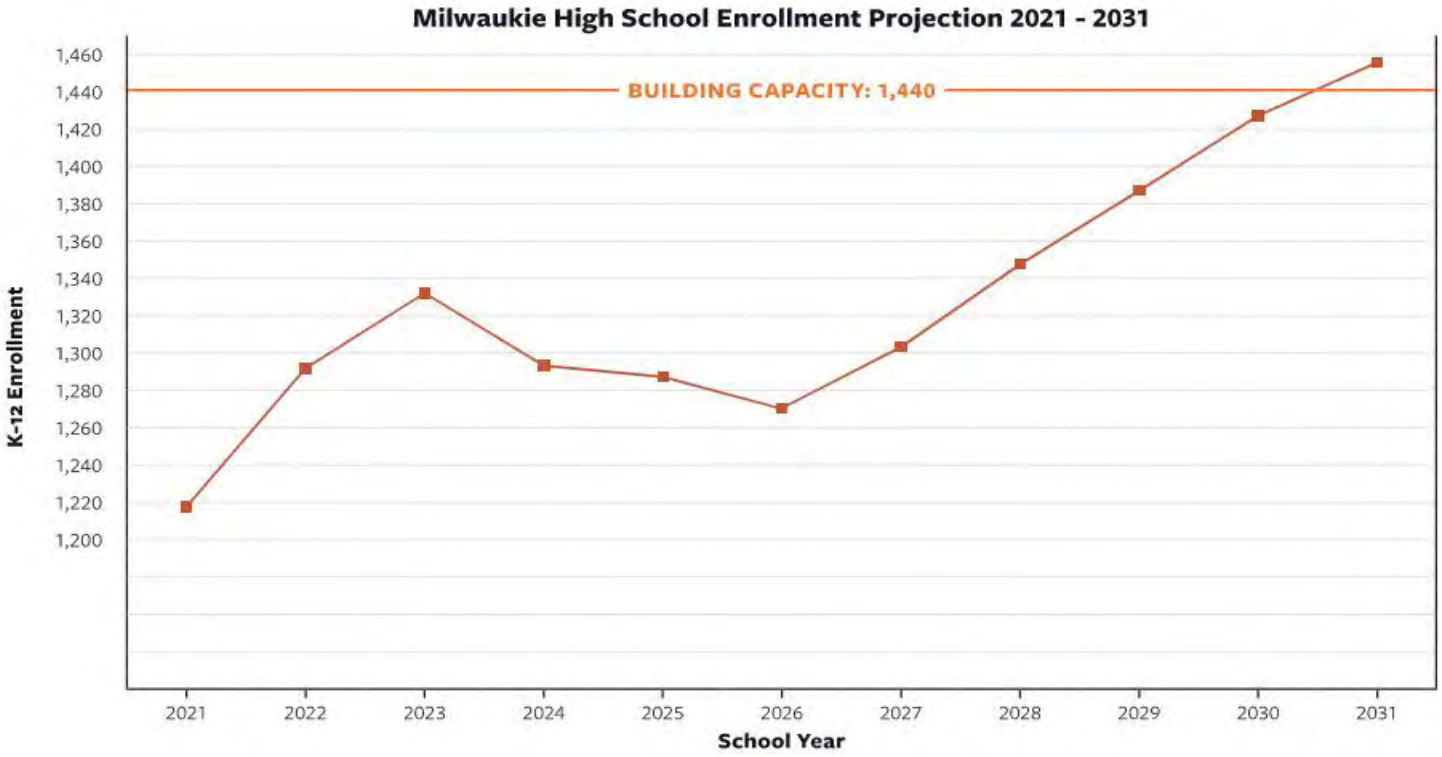
2301 SE Willard Street, Milwaukie, OR 97222



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**



DESCRIPTION

Milwaukie High School was first constructed in 1925 and has underwent 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.

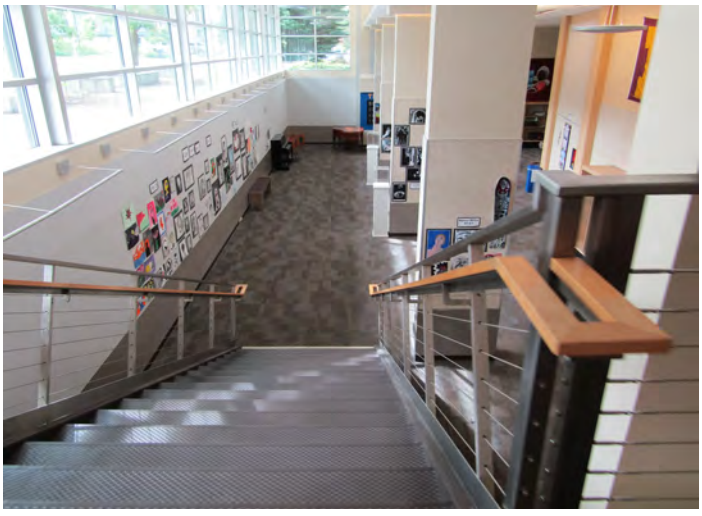


EDUCATIONAL ADEQUACY OF FACILITIES

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).





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[2] (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.



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).





Rex Putnam High School

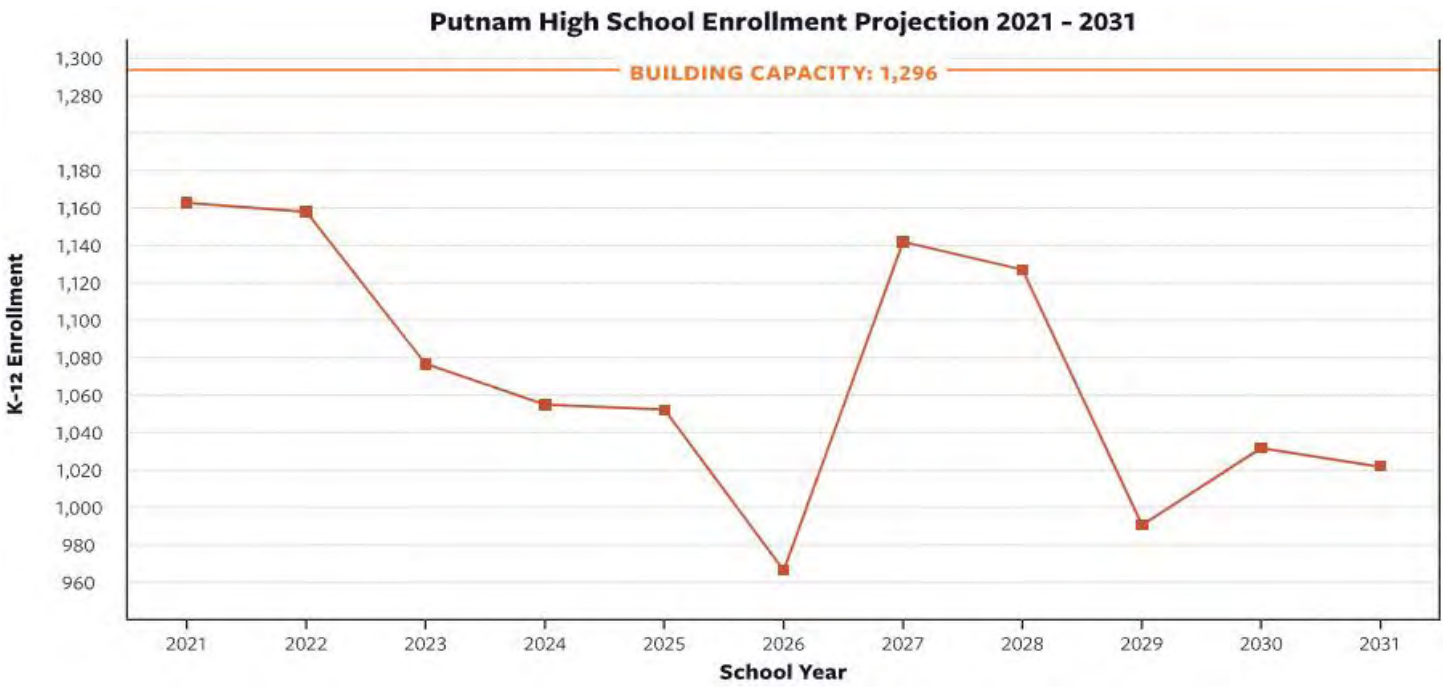
4950 SE Roethe Road, Milwaukie, OR 97267



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**



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

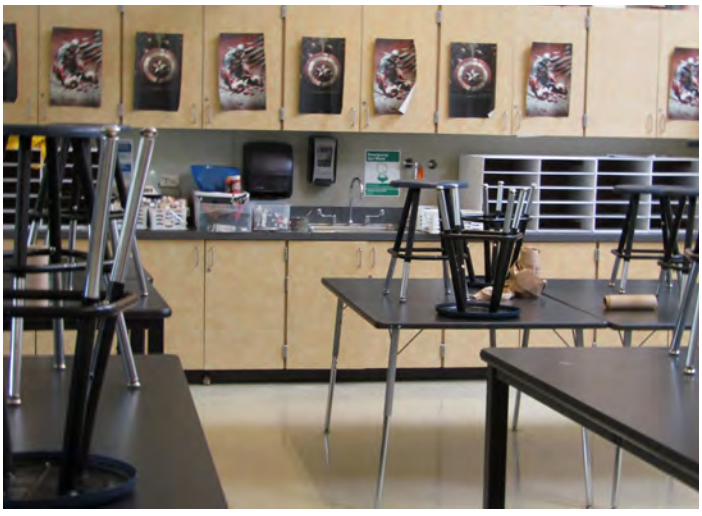
Rex Putnam High School is in poor overall condition. The FCI score for this school is 0.18. The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately $16,283,350 within the next five (5) years; in 6-10 years, asset/system replacement 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.





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



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.

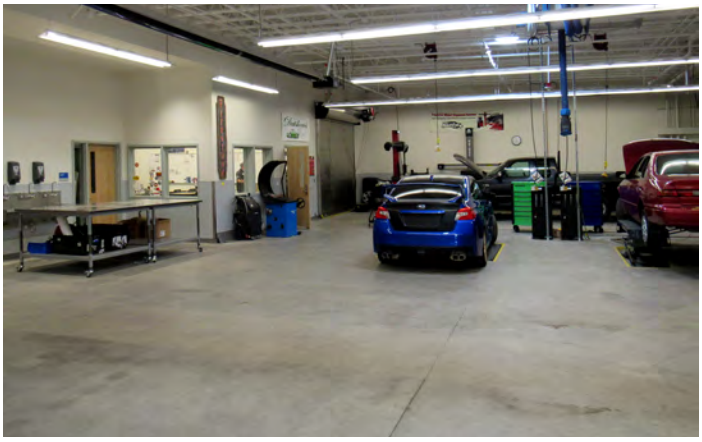
The cost of replacing all assets and/or systems nearing the end of their useful life at the North and South campuses (with escalation) is approximately $7,888,619 within the next five (5) years; in 6-10 years, asset/system replacement needs will run an additional $4,276,382.

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.







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.

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.

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.



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) - $39,500,000[7]
- Construction of a new middle school: (150,000 GSF + 4,000 SF outdoor covered play structure) - $96,250,000[8]
- 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.

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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.



8950 SE 36TH STREET, MILWAUKIE, OR 97222

Ardenwald Elementary School

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





Tier I Projects (1-5 Years)

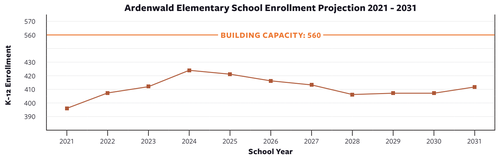
- Electrical - $212,190
- Foundation - $3,089
- Interiors - $253,960
- Food Service - $87,486
- Mechanical - $68,224
- Replacement of Aging PA System
- Plumbing - $21,107
- Site - $448,817
- Fire Life Safety - $328,566
- Fall Protection Measures Needed at One or More Roof Areas

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

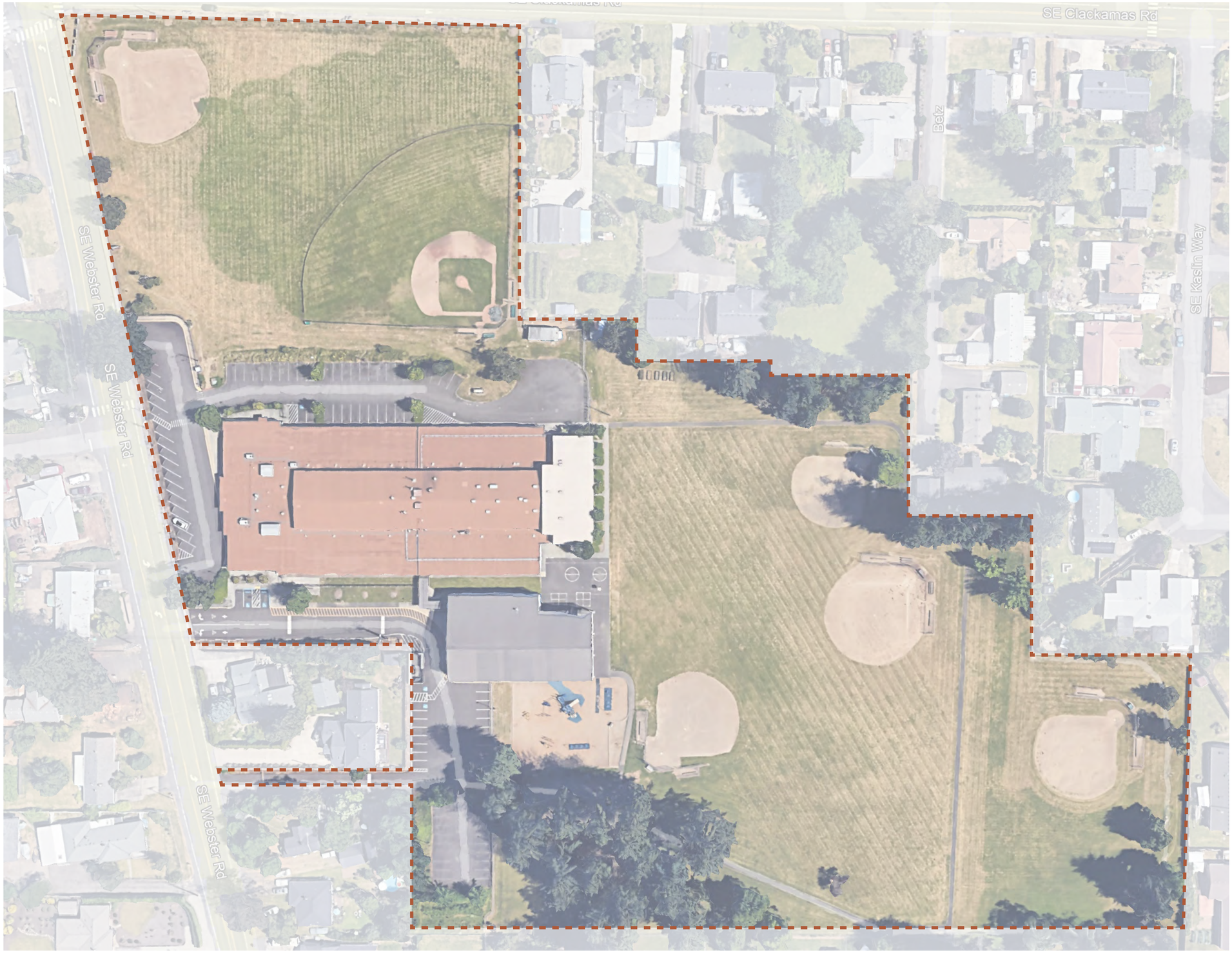
- Ardenwald Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 396 students, Ardenwald Elementary School is at 71% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



15708 SE WEBSTER ROAD, MILWAUKIE, OR 97267

Bilquist Elementary School

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





Tier I Projects

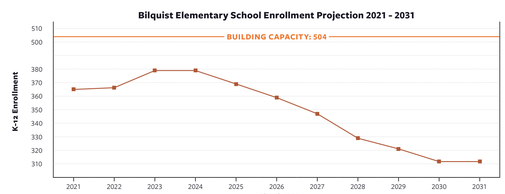
- Electrical - $401,124
- Mechanical - $338,129
- Plumbing - $36,163
- Fire / Life Safety - $358,861
- Replacement of Aging PA System
- Interiors - $930,979
- Food Services - $74,158
- Exteriors - $64,052
- Site - $956,706
- Playground Equipment Replacement - $150,000 (est.)
- Improvements for Pedestrian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



18031 SE VOGEL ROAD, DAMASCUS, OR 97089

Beatrice Morrow Cannady Elementary School

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





Tier I Projects

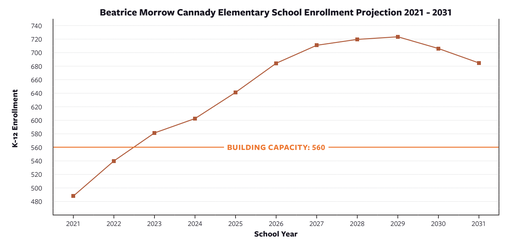
- Fall Protection Measures at One or More Roof Areas
- Modular Classroom Additions to Alleviate Overcrowding

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.



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

Happy Valley Elementary School

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





Tier I Projects

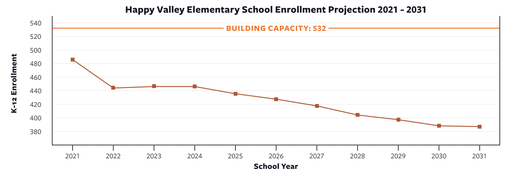
- Foundation - $5,009
- Mechanical - $151,452
- Plumbing - $36,344
- Interiors - $637,112
- Fire Life Safety - $65,160
- Food Services - $97,734
- Fall Projection Measures at One or More Roof Areas
- Playground Equipment Replacement - $150,000 (est.)

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.



5325 SE LOGUS ROAD, MILWAUKIE, OR 97222

Seth Lewelling Elementary School

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





Tier I Projects

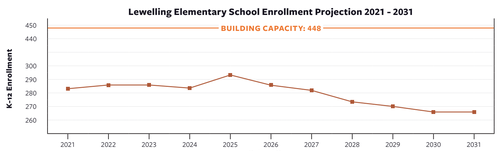
- Foundation - $4,274
- Electrical - $352,967
- Mechanical - $938,923
- Plumbing - $66,946
- Interiors - $693,015
- Fire Life Safety - $386,271
- Food Services - $105,702
- Sports Assets - $173,343
- Exteriors - $1,933,579
- Site - $129,980
- Intercom / PA System Upgrades
- Roof Replacement - $1,391,700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

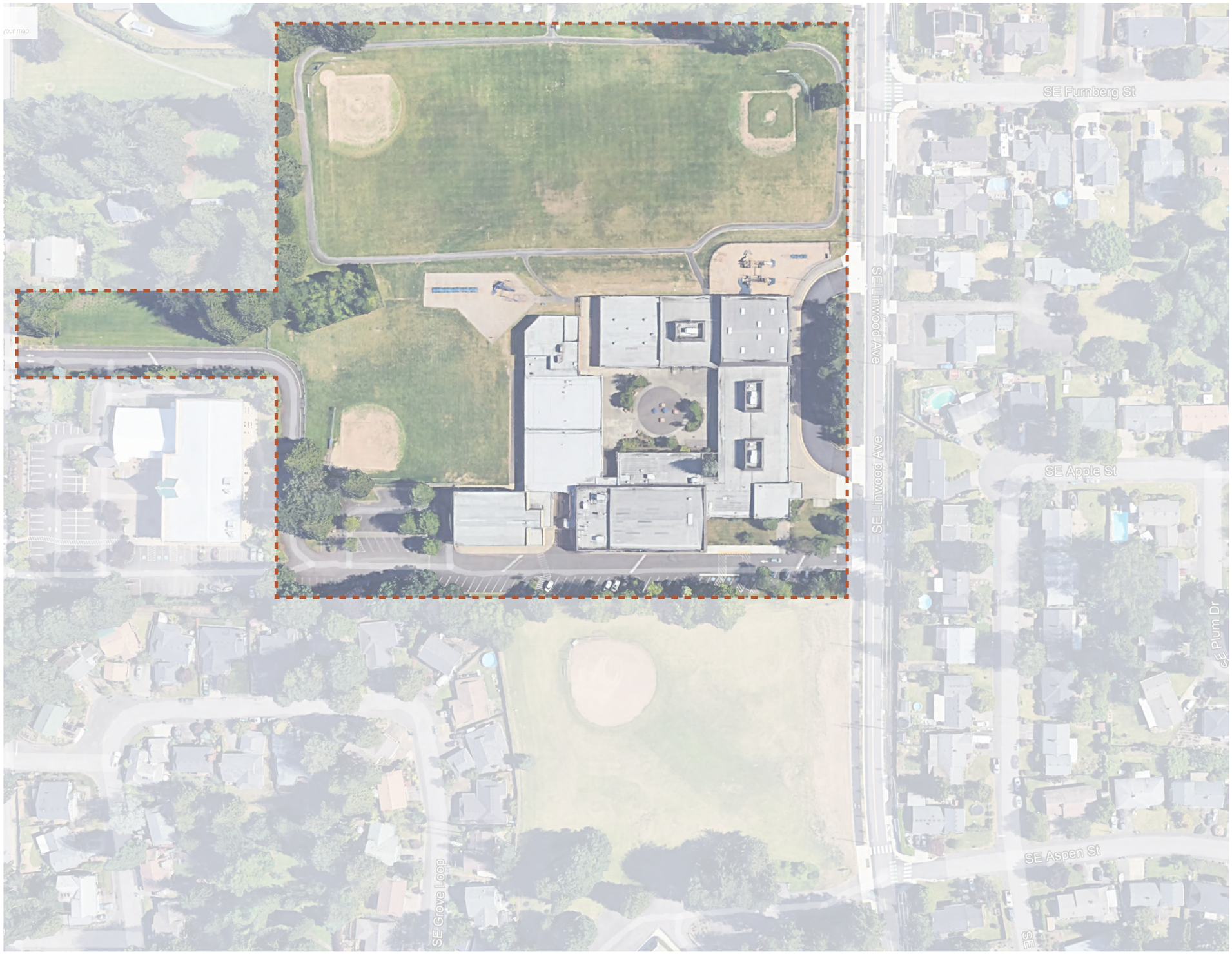
- Lewelling Elementary School includes 16 general classrooms for a total student capacity of 448 students. With current enrollment of 283 students, Lewelling Elementary School is at 63% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



11909 SE LINWOOD AVENUE, MILWAUKIE, OR 97222

Linwood/Sojourner Elementary School

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





Tier I Projects

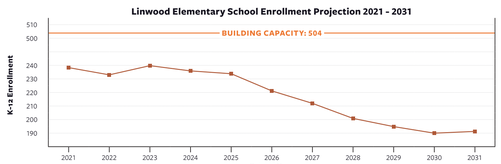
- Foundation - $5,765
- Electrical - $545,440
- Mechanical - $930,049
- Plumbing - $39,796
- Interiors - $984,496
- Fire Life Safety - $123,303
- Food Services - $71,866
- Exteriors - $2,085,021
- Site - $166,783
- Intercom / PA System Upgrades
- Fall Protection Measures at One or More Roof Areas
- Partial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

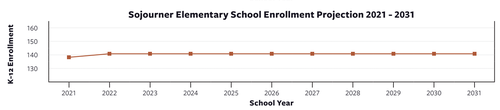
Tier II Projects

- 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.





7400 SE THOMPSON ROAD, MILWAUKIE, OR 97222

Lot Whitcomb Elementary School

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





Tier I Projects

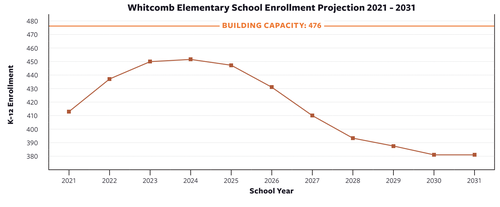
- Foundation - $3,604
- Electrical - $223,528
- Mechanical - $566,121
- Interiors - $728,565
- Intercom / PA System Upgrades
- Fire Life Safety - $103,180
- Food Services - $156,326
- Exteriors - $123,559
- Site - $161,948
- Fall Protection Measures at One or More Roof Areas

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

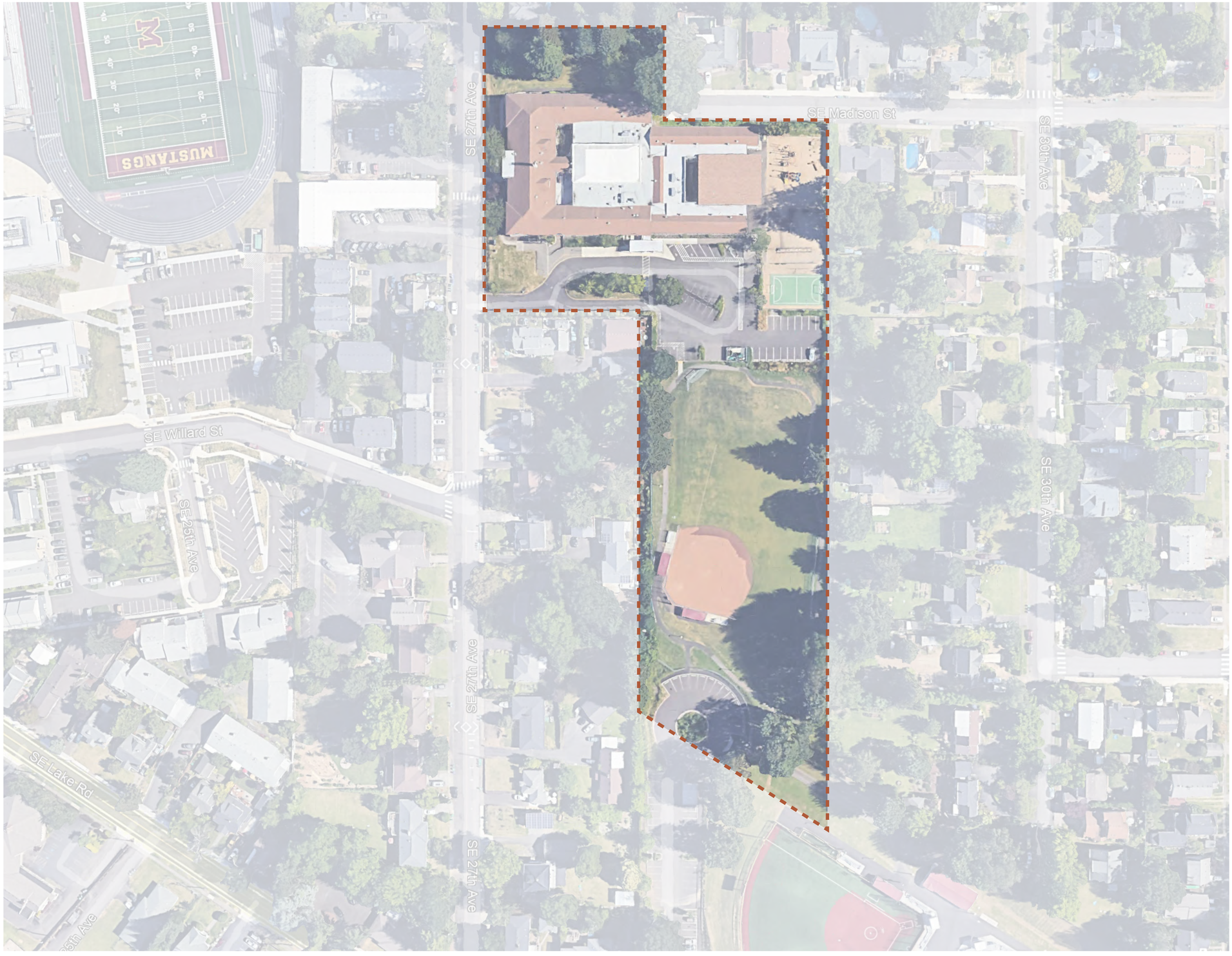
- Whitcomb Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 413 students, Whitcomb Elementary School is at 87% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



11250 SE 27TH AVENUE, MILWAUKIE, OR 97222

Milwaukie El Puente Elementary School

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





Tier I Projects

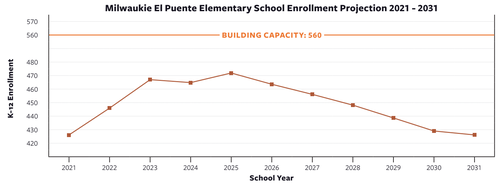
- Foundation - $2,775
- Electrical - $32,638
- Mechanical - $764,636
- Plumbing - $52,460
- Interiors - $8,327
- Fire Life Safety - $366,718
- Food Services - $64,592
- Exteriors - $746,774
- Site - $449,738
- Partial Roof Replacement - $492,700
- Additional Roof Repairs - $12,000
- Fall Protection Measures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



11201 SE STEVENS ROAD, HAPPY VALLEY, OR 97086

Mount Scott Elementary School

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





Tier I Projects

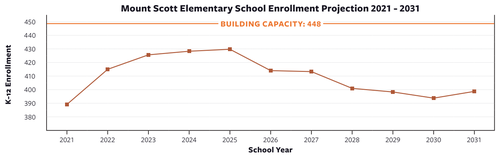
- Foundation - $3,871
- Electrical - $167,147
- Mechanical - $492,633
- Plumbing - $19,361
- Interiors - $670,209
- Fire Life Safety - $397,058
- Food Services - $62,663
- Exteriors - $1,204,033
- Site - $385,901
- Partial Roof Replacement - $331,000
- Additional Roof Repairs - $40,300
- Fall Protection 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.



2150 SE TORBANK ROAD, MILWAUKIE, OR 97222

Oak Grove Elementary School

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





Tier I Projects

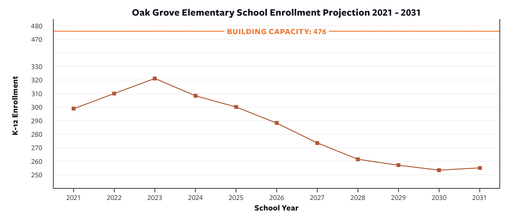
- Foundation - $3,273
- Electrical - $292,938
- Mechanical - $302,944
- Plumbing - $20,900
- Interiors - $755,053
- Fire Life Safety - $336,272
- Exteriors - $421,613
- Site - $159,856
- Fall Protection Measures at One or More Roof Areas
- Playground Equipment Replacement - $150,000 (est.)

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

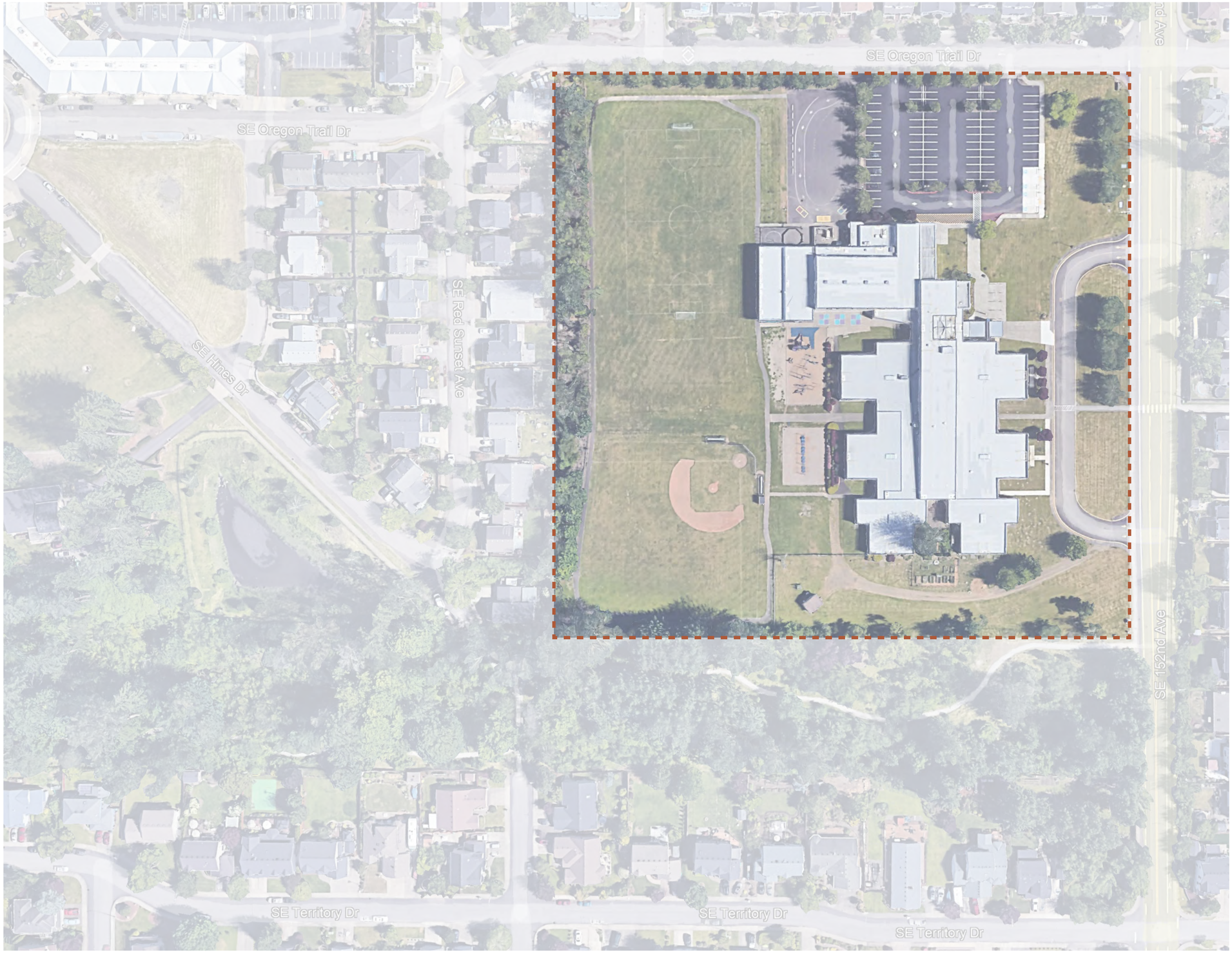
- Oak Grove Elementary School includes 17 general classrooms for a total student capacity of 476 students. With current enrollment of 299 students, Oak Grove Elementary School is at 63% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



13895 SE 152ND AVENUE, CLACKAMAS, OR 97015

Oregon Trail Elementary School

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





Tier I Projects

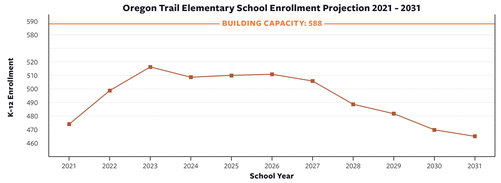
- Foundation - $3,380
- Electrical - $240,075
- Mechanical - $969,963
- Plumbing - $53,669
- Interiors - $41,250
- Fire Life Safety - $64,084
- Student Equipment - $8,500
- Exteriors - $185,260
- Site - $514,715
- Roof Repairs - $3,200

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

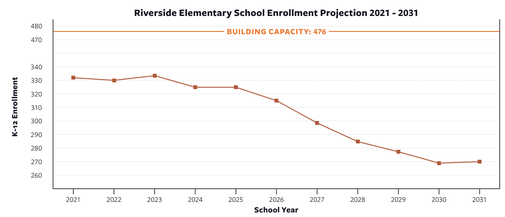
- Electrical - $588,444
- Mechanical - $550,515
- Interiors - $945,350
- Fire Life Safety - $35,000
- Exteriors - $55,591
- Site - $810,494
- ADA Upgrades to Restrooms
- Partial Roof Replacement - $33,600
- Additional Roof Repairs - $18,300
- Playground Equipment Replacement - $150,000 (est.)

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.



10811 SE 172ND AVENUE, HAPPY VALLEY, OR 97086

Scouters Mountain Elementary School

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





Tier I Projects

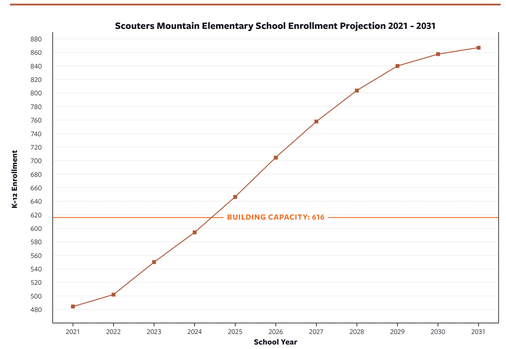
- Electrical - $240,034
- Mechanical - $23,112
- Interiors - $327,445
- Fire Life Safety - $362,126
- Replacement of Aging PA System
- Roof repairs - $2,000
- Fall Protection Measures at One or More Roof Areas
- Site - $11,886

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.



11645 SE MASA LANE, HAPPY VALLEY, OR 97086

Spring Mountain Elementary School

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





Tier I Projects

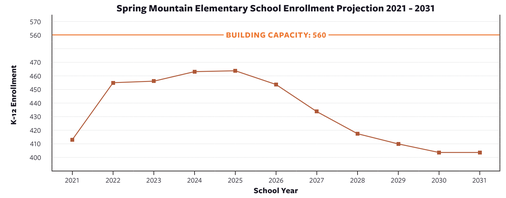
- Foundation - $3,831
- Electrical - $156,744
- Mechanical - $1,189,015
- Plumbing - $31,201
- Interiors - $919,004
- Fire Life Safety - $78,084
- Food Services - $175,019
- Exteriors - $1,138,419
- Site - $441,943
- Roof Replacement - $940,000
- Fall Protection Measures at One or More Roof Areas

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.



13401 SE 132ND AVENUE, CLACKAMAS, OR 97015

Sunnyside Elementary School

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





Tier I Projects

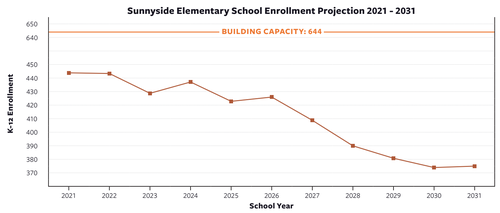
- Foundation - $4,572
- Electrical - $114,312
- Mechanical - $407,329
- Plumbing - $238,514
- Interiors - $1,590,245
- Fire Life Safety - $15,000
- Exteriors - $3,490,666
- Site - $645,440
- Partial Roof Replacement - $754,600
- Additional Roof Repairs - $13,000
- Fall Protection Measures at One or More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



14898 SE PARKLANE DRIVE, HAPPY VALLEY, OR 97015

Verne A. Duncan Elementary School

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





Tier I Projects

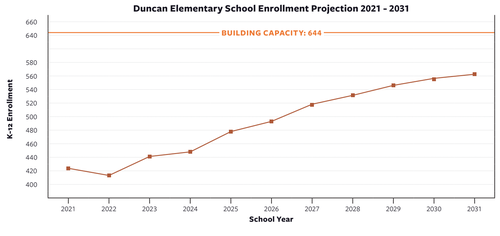
- Foundation - $4,654
- Electrical - $159,651
- Mechanical - $151,916
- Plumbing - $49,989
- Fire Life Safety - $332,865
- Interiors - $644,700
- Replacement of Aging PA System
- Food Services - $213,333
- Site - $465,199
- Roof Repairs Needed (within 5 years) - $26,900
- Fall Protection Measures at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



4828 SE VIEW ACRES ROAD, MILWAUKIE, OR 97267

View Acres Elementary School

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





Tier I Projects

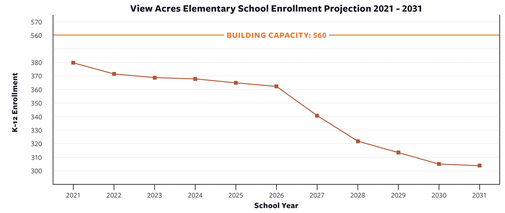
- Foundation - $2,553
- Electrical - $393,845
- Mechanical - $1,076,051
- Interiors - $1,042,343
- Fire Life Safety - $77,891
- Food Services - $70,181
- Exteriors - $2,274,715
- Site - $676,322
- Intercom / PA System Upgrades
- Partial Roof Replacement - $1,604,500
- Additional Roof Repairs - $23,300
- 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

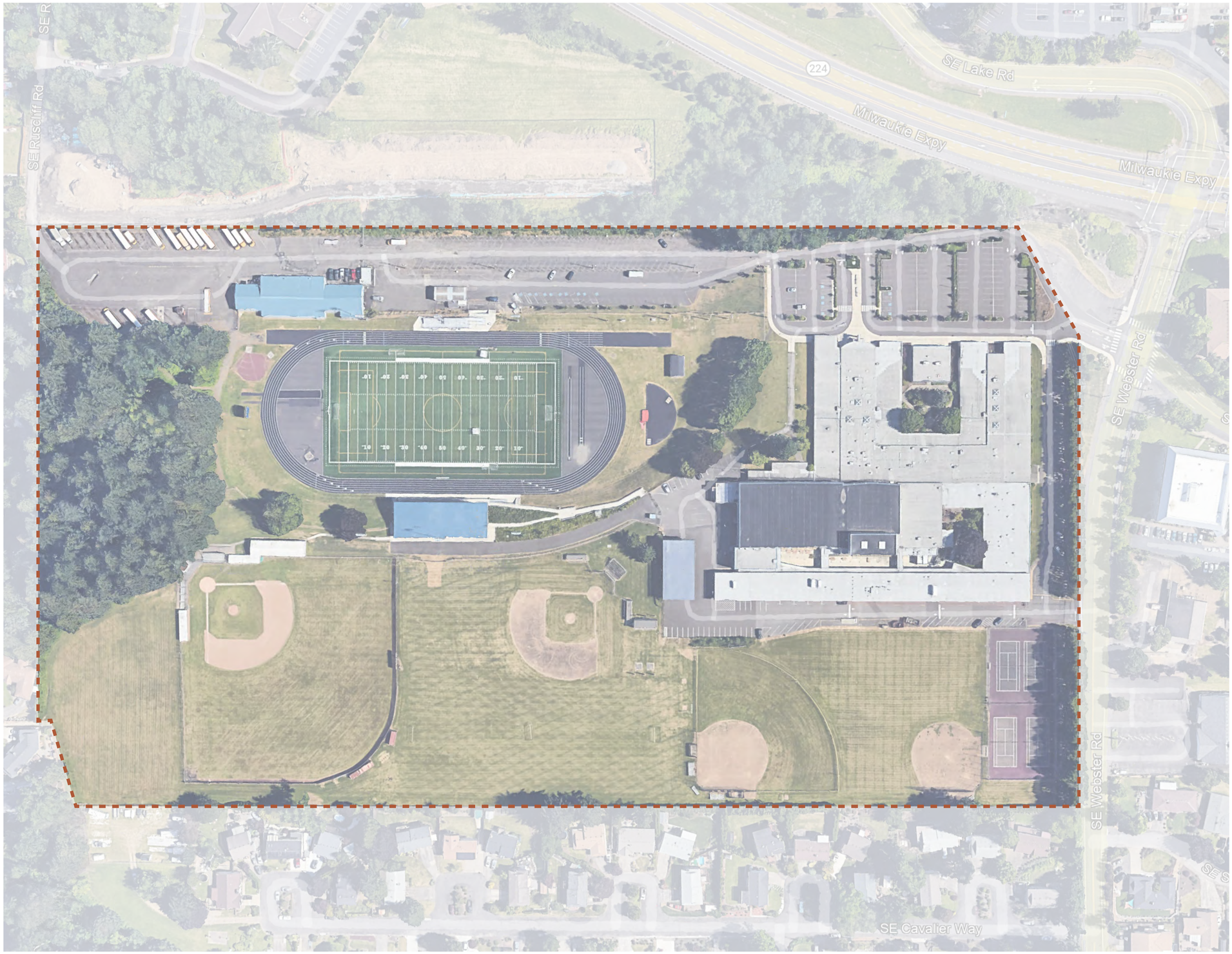
- View Acres Elementary School includes 20 general classrooms for a total student capacity of 560 students. With current enrollment of 380 students, View Acres Elementary School is at 68% of its total capacity.
- Enrollment is not projected to exceed capacity over the next 10 years.



13801 SE WEBSTER ROAD, MILWAUKIE, OR 97267

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

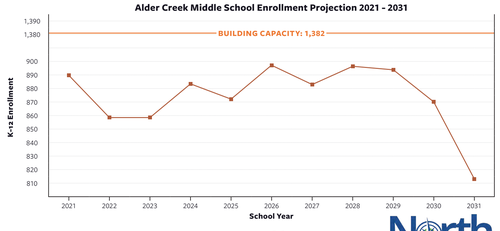
- Electrical - $263,425
- Mechanical - $629,989
- Plumbing - $40,966
- Interiors - $765,032
- Fire Life Safety - $845,015
- Food Services - $202,940
- Sports Assets - $424,691
- Site - $2,151,431
- Exteriors - $2,816,501
- Roof Replacement Needed (within 5 years) - $2,725,300
- Roof Repairs Needed (within 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

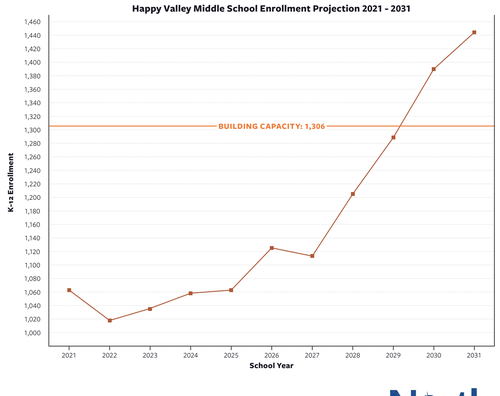
- Foundation - $9,845
- Electrical - $325,449
- Mechanical - $1,753,101
- Plumbing - $18,799
- Interiors - $1,246,084
- Fire Life - Safety $84,700
- Food Services - $228,980
- Site - $416,845
- Fall Protection Measures Needed at One or More Roof Areas

Tier II Projects

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

Capacity

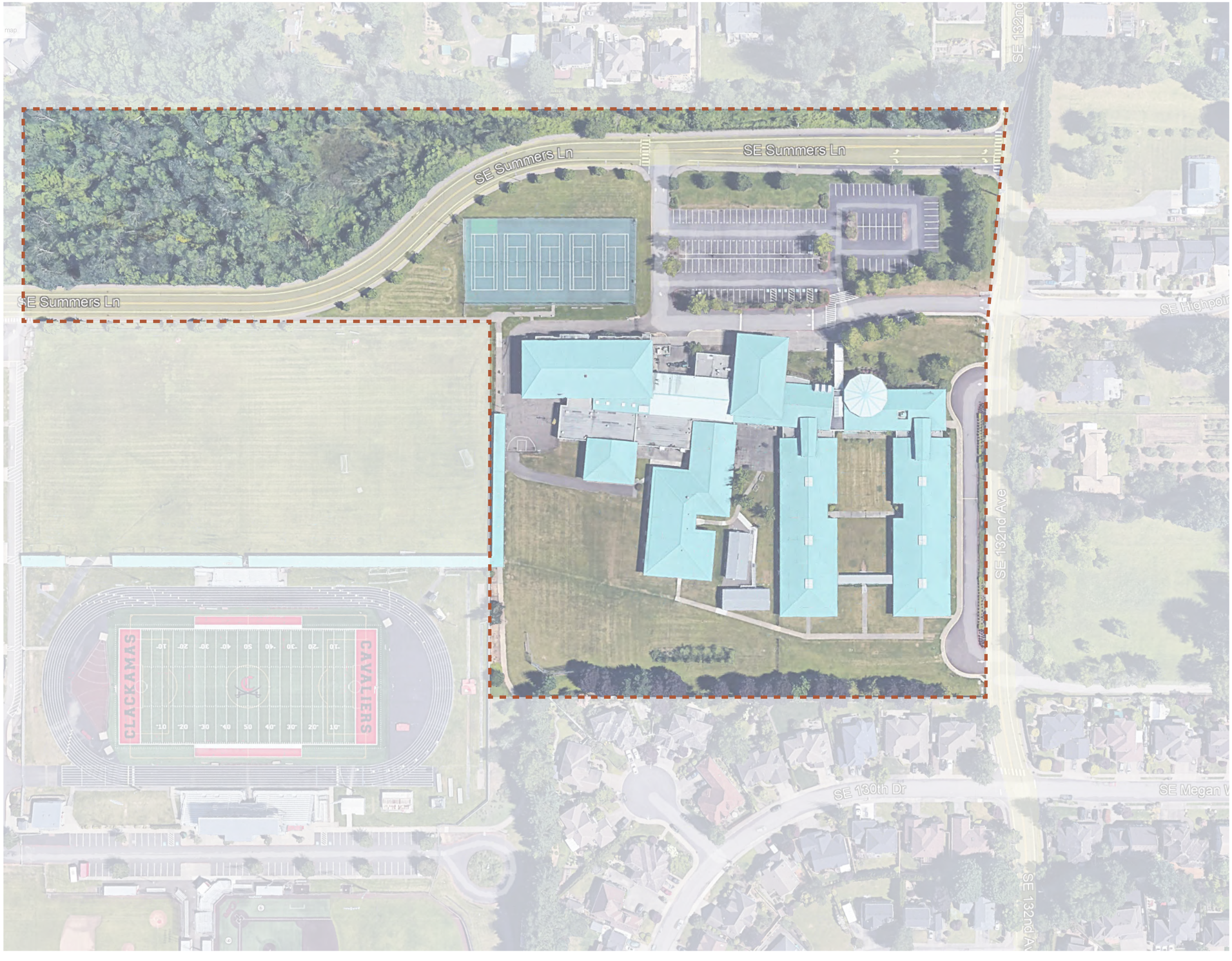
- Happy Valley Middle School includes 51 teaching stations for a total student capacity of 1,306 students. Four (4) modular buildings (8 classrooms) are onsite. With current enrollment of 1,063 students, Happy Valley Middle School is at 81% of its total capacity.
- Enrollment is projected to exceed capacity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



14331 SE 132ND AVENUE, CLACKAMAS, OR 97015

Rock Creek Middle School

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





Tier I Projects

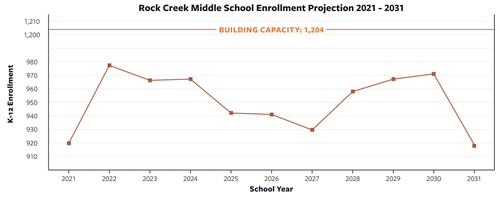
- Foundation - $6,398
- Electrical - $327,033
- Mechanical - $399,124
- Interiors - $862,583
- Fire Life Safety - $528,954
- Food Services - $322,595
- Exteriors - $1,969,443
- Site - $303,410
- Roof Repairs Needed (within 5 years) - $13,100

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.



3606 SE LAKE ROAD, MILWAUKIE, OR 97222

Wilbur Rowe Middle School

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





Tier I Projects

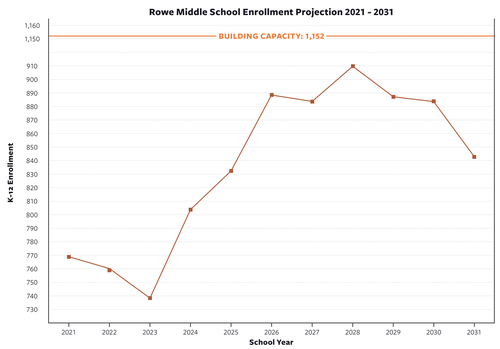
- Electrical - $641,643
- Mechanical - $764,683
- Plumbing - $24,792
- Interiors - $1,465,893
- Fire Life Safety - $582,271
- Student Equipment - $8,500
- Exteriors - $2,766,696
- Site - $724,269
- Select Roof Replacements (two areas) - $2,680,100
- Additional Roof Repairs - $1,200
- Fall Protection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



14897 SE PARKLANE DRIVE, HAPPY VALLEY, OR 97015

Adrienne C. Nelson High School

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





Tier I Projects

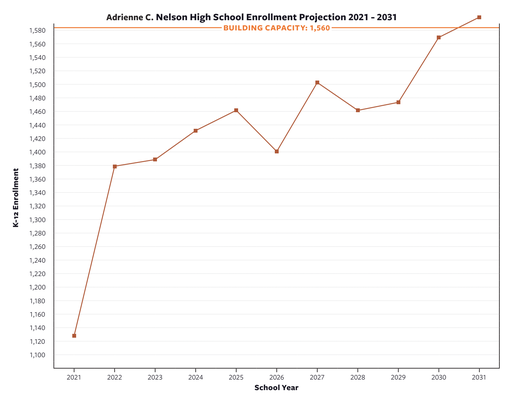
- Foundation - $14,902
- Electrical - $5,256
- Mechanical - $147,072
- Plumbing - $10,521
- Interiors - $305,858
- Fire Life Safety - $1,216,401
- Food Services - $3,059
- Select Roof Replacements - $7,800
- Additional Roof Repairs - $26,500
- Fall Protection Measures Needed at One or More Roof Areas

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

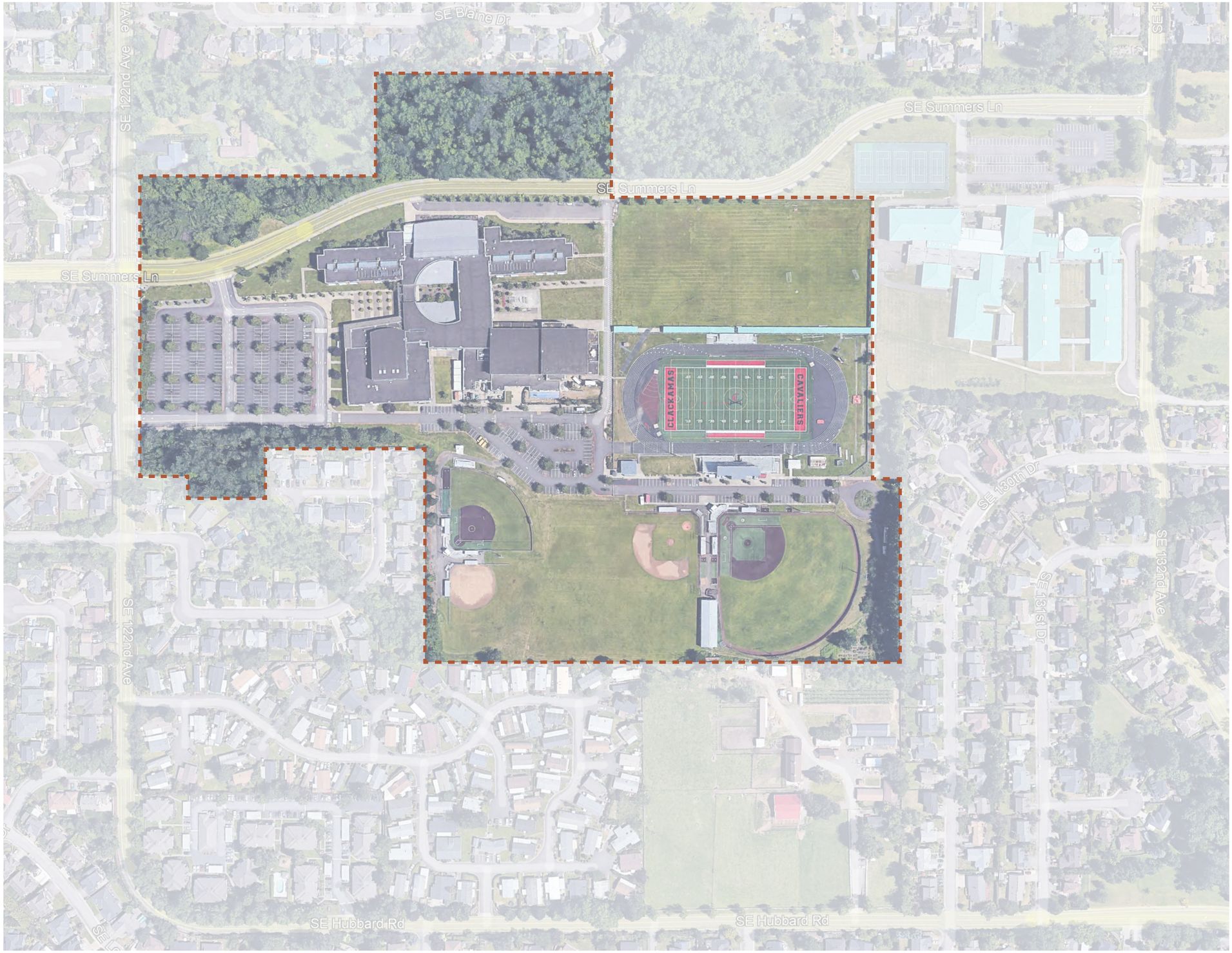
- Adrienne C. Nelson High School includes 65 teaching stations for a total student capacity of 1,560 students. With current enrollment of 1,104 students, Nelson High School is at 71% of its total capacity.
- It is projected that enrollment exceed the building's capacity by 2031.



14486 SE 122ND AVENUE, CLACKAMAS, OR 97015

Clackamas High School

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





Tier I Projects

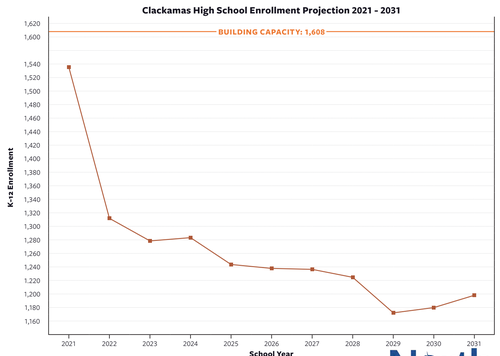
- Foundation - $6,559
- Electrical - $1,192,421
- Mechanical - $292,979
- Plumbing - $120,390
- Interiors - $401,572
- Food Services - $96,998
- Sports Assets - $465,138
- Fire Life Safety - $113,670
- Exteriors - $6,343,796
- Partial Roof Replacement - $4,936,000
- Additional Roof Repairs - $50,000
- 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 67 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.



2301 SE WILLARD STREET, MILWAUKIE, OR 97222

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

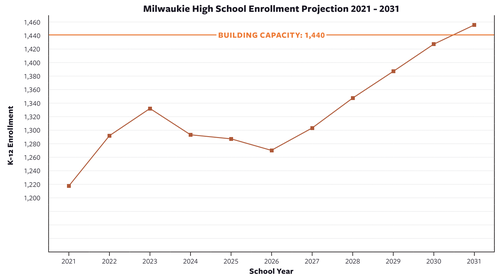
- Electrical - $301,624
- Mechanical - $1,719,278
- Plumbing - $252,291
- Interiors - $3,012,733
- Fire Life Safety - $251,969
- Food Services - $10,197
- Exteriors - $2,466,617
- Roof Replacement (Grandstand) - $143,000 (2025 - Grandstand)
- Additional Roof Repairs - $17,000
- Fall Protection Measures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

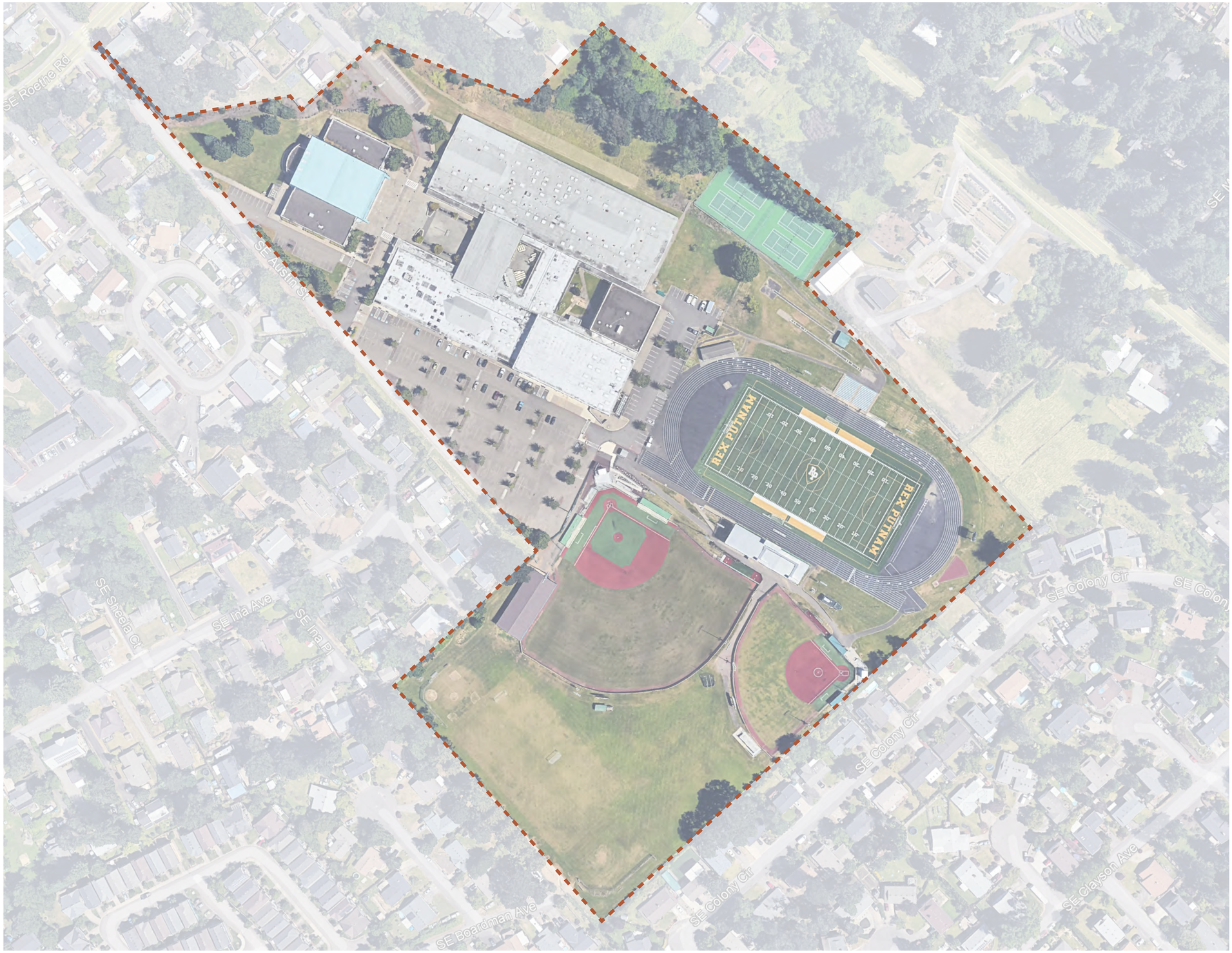
Capacity

- 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.

4950 SE ROETHE ROAD, MILWAUKIE, OR 97267

Rex Putnam High School

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





Tier I Projects

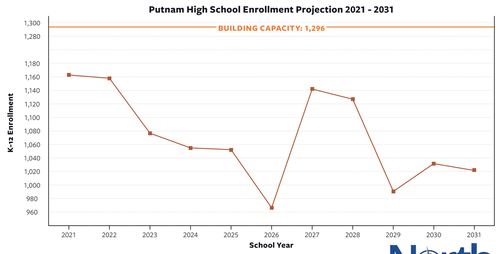
- Foundation - $14,358
- Electrical - $204,159
- Mechanical - $1,588,052
- Plumbing - $45,163
- Interiors - $4,390,022
- Fire Life Safety - $135,753
- Food Services - $195,255
- Sports Assets - $312,375
- Exteriors - $8,769,452
- Site - $628,761
- Select Roof Replacements - $6,319,300
- Additional Roof 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.



14211 SE JOHNSON ROAD & 14450 SE JOHNSON ROAD, MILWAUKIE, OR 97267

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)

13021 SE HUBBARD ROAD, CLACKAMAS, OR 97015

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

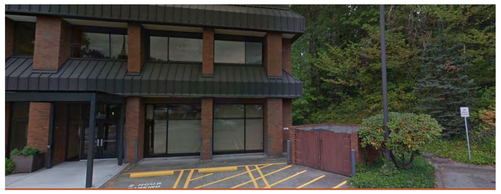
**One of the campuses of the Sabin-Schellenberg Professional Technical Center.

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

12449 SE FULLER ROAD, MILWAUKIE, OR 97222

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.

4444 SE LAKE ROAD, MILWAUKIE, OR 97222

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

15628 SE 102ND AVENUE, CLACKAMAS, OR 97015

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

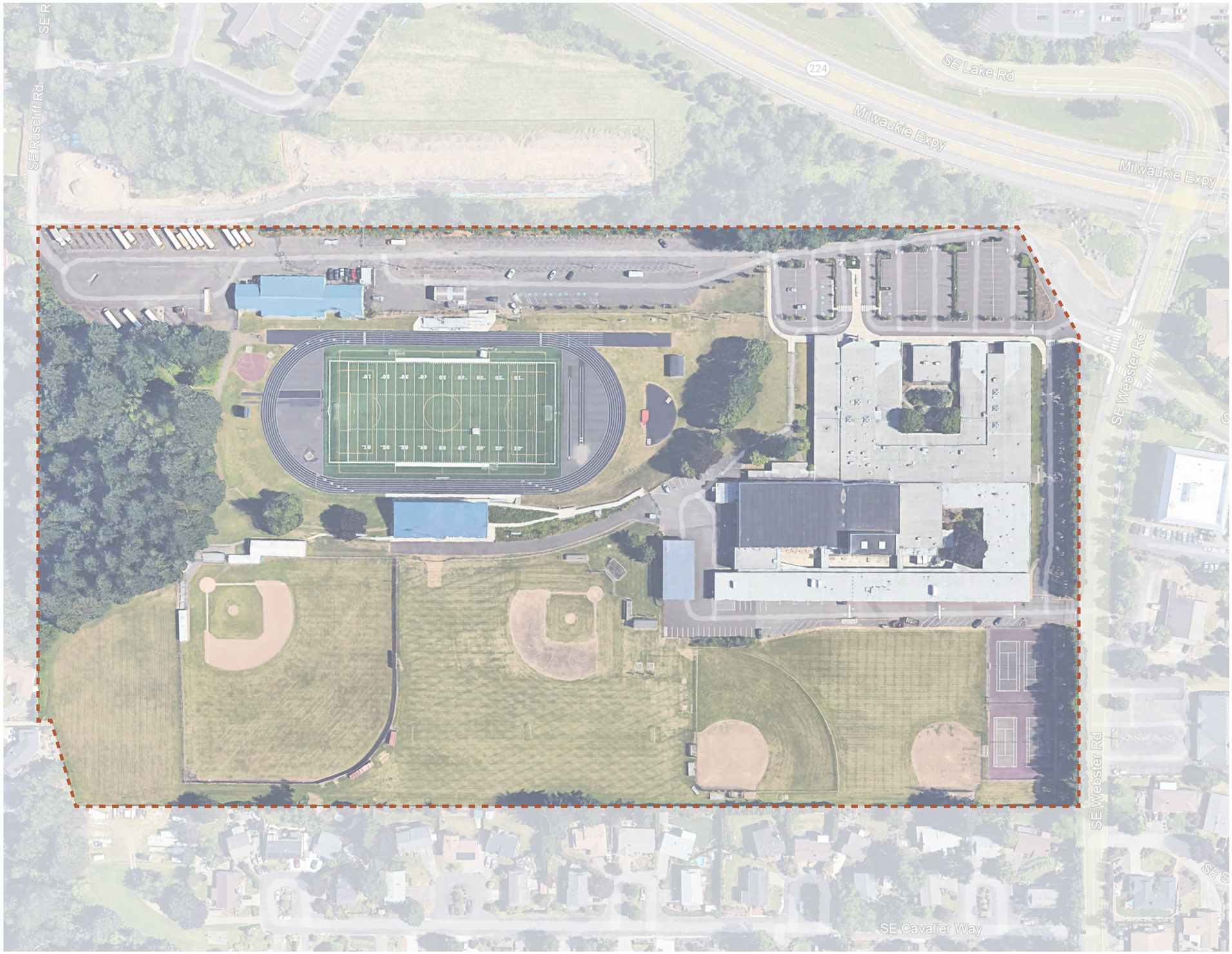
Capacity

- 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

11326 SE 47TH AVENUE, MILWAUKIE, OR 97222

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

1905 SE OAK GROVE BOULEVARD, OAK GROVE, OR 97267

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.

NORTH CLACKAMAS SCHOOL DISTRICT





FACILITY CONDITION ASSESSMENT

EXECUTIVE SUMMARY

November 2022





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FACILITY LIST 16

ATTACHMENTS:

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

1. Introduction

1.1 PURPOSE

The intent of this Facility Condition Assessment (FCA) was to conduct an evalution 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 critiera 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, facad), 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 buliding 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

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



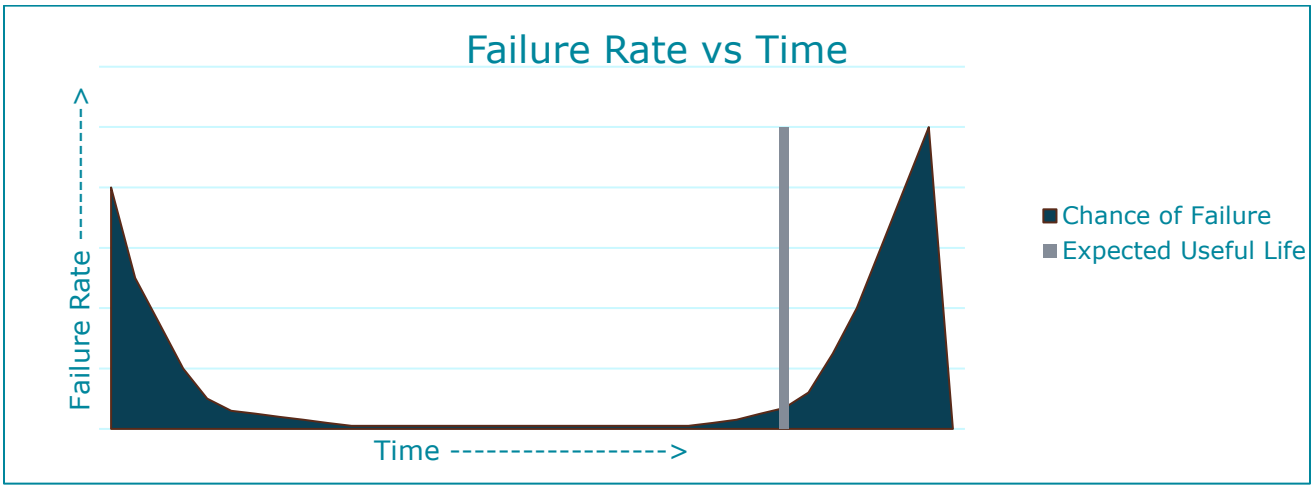
Our dedicated facilities team performed assessments on all sites requested by the district. We worked with district staff to gain access to the facilities and perform our analysis. While on-site, the team collected equipment and system inventories, categorized, and performed analysis on all system and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



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

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:

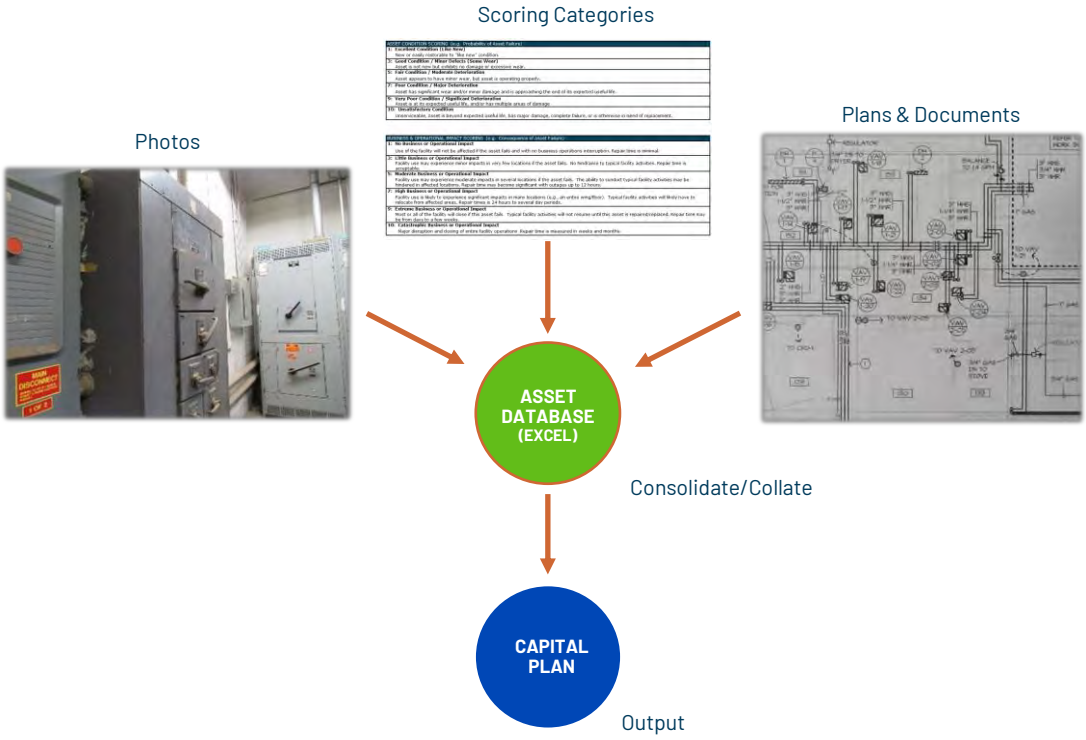
- Cindy Detchon, Asst superintendent for Operations
- Melinda Shumaker, Director Facility operations
- Ron Stewart, Senior Director Capital Projects
- Stacy Skerjanecs, Facility Operations Supervisor
- Shaun Stuhldryer, Program Manager, CBRE

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.



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
1st 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

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

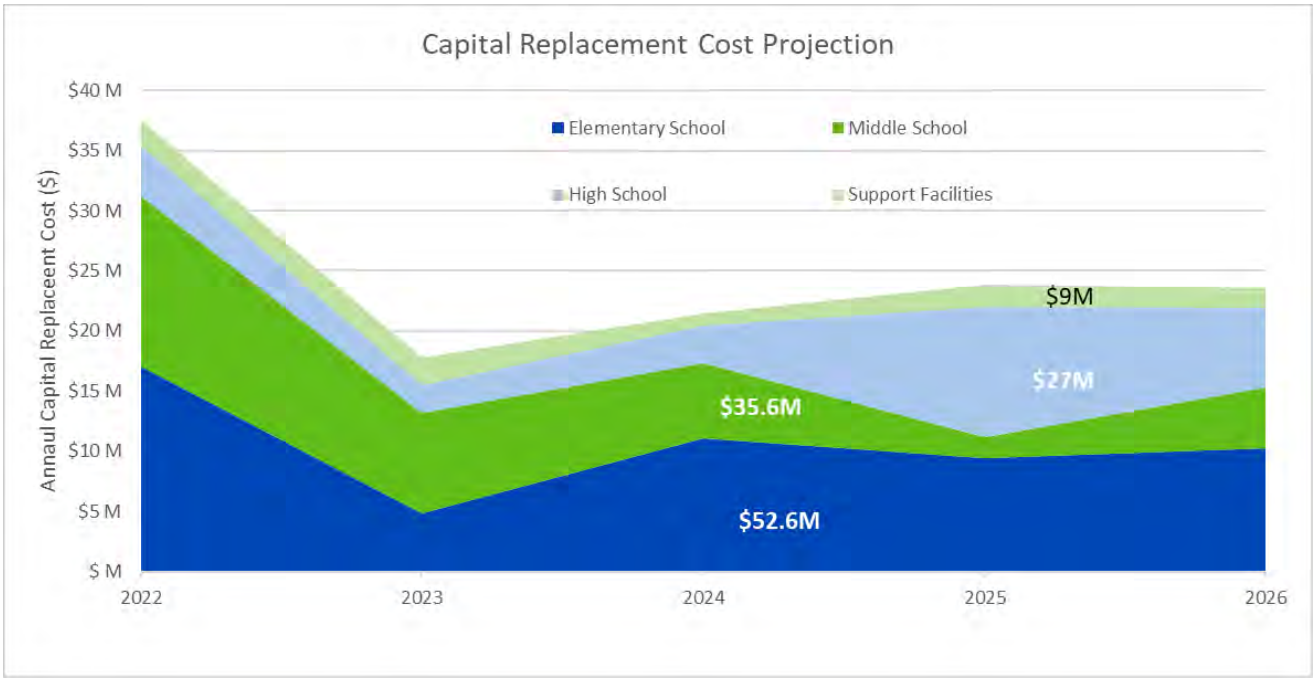
Capital Replacement Cost Projection by Year – All Facilities

(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

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 CONDITON 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

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, siidewalk, walkways, fences and gates.

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

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

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

(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

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 earthquacke 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 deterent, 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.

- 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:

    - Milwuakie High School – boilers and air handling units (AHU) in commons building, gymnasium and global arts buillding;
    - 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

Appendix 1

FACILITY LIST

Building	Type	Address	GSF
Ardenwald	Elementary School	8950 SE 36th Street, Milwaukie, OR 97222	64,300
Beatrice Morrow Cannady	Elementary School	18031 SE Vogel Road, Happy Valley, OR 57089	65,377
Bilquist	Elementary School	15708 SE Webster Road, Milwaukie, OR 97267	62,230
Happy Valley	Elementary School	13865 SE King Road Suite A, Happy Valley, OR 97086	69,000
Linwood/Sojourner	Elementary School	11909 SE Linwood Ave., Milwaukie, OR 97222	79,406
Lot Whitcomb	Elementary School	7400 SE Thompson Road, Milwaukie, OR 97222	60,073
Milwaukie/El Puente	Elementary School	11250 SE 27th Ave., Milwaukie, OR 97222	63,715
Mount Scott	Elementary School	11201 SE Stevens Road, Happy Valley, OR 97086	58,648
Oak Grove	Elementary School	2150 SE Torbank Road, Milwaukie, OR 97222	54,556
Oregon Trail	Elementary School	13895 SE 152 Drive, Clackamas, OR 97015	56,338
Riverside	Elementary School	16303 SE River Road, Milwaukie, OR 97267	46,910
Scouters Mountain	Elementary School	10811 SE 172nd, Happy Valley, OR 97086	66,125
Seth Lewelling	Elementary School	5325 SE Logus Road, Milwaukie, OR 97222	58,868
Spring Mountain	Elementary School	11645 SE Masa Lane, Happy Valley, OR 97086	58,053
Sunnyside	Elementary School	13401 SE 132nd Ave, Clackamas, OR 97015	69,280
Verne Duncan	Elementary School	14898 SE Parklane Drive, Happy Valley, OR 97015	60,474
View Acres	Elementary School	4828 SE View Acres Road, Milwaukie, OR 97267	53,191
Wichita Family Center	Elementary School	6031 SE King Rd, Milwaukie, OR 97222	33,994
Alder Creek	Middle School	13801 SE Webster Road, Milwaukie, OR 97267	157,378
Happy Valley MS	Middle School	13865 SE King Rd. Suite B, Happy Valley, OR 97086	135,604
Rock Creek MS	Middle School	14331 SE 132nd Ave, Clackamas, OR 97015	110,112
Stadium	Middle School	13801 SE Webster Road, Milwaukie, OR 97267	1,670
Wilber Rowe	Middle School	3606 SE Lake Road, Milwaukie, OR 97222	107,880
Adrienne C. Nelson HS	High School	14897 SE Parklane Dr, Happy Valley, OR 97015	228,348

Clackamas High West Campus	High School	14486 SE 122nd Ave, Clackamas, OR 97015	269,160
Land Lab & Forestry	High School	13021 SE Hubbard Rd, Clackamas, OR 97015	4,878
Milwaukie	High School	2301 SE Willard, Milwaukie, OR 97222	224,446
New Urban	High School	1901 SE Oak Grove Blvd, Oak Grove, OR 97267	38,868
Oak Grove Center	High School	*1905 SE Oak Grove Blvd, Oak Grove, OR 97267*	16,560
Rex Putnam	High School	4950 SE Roethe Road, Milwaukie, OR 97267	217,552
Owen Sabin - Ben Schellenberg Professional Technical Center - North	High School	14211 SE Johnson Rd, Milwaukie, OR 97267	83,394
Owen Sabin - Ben Schellenberg Professional Technical Center- South	High School	14450 SE Johnson Rd, Milwaukie, OR 97267	73,965
Admin Freeman Way Bldg.	Support Facility	12400 SE Freeman Way, Milwaukie, OR 97222	26,254
Campbell Center	Support Facility	11326 SE 47th Ave, Milwaukie, OR 97222	40,287
Facility Operations	Support Facility	12449 SE Fuller Road, Milwaukie, OR 97222	19,503
Technology & Information Services	Support Facility	4444 SE Lake Road, Milwaukie, OR 97222	11,372
Transportation	Support Facility	13797 SE Webster Rd, Milwaukie, OR 97267	13,220
Transportation SE 102nd	Support Facility	15628 SE 102nd Ave, Clackamas, OR 97015	24,303

MEMORANDUM

To: Tiffany Shireman
Chief of Staff
North Clackamas School District

Date: January 13, 2022
Project: F1583.04.02

From: Steven P. Taylor, PE
President

Alex Brasch
Project Manager/Senior Population Geographer

Jerry Oelerich
Demographer

RE: 2022–23 to 2031–32 Enrollment Forecasts Report—North Clackamas School District

At the request of the North Clackamas School District (District/NCSD), FLO Analytics (FLO) has prepared forecasts of future student enrollment (2022–23 to 2031–32) for grades kindergarten (K) through 12. The study was completed through three main tasks: (1) Student Enrollment Assessment, (2) Demographic and Land Use Analyses, and (3) Student Enrollment Forecasting. The resulting forecasts are reported at various levels of geography and from different perspectives of enrollment (see Forecast Perspectives section below). Districtwide enrollment forecasts represent the total number of students living both within and outside the district boundary and attending district schools. These forecasts are provided as a district total and per grade group. More granular residence-based and building/program attendance forecasts have also been prepared, which provide the number of students by individual grade and grade group who are anticipated to reside within and attend each of the District's elementary-, middle-, and high-school attendance areas (AAs) and schools/programs.

Last year's report introduced the concept of "missing students" to account for the impacts of COVID-19 on 2020–21 enrollment. Missing students were defined as the difference between actual 2020–21 enrollment by grade and the 2020–21 forecast by grade prepared by FLO in 2019 (i.e., the reduction of student enrollment when comparing actual to forecasted, presumably due to the effects of COVID-19). That was our best estimate of how many students would have enrolled in 2020–21 had it not been for COVID-19. Due to the significance of the missing student population, a total of 951 students, the report went on to include three novel forecast scenarios: a baseline scenario (no missing students return in 2021–22), an 85 percent return scenario (85 percent of missing students return, the preferred forecast), and a 100 percent return scenario (100 percent of missing students return).

However, while our preferred scenario assumed an 85 percent return of missing 2020–21 students in 2021–22, the actual 2021–22 enrollment was 283 students lower than the baseline scenario forecast, which assumed no missing 2020–21 students would return in 2021–21. This estimate of 283 additional missing students in 2021–22 is in spite of full in-person learning becoming once again available to all students since the beginning of the school year. Although a contributing factor may have been the lack of vaccines for school-age children until after October 1st (early November for children ages 5–11), the reasons for this are not fully understood. Based on FLO's conversations with other districts of comparable size in the Pacific Northwest, the lack of return of missing 2020–21 students is not unique to NCSD and is an area that requires further research and explanation (e.g., potential enrollment at specialized online programs hosted by other school districts within the state).

The COVID-19 Assumptions section of this report discusses what we know to date regarding the impacts of COVID-19, as well as relevant assumptions for this year's low-, medium- (preferred), and high-growth scenarios. This includes how missing students—from both 2020–21 (951 students) and 2021–22 (283 students)—were handled. The medium-growth scenario, simply put, assumes a gradual, modest re-entry through 2024–25 of approximately a quarter of the missing students from 2020–21 and 2021–22.

A more detailed discussion of how last year's forecasts compare to actual 2021–22 enrollment, as well as to the updated forecasts in this report, is provided in the Comparison of Forecasts to Prior 85 Percent Return Scenario Forecast section.

STUDENT ENROLLMENT ASSESSMENT

To better understand recent enrollment trends, FLO analyzed historical and current fall membership data from the Oregon Department of Education (ODE) and NCSD October 2021–22 Student Information System (SIS), respectively. We evaluated historical grade progression ratios (GPRs), participation in special or nontraditional programs, demographic characteristics of the student body (e.g., residence in single-family [SF] or multifamily [MF] housing), and differences in enrollment based on residence versus building attendance (i.e., transfer rates). All students contained within the ODE and NCSD SIS data sets were included in our analyses and enrollment forecasts, except for students attending preschool (PS). Students attending Dual Language, PACE, SLCA, and TLC programs were included in all enrollment values and related figures. Static enrollment values for Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements were added to appropriate districtwide figures for the purposes of administrative accounting. This task also included mapping the existing AA configurations (Figure 1) and the distribution of the student body across the district and surrounding area based on student residences (Figure 2).

Figure 3 shows the districtwide enrollment per individual grade, based on ODE fall membership and NCSD SIS data. Prior to the 2020–21 school year, enrollment had remained relatively unchanged in recent years, decreasing by only 109 students from 2016–17 to 2019–20. Primarily due to the effects of COVID-19, enrollment declined markedly between the 2019–20 and 2020–21 school years, decreasing by 710 students. Grades K–1, 3–6, 8, and 10–12 all experienced a contraction in enrollment from the prior year. Grades experiencing declines in 2020–21 averaged 83 fewer students compared to enrollment in 2019–20. In comparison, grades 2, 7, and 9 enrolled 77, 23, and 16 more students, respectively, than in 2019–20. The continuation of the COVID-19 pandemic is the likely cause of further declines in districtwide enrollment between the 2020–21 and 2021–22 school years. Grades 1–

2, 4–5, 7, and 12 all experienced a contraction in enrollment from the prior year. In comparison, enrollment in grades K, 2, 6, and 8–11 increased since the prior year.

Figure 4 tabulates ODE fall membership and NCSD SIS enrollment by grade group and school. From 2016–17 to 2019–20, elementary school (ES; grades K–5) enrollment decreased by 111 students. Middle schools (MS; grades 6–8) contributed 177 additional students, while high schools (HS; grades 9–12) decreased by 62 students over the same period. Concerns regarding COVID-19 likely contributed to enrollment decreases at ES (518 fewer students) and MS (199 fewer students) grade groups in 2020–21 while HS enrollment decreased only marginally (21 fewer students). From 2016–17 to 2020–21, ES and HS enrollment decreased by 629 and 83 students, respectively. Over the same period, MS enrollment experienced a decline of 22 students. Despite the continuation of the COVID-19 pandemic, ES enrollment increased between the 2020–21 and 2021–22 school years by a total of 123 students, while HS enrollment increased by 185 students. In comparison, MS enrollment declined by 82 students over the same period. Only four of seventeen ESs realized growth in enrollment over the past five years. Happy Valley ES, Milwaukie El Puente ES, and Oregon Trail ES experienced marginal growth, ranging from 4 to 27 students. Cannady ES opened in 2019–20 with 432 students enrolled, increasing by 55 students in 2021–22. Three of the four MSs decreased in enrollment over the past five years, while Happy Valley MS enrollment increased by 44 students. At the HS level, only one existing school experienced an increase in enrollment; Putnam HS enrollment expanded by 21 students since 2016–17. Conversely, Milwaukie HS enrolled 57 fewer students than in 2016–17. Nelson HS opened in 2021–22 with 1,104 students enrolled, thereby decreasing Clackamas HS enrollment from 2,500 in 2020–21 to 1,535 in 2021–22.

Based on our analysis of districtwide transfers (Figure 5), a total of 758 students who live outside the district boundary transferred into district schools, representing 4.6 percent of enrollment. Overall, 2,004 students residing within the district boundary transferred to a school or program different from their residence school, which is based on the AA in which they live. This amounts to a districtwide intradistrict transfer rate of 12.8 percent. Transfers occur within all grade groups, but the largest percent of transfers occurs within the 9–12 grade group, with an intradistrict transfer rate of 17.1 percent.

As depicted in the residence-attendance matrices (Figures 6 through 8) per grade group, transfer rates also differ per school/program. For instance, transfer-out rates for ES AAs range from 4.6 percent to 29.7 percent. From the perspective of building attendance, most ESs have transfer-in rates below 15.0 percent. Schools with higher transfer-in rates are typically due to offered programs like dual language at Milwaukie El Puente ES at 60.8 percent and Riverside ES at 36.1 percent. Generally higher transfer-out rates, in comparison to transfer-in rates, reflect the enrollment of students in non-AA schools, such as Clackamas Web Academy and Sojourner ES. These transfer rates can help reveal patterns of student choice or quantify district policies. For instance, if a particular school with a high transfer-in rate began to experience overcrowding, the District may reconsider transfer policies or programming in order to alleviate enrollment issues. Transfer-in rates at the MS level range from 1.8 percent (Happy Valley MS) to 15.3 percent (Alder Creek MS) whereas transfer-out rates are as low as 4.0 percent (Happy Valley MS) to as high as 12.1 percent (Rowe MS). At the HS level, transfer-in rates range from 3.9 percent (Nelson HS) to 22.6 percent (Putnam HS), whereas transfer-out rates range from 12.1 percent (Clackamas HS) to 27.0 percent (Nelson HS).

DEMOGRAPHIC AND LAND USE ANALYSES

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) are gleaned from a variety of sources, chief of which are the regional, county, and municipal planning departments that manage and track land use in the district. For more details, see the Data Sources section below.

To better understand current land use based on the aforementioned data as well as the potential for change, we conducted interviews with planners from Clackamas County and the municipalities of Happy Valley and Milwaukie to discuss foreseeable residential growth (or decline) in the district through the 2031–32 forecast horizon. Key development data acquired through these meetings are presented in Figures 9–11. Figure 9 reports the estimated number of housing units by single-family and multifamily categories per the next two five-year periods, based on available data from city, Clackamas County, and Portland Metro entities. Figure 10 depicts the locations of SF and MF developments that are currently in construction or are expected to be built by 2031. Figure 11 includes details of acquired residential development data, such as data source, housing unit type, anticipated number of units per time period, and assorted notes.

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 SF, based on anticipated residential development data, the proportion of MF 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 as detailed below. The small areas of Portland and Gladstone that are within the district boundary will have a little affect upon student enrollment.

Certified July 1, 2021, population estimates prepared by the Portland State University Population Research Center (PSU PRC) report the City of Happy Valley's population to be 25,738, an increase of 2,005 residents since the 2020 decennial census (April 1, 2020). Based on Portland Metro's 2016 forecasts, the city is expected to grow to a population of 32,314 by 2040 (bounded by 2016 city limits). Happy Valley planners concur that this rate of change appears accurate based on recent population growth. In terms of age demographics, the average age of an individual in Happy Valley is 39.2 years of age (U.S. Census American Community Survey 2019 5-year Estimate). Young families make up a significant portion of the population, but there has been an increase in the number of senior housing projects, including applications for continuum of care, independent living, and memory care facilities. Planners have observed anecdotally that once settled in the city, most families and individuals remain for many years. This aging-in-place phenomenon can lead to decreases in enrollment when families

remain after students have matriculated out of the district; however, new housing development will likely outpace any decreases caused by aging-in-place. There is a considerable amount of new development, most of which is new SF residences that are expected to be occupied by families. For instance, developments surrounding Scouters Mountain and near the former Pleasant Valley Golf Club are expected to yield over 500 SF units. There has been focus on increasing the share of MF residences through the process of up-zoning (i.e., increasing density per acre). The city is actively pursuing densification in "future development areas" to meet the 50/50 SF and MF goal set by Metro, which includes a standard of six dwelling units per acre. More density could also be achieved through the recent passing of House Bill 2001, which requires cities with population greater than 10,000 to allow duplexes in lands zoned for SF dwellings within urban growth boundaries (UGB). Major MF developments include: a development at the former Pleasant Valley Golf Club (214 units), Catholic Charities Affordable Housing (200 units), a development on the south of Sunnyside, east of 169th, and north of SE Stoneybrook Ct (178 units). Eagle Landing is another large MF development that is expected to yield a total of 500 units, with 400 expected within the forecast horizon. The Pleasant Valley/North Carver Comprehensive Plan Area continues to be an area of focus for city planners. The Community Advisory Committee was delayed due to COVID-19, but reconvened in July of 2022, with scheduled meetings throughout the latter half of 2021, including Planning Commissions Hearings in early 2022. Although construction of units within next ten years is expected, not all of the 250 SF and 650 MF may be built in that time period. The city currently does not have specific plans for future annexation, but the former ad-hoc approach is being phased out and the city is aiming to be more selective, encouraging larger areas, rather than small additions for future annexations.

Certified July 1, 2021 population estimates prepared by the PSU PRC report the City of Milwaukie's population to be 21,235, an increase of only 116 residents since the 2020 decennial census. Portland Metro estimates growth to a population of 23,149 by 2040. Like Happy Valley, city planners described considerable in-migration of younger families who are avoiding the higher housing costs of housing in Portland. The city is historically working class and growth has lagged since the recession in 2008-2009. Since 2015, more small housing developments have occurred, the majority of which were infill within the current city limits. Like neighboring Happy Valley, one important housing trend is the city's encouragement of increased MF development. For instance, most mixed-use development, often incorporating residential and commercial uses, is slated to include MF residences. Examples of this type of development that are currently being planned include the McFarland Site (south of SE Monroe St and west of SE 37th Ave), Hillside (west end of SE Hillside Ct), and Coho Point (south of SE Washington St and east of SE McLoughlin Blvd/Hwy 99E). These three developments are expected to yield over 800 MF units. Moreover, the passing of House Bill 2001 allows for SF-only zoning to be more inclusive of higher densities. Annexation plans are not well defined; however, the area east of Milwaukie is assumed to become part of the city at some point in the future, but there is currently little incentive for those residential areas to be annexed.

Certified July 1, 2021 population estimates prepared by the PSU PRC report Clackamas County's population to be 425,316, an increase of 3,915 residents since the 2020 decennial census. A continuation of this growth trend in expected. County planners were expecting a slowdown in development due to COVID-19, but that did not materialize since many of the large MF projects were already funded. Based on permit data provided by the County, approximately 150–200 SF homes are currently in the process of being permitted and/or built. These units are scattered throughout the

areas of unincorporated county throughout the district. This rate of SF development is expected to continue throughout the ten-year forecast horizon. The largest MF development within unincorporated county in the district is Heirloom Apartments. It is located near 8512-8525 SE 76th Avenue and is expected to yield 284 units. Additional MF developments, including two proposed near Rosewood Station, are less assured.

Based on overarching population and housing trends, as well as current and projected rates of development, we estimate the number of housing units by type that may be constructed within the 2021 and 2026 and 2026 and 2031 periods (Figure 9). Within the first five-year period, we anticipate residential development amounting to 4,710 units, followed by 3,531 units in the second five-year period. These estimates are the result of the rate of development witnessed over the past five years, forecasted population growth within the district, and sentiment conveyed by planners from Clackamas County, Happy Valley and Milwaukie. Although, SF housing will continue to be the largest contributor to enrollment, we expect the majority of new housing development to be MF.

Housing type is an important indicator of the number of students who can be expected to be yielded from a housing unit. For instance, on average, SF housing units generate more students per unit than MF housing units. Factors that contribute to student generation rates (or yields) include the size of housing units, the number of bedrooms, housing costs, and neighborhood demographics. We assessed residential housing units throughout the district and determined that, of students enrolled in district schools in 2021–22, 75.2 percent reside in SF housing units, 20.1 percent in MF housing units, and 4.6 percent either living outside the area of analysis (Clackamas County) or in unspecified housing units that we were unable to classify as SF or MF.

FLO defines SF and MF housing in accordance with the U.S. Census American Community Survey (ACS) Subject Definitions and other sources of demographic research and population forecasts (e.g., Portland State University Population Research Center). SF housing includes one-unit structures that are fully detached from other housing, as well as attached dwellings (e.g., row houses and townhouses). In the case of attached units, in order to be classified as a SF structure each must be separated from the adjacent unit by a ground-to-roof wall, and units must not share heating/air-conditioning systems or utilities. MF housing is defined as residential buildings containing two or more housing units that do not have a ground-to-roof wall and/or have common facilities (attic, basement, heating, plumbing, etc.). Average student generation rates vary by geographic location in the district and by housing subtypes (e.g., SF detached, townhome, duplex, multiunit apartments). We determine student generation rates for district subregions, typically U.S. Census block groups, which contribute to districtwide averages per SF and MF housing unit types. Based on currently available residential housing data, average student generation rates in the district were estimated to be 0.66 students per SF housing unit and 0.38 students per MF housing unit (Figure 12).

The number of students enrolled in a district is largely influenced by the number of school-aged children residing within the district boundary. We compare historical birth data (i.e., live births within the district boundary) from the Oregon Health Authority (OHA) to historical K class sizes to determine annual "K percent of births" values (i.e., the number of kindergarteners who enroll with the District divided by the number of live births within the district boundary five years prior). These values, in combination with age-group-specific population projections of childbearing-aged women residing in the district, allow us to forecast the number of anticipated births in the district, and thus the number of kindergarteners anticipated in future school years. Figure 13 depicts the number of live

births with the district boundary, K class sizes that include all enrolled students, and resulting ratios of kindergarteners to births, including both historical values and our forecasts. Like surrounding counties, births in the District steadily increased from 2012 (1,388) to 2016 (1,480). District births slightly decreased in 2017 (12 fewer births) then sharply declined in 2018 (124 fewer births). Birth rebounded to 1,397 in 2019 but declined again in 2020. 2022–23 K enrollment is expected to be higher than the 2021–22 total of 1,155 due to an expected continued rebound in the conversion of births to K (i.e., K percent of births, which hit a recent historic low of 71.7 percent in 2020–21 due to COVID-19). K enrollment forecasts are further discussed in the Births to Kindergarten section.

The progression of students from one grade to the next is a significant determinant of future enrollment, and therefore plays a significant role in our forecasting process. We assess how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, when 150 kindergarteners in 2017 become 140 1st graders in 2018, the GPR is 0.93. GPRs quantify how cohort sizes change as students' progress to subsequent grades by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than 1 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district or students choosing to transfer into the district from other districts (public or private). Conversely, a GPR value less than 1 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts, or students not advancing to the next grade.

Figure 14 depicts the GPRs for all students enrolled in the District from 2017–18 to 2021–22. The two- and three-year GPR averages shown incorporate the 2020-21 and 2021-22 GPRs and were not used in the forecasting process. In order to mitigate the irregular effect of COVID-19 on the grade transitions from 2019–20 to 2020–21 and 2020–21 to 2021–22, a set of forecasted GPRs was developed. These are also included in Figure 14. From 2016–17 to 2019–20, nearly every GPR was at or above 1.00 for all grade transitions, with the exception of the grade 10–11 and 11–12 transitions. The contraction in enrollment due to COVID-19 is the likely reason that GPRs—for all transitions K–1 through 11–12—decreased in 2020–21. The largest contractions were within the K–5 grade group. Meanwhile, the GPRs for all transitions were higher in 2021–22 than in 2020–21, collectively looking more like what we were accustomed to pre-pandemic. However, anomalies were still present with significantly higher than pre-pandemic GPRs for the K–1 and 8–9 transitions, while the GPRs for the 5–6 and 6–7 transitions persisted at or near the same abnormally low levels as in 2020–21. The high K–1 and 8–9 GPRs likely represent the return of some of the missing 2020–21 students at those transitions, while the lower 5–6 and 6–7 values represent continued contraction in enrollment due to COVID-19. As further discussed in the COVID-19 Assumptions section, the forecasted GPRs for the preferred medium-growth scenario assume a return to the pre-pandemic three-year average as a starting basis and were then further adjusted up to account for an expected increase compared to recent years in the rate of in-migration due to new housing as well as a gradual, modest re-entry of a share of the missing students from 2020–21 and 2021–22.

ENROLLMENT FORECASTS

Summary

- 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 15 shows the annual

districtwide building attendance forecasts for the low-, medium- (preferred), and high-growth scenarios. Figures 16 through 27 use the medium-growth scenario to represent future enrollment, as it represents the most likely enrollment outcomes based on currently available data and our analysis. The COVID-19 Assumptions section discusses relevant assumptions for this year's low-, medium- (preferred), and high-growth scenarios. This includes how missing students—from both 2020–21 (951 students) and 2021–22 (283 students)—were handled.

- Figure 16 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)
- In comparison to the previous two figures, Figure 17 provides annual districtwide residence-based forecasts per individual grade. These forecasts represent the number of students expected to reside in the district (for more details, see the Forecast Perspectives section below). The individual grade forecasts are summed to form grade group totals and adding the students who reside outside the district produces annual building attendance forecasts per grade group. Building attendance is expected to increase more in the first half of the forecast horizon, with 637 additional students by 2026–27. Recently lagging birth rates, acting in combination with an expected modest slowing in housing development, will slow enrollment growth in the second half of the forecast period (251 additional students).
- Based on the geographic distribution of students, the residence-based forecasts are aggregated to grade group AAs. Figures 18–20 provide annual forecasts of students residing in each of the ES, MS, and HS AAs, respectively.
- Building/program attendance forecasts are derived from the residence-based forecasts, using an analysis of the rates of intradistrict transfer for specific grades (e.g., Figures 5–8), rates of out-of-district student enrollment, and district policies concerning transfers and student placement. Figure 21 provides annual districtwide building attendance forecasts per individual grade (for the medium-growth scenario). Figures 22–24 provide annual forecasts by individual grade of students attending each of the ES, MS, and HS buildings/programs, respectively. Figures 25–27 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).
- Figures 28 and 29 provide annual districtwide building attendance forecasts per individual grade for the low- and high-growth scenarios, respectively. The COVID-19 Assumptions section of this report discusses assumptions for the low-, medium- (preferred), and high-growth scenarios.

Detailed Results

Births to Kindergarten

As previously mentioned, the relationship between the number of births occurring in the district and future K class sizes is vitally important to forecasting student enrollment. An increasing number of births will typically correlate to increases in enrollment and vice versa. Figure 13 shows the relationship between K enrollment and related births five years prior. District births gradually increased from 2012 to 2016 (1,388 to 1,481). However, there was not a direct correlation to an increase in K enrollment in response to the increase in births. Births increased from 2012 to 2014, but the corresponding K enrollment (five years after birth) declined in 2017–18, increased in 2018–19, and then decreased again in 2019–20. While 2015 experienced 36 more births than in 2014, 2020–21 K enrollment saw 134 fewer K students than in 2019–20, a contraction that is mainly due to concerns regarding COVID-19. K enrollment was once again disrupted by COVID-19 in 2021–22, although the K percent of births metric increased from 71.7 percent to 78.0 percent, meaning the District captured a higher percentage of available five-year-olds.

The steady upward trend in the number of births regressed in 2017 (12 fewer births than in 2016) and 2018 (1,345). In response, we forecast a decline in K enrollment in 2022–23 and 2023–24. K enrollment is anticipated to increase in 2024–25 in response to an increase in births in 2019 (53 additional births). K 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, we expect births to 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 K enrollment decline in 2023–24, in K enrollment in 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), we anticipate 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 K enrollments in 2026–27 and 2031–32.

Districtwide Enrollment Forecasts

As noted above and as is evident in Figures 15, 17, and 21, the 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 is growth is due in part to the medium-growth scenario 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 is our 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 Milwaukee. The larger K classes expected in 2022–23 and 2024–25 also contribute to the growth.

Over the second half of the forecast period, we expect building attendance 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 our 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, as noted in the Demographic and Land Use Analyses section (and Figure 9), we expect the housing market to cool down and for fewer units to 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).

Comparison of Forecasts to Prior 85 Percent Return Scenario Forecast

As noted at the beginning of this report and in the COVID-19 Assumptions section, our preferred forecast scenario from last year assumed an 85 percent return of missing 2020–21 students in 2021–22. However, the actual 2021–22 enrollment was 283 students lower than the baseline scenario forecast that assumed no missing 2020–21 students would return in 2021–21. This means that in addition to an overall lack of return of missing 2020–21 students, a new cohort of missing (2021–22) students emerged despite full in-person learning becoming once again available to all students since the beginning of the school year.

Due to this significant deviation, as also discussed in the COVID-19 Assumptions section, our medium-growth (preferred) scenario this year more conservatively assumes only 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. Beyond this, this year's forecast assumes lower same-year district birth and K totals than last year's 85 percent return scenario.

As a result of these factors, our 2030–31 districtwide total building attendance forecast from this year's report of 17,433 (Figures 15, 17, and 21) is significantly lower than the 2030–31 forecast of 17,981 from last year's 85 percent return scenario. The differences are most pronounced for the K–5 and 9–12 grade groups, due to lower district birth and K assumptions and a smaller expected return of missing 2020–21 students (many of which would have been in grades 9–12 in 2030–31) in this update.

METHODS

Demographic Terms

While both projections and forecasts represent future enrollment, the methods of prediction differ. Enrollment projections are based on past and current patterns of change and the expectation that these trends will continue. For example, historical enrollment data for an ES shows an increase from 250 students in 2017, to 265 students in 2018, and to 275 students in 2019. The average rate of change observed over the past three years could be used to prepare a projection of enrollment in 2020, if the trend of growth is expected to continue without change or deviation. In other words, a projection does not predict future trends or what will occur, but rather indicates what would happen if the past and current trends that underpin the projection continue. In this sense, projections are strictly mathematical.

In comparison, forecasts are based on past and current patterns of change, but also incorporate predictions of how trends may change in the future. So that practitioners may evaluate a range of potential outcomes, it is common for multiple sets of projections to be prepared, which capture a

range of scenarios, such as decreasing enrollment due to declining fertility rates or rapid enrollment growth due to residential development and in-migration. Sets of projections differ based on the modification of one or more variables, including birth rates, student generation/yield rates per housing type, and rates of residential housing development. Forecasts represent the set of projections that is deemed most likely to materialize, based on the analysis and decision-making of practitioners. In this sense, forecasts represent the art of the science of demography.

Forecast Perspectives

There are two basic types of student enrollment forecasts:

1. Building/program attendance forecasts represent the number of students expected to attend a specific school building or program. Districts often refer to these values as "actual" enrollments or the number of "students in desks". Building/program attendance forecasts account for out-of-district students, intradistrict transfers, special programs, etc.
2. Residence forecasts represent the number of students expected to reside in a certain region, whether it be the district as a whole or individual AAs. Residence forecasts are generally more accurate than building/program attendance forecasts because the former are not subject to the variability of student choice, school district policies, movement of program locations, and constraints on inter- and intradistrict transfers imposed by building capacities.

Residence forecasts are rooted in student location and, therefore, with the proper granularity, can be allocated to boundaries other than the current AAs. For instance, our residence forecasts are produced at the granular geographic level of U.S. Census block group, of which there are 56 in the district. These small-area forecasts can be accurately aggregated to larger geographies, such as prospective AA boundaries. Despite these advantages, residence forecasts do not always suit district needs.

Building/program attendance forecasts are often more useful, albeit less reliable, because they reflect realized enrollment by capturing the inter- and intradistrict transfers. At the districtwide level, the building/program attendance forecasts are always higher than the forecast of students residing in the AAs. This is due to the segment of students who live outside the district boundary but attend district schools. When comparing building/program attendance and residence-based forecasts for an individual school, it is important to recognize that there will be some variation between each.

Forecasting Methodologies

Initial Steps

Our first step in preparing enrollment forecasts is to perform a detailed assessment of historical enrollment trends (i.e., 2016–17 to 2021–22), as well as the geographic distribution of the 2021–22 student body. The results of this enrollment assessment feed into our enrollment forecasts, which use a combination of the demographic cohort-component model and the enrollment rate method. In the former, the components of population change (i.e., births, deaths, and migration) are used to forecast population for the district by age and sex, while the latter advances each age cohort through successive grade levels.

Enrollment Rate Method

In terms of linking historical enrollment trends to future enrollment forecasts, the enrollment rate method is first used to assess the percentage of five-year-olds living within the district boundary in the 2021–22 school year who were enrolled in K at district schools. This is referred to as the K enrollment (or "capture") rate. Separate enrollment rates are similarly computed for each of the other age/grade cohorts present in 2021–22 (i.e., 1st through 12th grades). These cohort-specific enrollment rates—modified based on certain assumptions (e.g., dropout rates in HS)—are the primary basis for determining the rate at which each given cohort will be enrolled in the future and can be thought of as a means of calibrating the future enrollment forecasts. For example, the 2021–22 3rd-grade enrollment rate of eight-year-olds heavily informs the 8th-grade capture rate of the projected district population of 13-year-olds in 2026–27.

This is a widely prescribed forecasting method and is especially useful in one-year forecasts and districts without much year-to-year cohort variability. With minor refinements, our forecasts apply the average of the K–5 capture rates for the 2021–22 cohorts to new cohorts matriculating into K in the 2022–23 school year and later.

Projecting Net Migration

Another way historical enrollment data is used is by leveraging knowledge of the geographic distribution of the 2021–22 student population in order to calculate enrollment rates at the subdistrict level. To do this, FLO divided the district into regions, each with a sufficient number of students at each grade level to permit statistical calculations. These subdistrict, cohort-specific enrollment rates were applied as a baseline to new district school-age children projected to be added because of net in-migration over the next five years. Note that the future migration rate and population projections used, which were largely informed by Esri's 2021/2026 U.S. Demographics, were prepared at an even finer geographic resolution (U.S. Census block groups) and at units that are generally socioeconomically distinct from each other.

The Esri 2021/2026 U.S. Demographics dataset is prepared using recent growth trends derived from U.S. Census and state/local sources and, in tracking growth, accounts for regional land use and comprehensive plans, publicly available development data (e.g., permits), housing inventory, and U.S. Postal Service carrier route additions. Prior to use, FLO reviews these data and confirms proper assumptions and incorporation of local data sources, particularly with respect to any publicly available residential development data, making modifications as warranted.

The benefit of this approach is that the geographic analysis performed allows for a granular forecasting of how many of the eligible new children in the district will enroll in district schools over the next five years. This is expected to be more accurate than simply using district-level rates to predict capture. This is key, as migration often plays a larger role in future enrollment levels than any other factor (more than gradual changes in birth rate, for example) but can vary greatly throughout a region.

At the end of each five-year period, the attendance-area numbers are modified as needed to ensure that they are consistent with districtwide numbers, which are computed using only districtwide population and historical enrollment numbers. In this way, the districtwide numbers "control" the attendance-area-level numbers.

Longer-term Forecasts (Ten-Year)

Our ten-year forecasts assume that recent trends in migration patterns, similar to those between 2021–22 and 2026–27, hold steady through the forecast period. Similar assumptions are estimated for the buildable land inventory and their build-out rates within the district boundaries.

2021–26 births, which inform K classes beginning with the 2026–27 school year, were projected based on a review of historic live births to mothers residing within the district boundary, forecasted population of females of child-bearing age throughout Clackamas County, and county and state trends in fertility.

In terms of capture rate, the grade-specific rates computed from the 2021–22 student enrollment assessments are used. Also, as with the shorter-term projections, a three-year average of GPRs is enforced at the district level. It is important to note that GPRs that incorporate 2020–21 and 2021–22 data were not used due to the irregular effects of COVID-19.

COVID-19 Assumptions

For the reasons outlined in this section, we have returned this year to our more traditional set of low-, medium- (preferred), and high-growth forecast scenarios (though with some modifications still by accounting for missing students and their potential return). The medium-growth scenario assumes 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. Meanwhile, the high-growth scenario assumes a stronger return of close to half of those missing students, while the low-growth scenario assumes none of the missing students return. Additionally, the medium-growth scenario is consistent with the housing growth assumptions detailed in the Demographic and Land Use Analyses section, or 8,241 new housing units between 2021 and 2031. The low-growth and high-growth scenarios assume lower and higher volumes of housing growth and associated in-migration of families with children, respectively.

As noted at the beginning of this report, our preferred forecast scenario from last year assumed an 85 percent return of missing 2020–21 students in 2021–22. However, the actual 2021–22 enrollment was 283 students lower than the baseline scenario forecast that assumed no missing 2020–21 students would return in 2021–21. This is despite full in-person learning becoming once again available to all students since the beginning of the school year.

One contributing factor to the overall lack of return of missing 2020–21 students may have been the absence of vaccine availability for school-age children until after October 1st. This might have been a particularly important consideration for parents at the time they were making registration decisions for the upcoming school year, as the highly contagious delta variant had been dominant in the U.S. since early July and the timeframe for vaccine rollout for children was still unknown. Vaccines were not available for children ages 5–11—representing the majority of the missing 2020–21 student population of 951—until early November.

There simply is not data available to tell us where all these students went, or why. As reported by the National Education Association (https://www.nea.org/advocating-for-change/new-from-nea/finding-lost-students-pandemic), national research estimates that as many as 3 million students disappeared between March 1st (just before most districts nationally closed school buildings and switched to remote learning) and October 1st, 2020. While comparable research has not yet been completed regarding October 1st, 2021 enrollment, based on FLO's conversations with other districts

of comparable size in the Pacific Northwest, the lack of return of 2020–21 missing students thus far is not unique to NCSD.

Some of the missing students may also have been lost, for either a more extended timeframe than we originally thought or permanently, to alternative pathways of education. One such path is homeschooling, with the possibility that in the stress and confusion of the pandemic some parents may not have properly notified NCSD or the Clackamas Education Service District of this decision. Another option is online public schools that were established pre-pandemic and may have been more appealing than the Virtual Online Program (VOP) that NCSD has offered the last two years in response to the pandemic. One potential example is the Willamette Connections Academy, which although associated with the Scio School District in Linn County, is a tuition-free K–12 online public school open to students throughout Oregon. According to ODE data, enrollment at Willamette Connections Academy grew from 81 students in 2019–20 to 2,159 in 2020–21, with data not yet available for 2021–22.

Finally, regarding 2021 births, as recently reported by the Brookings Institution (https://www.brookings.edu/research/early-evidence-of-missing-births-from-the-covid-19-baby-bust/), complete data for the year are not yet available. This is the case both nationally as well as locally in Oregon and Clackamas County. While January and February 2021 monthly totals nationally were significantly lower than the same months in 2020, the March through June 2021 monthly totals have been higher than in 2020. However, as noted by Brookings, data are not yet available on births that would have been conceived during the 2020/21 winter wave of the COVID-19 pandemic. While we once again forecasted a significant drop in district births from the known total of 1,326 in 2020 to 1,244 in 2021 (6%), we assume little to no impact from COVID-19 on 2022 births and on. It is also more important to consider this in the context of the sustained, substantial decline in general fertility rates in Oregon since the Great Recession, which we have. The very modest growth in annual births we forecasted is due only to our projection that the growth rate of the population of women of child-bearing age in the district will offset continued declines in fertility rate for the foreseeable future.

Data Sources

FLO used the following data sources to inform our student enrollment forecasts:

- NCSD 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

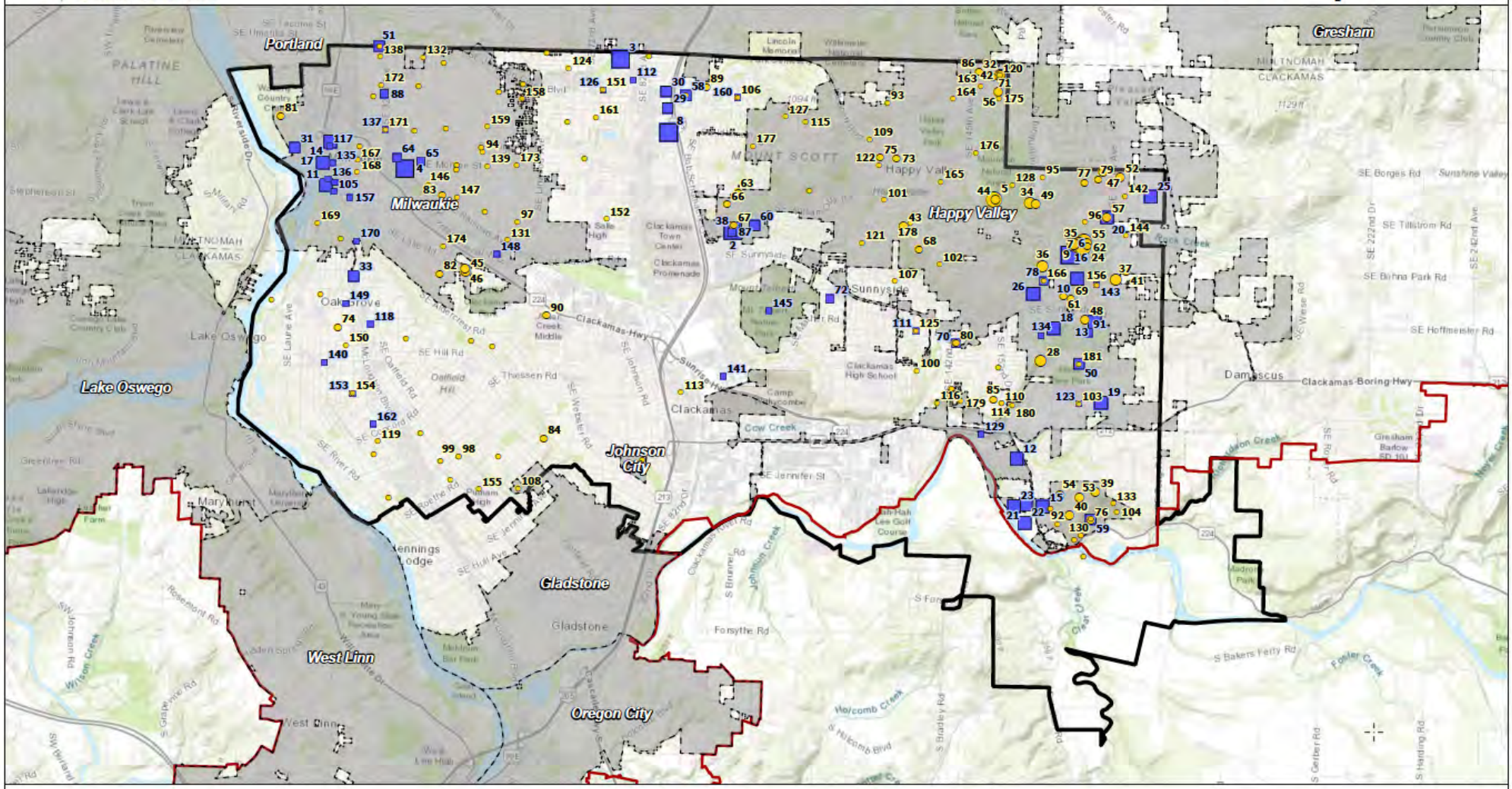
- 2021 Statewide Urban Growth Boundaries and 2021 City Limits from Oregon Department of Land Conservation and Development
- Portland Metro Regional Land Information System (RLIS) tax lots, developed land, vacant land, and MF housing inventory datasets

Accuracy

Enrollment projections and forecasts are expected values based on assessment of current and past data, and as such, should be considered a planning tool, rather than steadfast numbers for the allocation of future resources. Unlike measurable data, such as the results of a survey, projections and forecasts do not allow for the estimation of a confidence interval to measure accuracy. The best way to measure error is to compare actual enrollment with previously prepared projections or forecasts that were conducted using similar data and methodologies. Finally, when considering confidence and accuracy, the appropriate use of projections and forecasts includes an understanding that there is likely to be some degree of variation from the anticipated values. It is important that stakeholders "monitor and manage" the changing conditions that will affect future populations, and that projections or forecasts be updated either at a regular frequency or when deviation of actual enrollment from the projections or forecasts is significant and/or develops into a sustained trend.

NORTH Clackamas Schools

Residential Development



FLO Analytics

0 0.5 1 2 Miles

N

District Boundary
City Limits
Urban Growth Boundary

Single-family (SF) Development
Number of Units
≤15
≤30
≤60
≤120
>120

Multifamily (MF) Development
Number of Units
≤10
≤30
≤100
≤200
>200

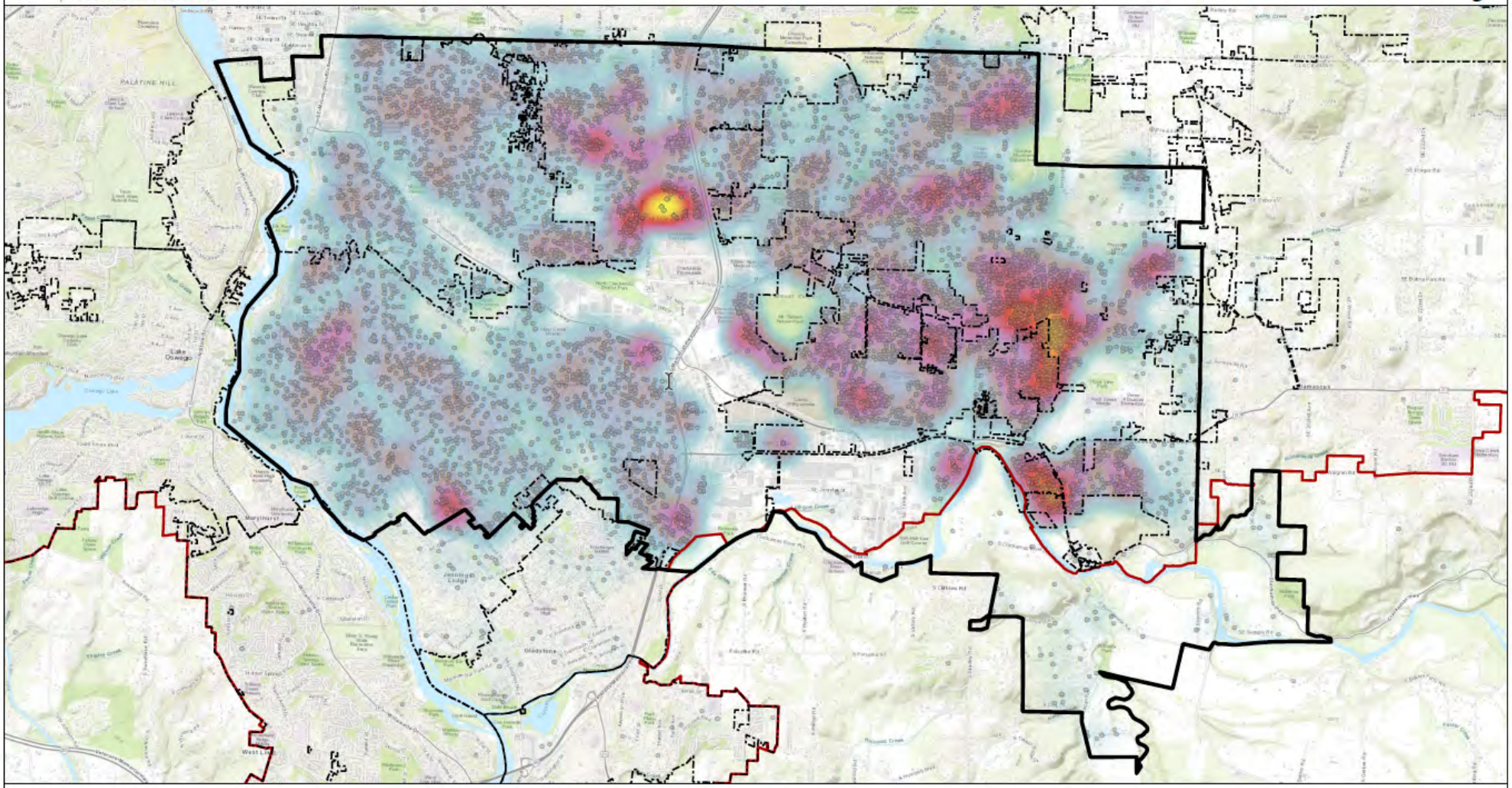
 # Label
Correspond to Map IDs on Figure 11.
Residential developments with less than five units are not labeled.

Figure 10

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

NORTH Clackamas Schools

K-12 Student Density



FLO Analytics

0 0.5 1 2 Miles

N

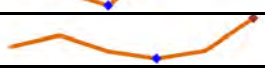
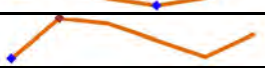
District Boundary
City Limits
Urban Growth Boundary
Student Household Location
Student Density
Sparse
Dense

Figure 2

2022-23 to 2031-32 Enrollment Forecasts Report:
Based on October 2021 Enrollment

Figure 3: Historical and Current Enrollment per Grade

District-wide Totals

Grade	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2016-17 to 2021-22	
K	1,194	1,130	1,295	1,193	1,059	1,155		-39
1	1,267	1,242	1,138	1,309	1,145	1,134		-133
2	1,234	1,259	1,274	1,167	1,244	1,149		-85
3	1,349	1,237	1,251	1,308	1,097	1,252		-97
4	1,302	1,340	1,250	1,263	1,231	1,089		-213
5	1,266	1,321	1,367	1,256	1,253	1,227		-39
6	1,289	1,293	1,330	1,411	1,235	1,238		-51
7	1,302	1,287	1,329	1,336	1,359	1,187		-115
8	1,336	1,312	1,291	1,347	1,324	1,347		11
9	1,424	1,447	1,414	1,399	1,415	1,483		59
10	1,390	1,439	1,432	1,412	1,392	1,419		29
11	1,441	1,382	1,416	1,404	1,359	1,364		-77
12	1,515	1,488	1,390	1,395	1,377	1,338		-177
Subtotal	**17,309**	**17,177**	**17,177**	**17,200**	**16,490**	**16,382**		**-927**

Additional Programs

Twilight at New Urban HS	8	8	8	8	8	8	--	--
Adult Transition Program (ATP)	41	41	41	41	41	41	--	--
LEEP	40	40	40	40	40	40	--	--
Alt. Edu. Placements	36	36	36	36	36	36	--	--
Total	**17,434**	**17,302**	**17,302**	**17,325**	**16,615**	**16,507**		

ODE Fall Membership Enrollment 2016–17 to 2019–20 and NCSD October SIS enrollment 2020–21 to 2021–22 per grade. All enrollment values exclude students attending PS. Dual Language, PACE, SLCA, and TLC are included in school values. Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements are included in the grand total. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively. Sparklines are colored blue, gray, or orange to illustrate 5-year decline, stasis, or growth. Note that the summation of grade values to create a district-wide total may not exactly match the stated District Total; this is due to known discrepancies within the ODE Fall Membership Enrollment dataset.

Figure 4: Historical and Current Enrollment per School and Grade Group

Elementary School (K-5)

School Name	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2016-17 to 2021-22	
Ardenwald ES	442	433	428	417	406	396		-46
Bilquist ES	447	436	431	394	387	365		-82
Cannady ES*	0	0	0	432	434	487		487
Duncan ES	575	571	614	541	481	424		-151
Happy Valley ES	459	433	440	464	438	486		27
Lewelling ES	357	358	349	318	288	283		-74
Linwood ES	315	315	308	280	260	238		-77
Milwaukie El Puente ES**	422	433	467	466	413	426		4
Mount Scott ES	371	384	376	376	376	389		18
Oak Grove ES	401	341	338	329	292	299		-102
Oregon Trail ES	502	527	587	529	473	474		-28
Riverside ES	441	426	419	394	355	332		-109
Scouters Mountain ES	532	527	531	328	348	483		-49
Spring Mountain ES	535	555	523	484	431	413		-122
Sunnyside ES	558	551	548	569	497	444		-114
View Acres ES	433	442	441	423	367	380		-53
Whitcomb ES	448	422	401	383	363	413		-35
ES Total	**7,238**	**7,154**	**7,201**	**7,127**	**6,609**	**6,732**		**-506**

Middle School (6-8)

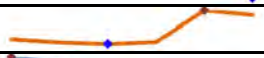
School Name	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2016-17 to 2021-22	
Alder Creek MS	972	959	958	985	919	890		-82
Rock Creek MS	1,092	1,093	1,137	1,195	878	1,063		-29
Happy Valley MS	876	878	899	909	1,092	920		44
Rowe MS	806	782	791	834	835	769		-37
MS Total	**3,746**	**3,712**	**3,785**	**3,923**	**3,724**	**3,642**		**-104**

High School (9-12)

School Name	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2016-17 to 2021-22	
Clackamas HS	2,501	2,541	2,564	2,551	2,500	1,535		-966
Milwaukie HS	976	931	828	809	864	919		-57
Nelson HS***	0	0	0	0	0	1,104		1,104
Putnam HS	1,141	1,144	1,173	1,196	1,171	1,162		21
HS Total	**4,618**	**4,616**	**4,565**	**4,556**	**4,535**	**4,720**		**102**

Figure 4: Historical and Current Enrollment per School and Grade Group

Non-attendance Area Schools

School Name	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2016-17 to 2021-22	
Cascade Heights	216	221	212	223	229	0		-216
Clack. Middle College	301	297	297	296	277	234		-67
Clack. Web Academy	463	452	445	453	569	552		89
Milw. Academy of Arts	320	315	301	294	291	298		-22
New Urban HS	142	157	144	120	104	61		-81
North Clack. SD 12	102	84	60	49	4	0		-102
Sojourner ES	163	169	167	159	148	143		-20
Non-AA Total	**1,707**	**1,695**	**1,626**	**1,594**	**1,622**	**1,288**		**-419**

Totals

School Name	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2016-17 to 2021-22	
Subtotal	**17,309**	**17,177**	**17,177**	**17,200**	**16,490**	**16,382**		**-927**

Additional Programs

Twilight at New Urban HS	8	8	8	8	8	8	--	--
Adult Transition Program (ATP)	41	41	41	41	41	41	--	--
LEEP	40	40	40	40	40	40	--	--
Alt. Edu. Placements	36	36	36	36	36	36	--	--
Total	**17,434**	**17,302**	**17,302**	**17,325**	**16,615**	**16,507**		

ODE Fall Membership Enrollment 2016–17 to 2019–20 and NCSD October SIS enrollment 2020–21 to 2021–22 per school and grade group. All enrollment values exclude students attending PS. Dual Language, PACE, SLCA, and TLC are included in school values. Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements are included in the grand total. The lowest and highest enrollment values per school are highlighted blue and orange, respectively. Sparklines are colored blue, gray, or orange to illustrate 5-year decline, stasis, or growth, respectively. Abrupt changes in enrollment are most likely due to deliberate student placement or attendance boundary changes. Note that the summation of grade group subtotals to create a district-wide total may not exactly match the stated District Total; this is due to known discrepancies within the ODE Fall Membership Enrollment dataset.

*Cannady ES opened in 2019-20 (i.e., no historical enrollment exists).
**Milwaukie El Puente ES became a single entity in 2020-21. Stated historical enrollment values represent the sum of Milwaukie ES and El Puente ES.
***Nelson HS opened in 2021-22 (i.e., no historical enrollment exists).

Figure 5: 2021–2022 Districtwide Transfer Rates

Grade Group	Enrollment In-District	Enrollment Out-of-District	Enrollment Total	Transfers Intra-district	Transfers Total	Transfer Rate Intra-district	Transfer Rate Out-of-District	Transfer Rate Total
K-5	6,844	162	7,006	894	1,056	13.1%	2.3%	15.1%
6-8	3,677	95	3,772	236	331	6.4%	2.5%	8.8%
9-12	5,103	501	5,604	874	1,375	17.1%	8.9%	24.5%
Districtwide	**15,624**	**758**	**16,382**	**2,004**	**2,762**	**12.8%**	**4.6%**	**16.9%**

NCSD October SIS enrollment 2021–22 SIS. Enrollment values used to generate transfer rates exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements.

Figure 6: 2021–2022 Elementary School Enrollment Patterns
Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Ardenwald ES	Bilquist ES	Cannady ES	Duncan ES	Happy Valley ES	Lewelling ES	Linwood ES	Milwaukie El Puente ES	Mount Scott ES	Oak Grove ES	Oregon Trail ES	Riverside ES	Scouters Mountain ES	Spring Mountain ES	Sunnyside ES	View Acres ES	Whitcomb ES	Clackamas Web Academy	Sojourner ES	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Ardenwald ES	432	354	0	1	0	0	6	3	38	0	0	3	0	1	0	0	1	2	2	21	81.9%	78	18.1%
Bilquist ES	367	0	309	2	0	1	1	4	3	0	1	0	29	0	1	1	3	0	2	10	84.2%	58	15.8%
Cannady ES	495	0	0	469	3	1	1	0	9	0	0	4	0	4	0	2	0	0	0	2	94.7%	26	5.3%
Duncan ES	451	0	0	3	415	0	0	0	16	1	0	1	2	0	3	0	0	1	8	1	92.0%	36	8.0%
Happy Valley ES	498	0	0	1	0	475	0	0	3	1	0	1	0	2	3	0	0	0	9	3	95.4%	23	4.6%
Lewelling ES	350	11	4	0	0	0	260	3	41	3	1	0	0	2	2	0	1	6	5	11	74.3%	90	25.7%
Linwood ES	269	5	2	0	0	0	2	205	19	1	0	0	0	0	0	2	0	12	2	19	76.2%	64	23.8%
Milwaukie El Puente ES	206	6	2	0	0	0	2	2	167	0	0	0	0	0	3	0	3	1	4	16	81.1%	39	18.9%
Mount Scott ES	394	0	0	0	0	2	0	0	6	366	0	0	0	0	14	0	0	2	2	2	92.9%	28	7.1%
Oak Grove ES	407	1	10	0	0	0	0	0	11	1	286	0	62	0	0	1	9	0	4	22	70.3%	121	29.7%
Oregon Trail ES	475	0	0	0	1	1	0	1	11	3	0	447	0	4	2	2	0	0	2	1	94.1%	28	5.9%
Riverside ES	253	1	9	0	0	0	0	0	8	0	5	1	212	0	0	0	6	0	3	8	83.8%	41	16.2%
Scouters Mountain ES	478	0	0	4	3	0	0	0	8	0	0	3	0	455	3	0	0	0	1	1	95.2%	23	4.8%
Spring Mountain ES	409	0	1	0	0	0	0	0	21	2	0	4	0	0	370	5	0	0	0	6	90.5%	39	9.5%
Sunnyside ES	467	0	0	3	0	0	0	1	13	2	0	6	0	1	8	429	0	0	3	1	91.9%	38	8.1%
View Acres ES	432	1	14	0	0	0	2	2	9	1	0	0	24	2	0	0	353	0	9	15	81.7%	79	18.3%
Whitcomb ES	461	6	0	4	0	3	4	9	37	7	1	3	0	2	2	0	0	378	2	3	82.0%	83	18.0%
K-5 Subtotals	6,844	385	351	487	422	483	278	230	420	388	294	473	329	473	411	442	376	402	58	142	86.9%	894	13.1%
Out of District	162	11	14	0	2	3	5	8	6	1	5	1	3	10	2	2	4	11	73	1	--	162	--
K-5 Totals	7,006	396	365	487	424	486	283	238	426	389	299	474	332	483	413	444	380	413	131	143	--	1,056	--
Transfer In Student Total	1,056	42	56	18	9	11	23	33	259	23	13	27	120	28	43	15	27	35	131	143	--	--	--
Transfer In Rate	15.1%	10.6%	15.3%	3.7%	2.1%	2.3%	8.1%	13.9%	60.8%	5.9%	4.3%	5.7%	36.1%	5.8%	10.4%	3.4%	7.1%	8.5%	100%	100%	--	--	--

NCSD October SIS enrollment 2021–22 SIS. Enrollment values used to generate transfer rates exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Residence counts are based on current attendance area boundaries, as of the 2021–22 school year.

Figure 7: 2021–2022 Middle School Enrollment Patterns
Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Alder Creek MS	Happy Valley MS	Rock Creek MS	Rowe MS	Clackamas Web Academy	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Alder Creek MS	788	754	2	4	13	15	95.7%	34	4.3%
Happy Valley MS	1,088	13	1,044	13	0	18	96.0%	44	4.0%
Rock Creek MS	953	22	11	898	3	19	94.2%	55	5.8%
Rowe MS	848	86	0	1	745	16	87.9%	103	12.1%
6-8 Subtotals	3,677	875	1,057	916	761	68	93.6%	236	6.4%
Out of District	95	15	6	4	8	62	--	95	--
6-8 Totals	3,772	890	1,063	920	769	130	--	331	--
Transfer In Student Total	331	136	19	22	24	130	--	--	--
Transfer In Rate	8.8%	15.3%	1.8%	2.4%	3.1%	100%	--	--	--

NCSD October SIS enrollment 2021–22 SIS. Enrollment values used to generate transfer rates exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Residence counts are based on current attendance area boundaries, as of the 2021–22 school year.

Figure 8: 2021–2022 High School Enrollment Patterns
Residence-Attendance Matrix

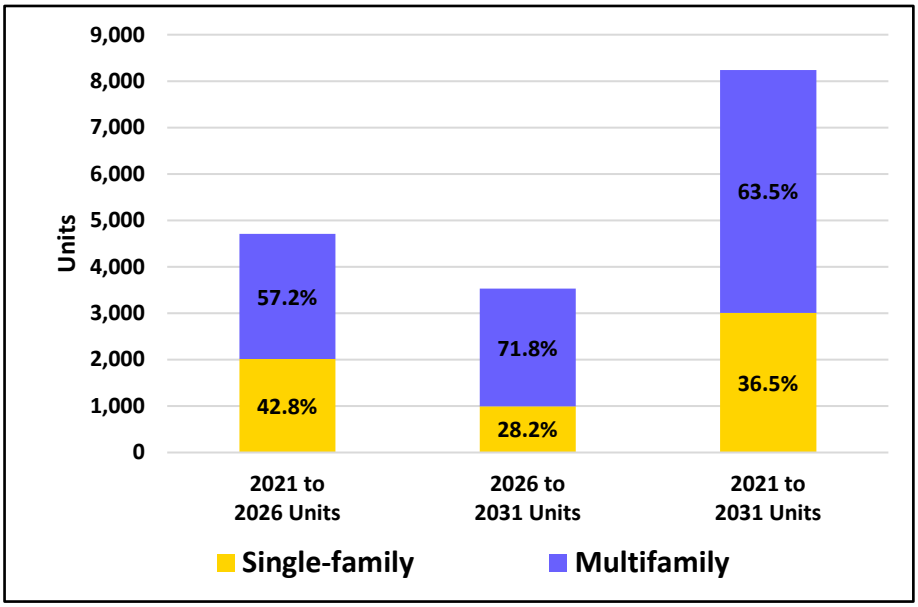
School of Attendance / Attendance Area	Residence Count	Clackamas HS	Milwaukie HS	Nelson HS	Putnam HS	Clackamas Middle College	Clackamas Web Academy	*Milwaukie Academy of Arts	New Urban HS	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Clackamas HS	1,426	1,253	29	30	30	46	34	0	4	87.9%	173	12.1%
Milwaukie HS	1,080	6	941	3	71	30	15	0	14	87.1%	139	12.9%
Nelson HS	1,453	252	22	1,061	19	55	39	1	4	73.0%	392	27.0%
Putnam HS	1,144	6	70	6	975	21	30	0	36	85.2%	169	14.8%
9-12 Subtotals	5,103	1,517	1,062	1,100	1,095	152	118	1	58	82.9%	873	17.1%
Out of District	501	18	153	4	67	82	173	1	3	--	501	--
9-12 Totals	5,604	1,535	1,215	1,104	1,162	234	291	2	61	--	1,374	--
Transfer In Student Total	1,374	282	274	43	187	234	291	2	61	--	--	--
Transfer In Rate	24.5%	18.4%	22.6%	3.9%	16.1%	100%	100%	100%	100%	--	--	--

NCSD October SIS enrollment 2021–22 SIS. Enrollment values used to generate transfer rates exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. Residence counts are based on current attendance area boundaries, as of the 2021–22 school year.

*The SIS enrollment value for Milwaukie Academy of the Arts is not reflective of actual 2021–22 enrollment. The actual accurate enrollment values were used in all other figures.

Figure 9: 2021–2031 Residential Development Totals

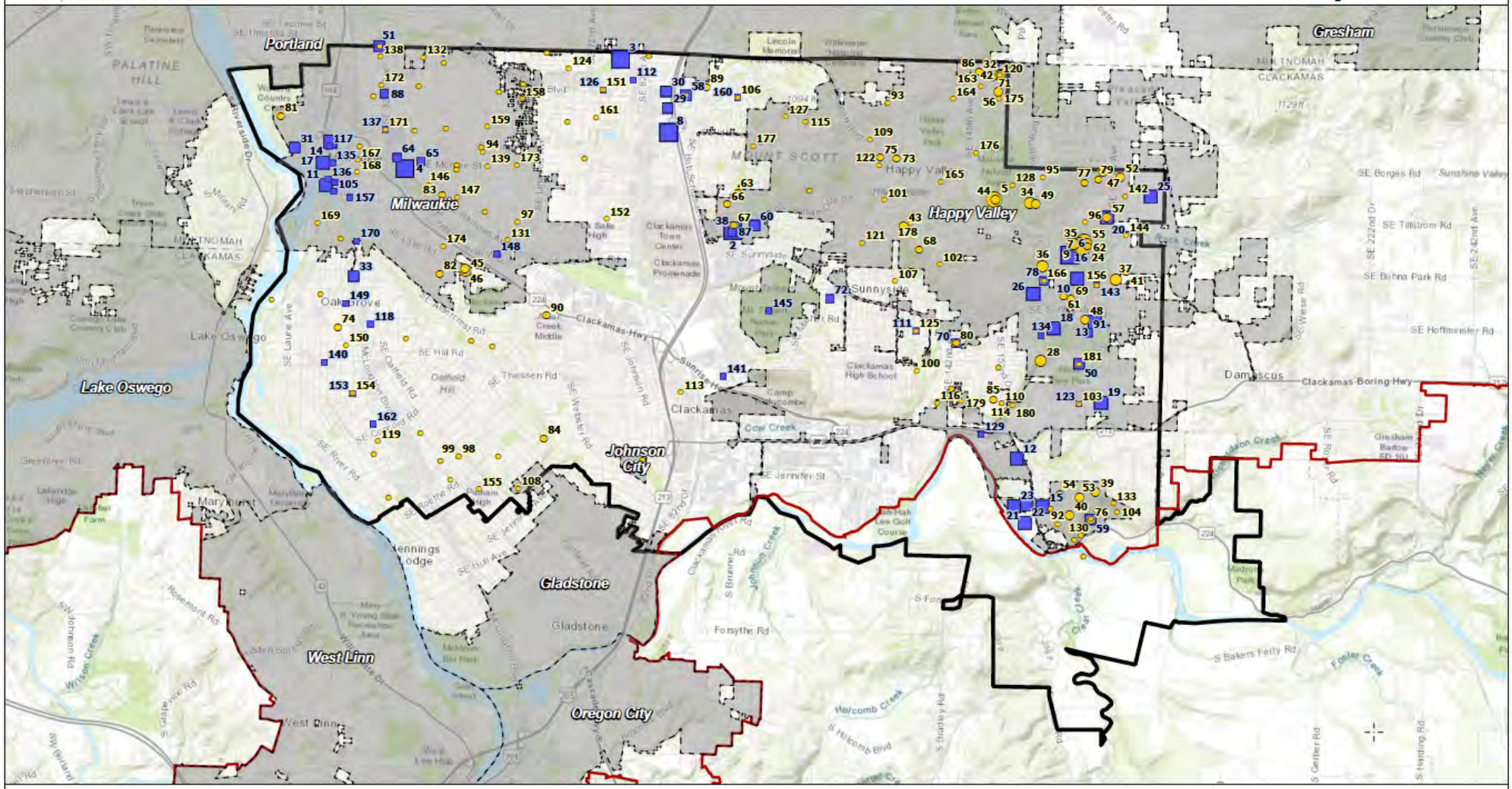
Housing Type	2021 to 2026 Units	2026 to 2031 Units	2021 to 2031 Units
Single-family	2,014	995	3,009
Multifamily	2,696	2,536	5,233
Total	**4,710**	**3,531**	**8,242**



Total number of anticipated housing units by type within the enrollment forecast horizon. Percentages represent each housing type's proportion of the total number of units.

NORTH Clackamas Schools

Residential Development



FLO Analytics

0 0.5 1 2 Miles

N

District Boundary
City Limits
Urban Growth Boundary

Single-family (SF) Development
Number of Units
≤15
≤30
≤60
≤120
>120

Multifamily (MF) Development
Number of Units
≤10
≤30
≤100
≤200
>200

 # Label
Correspond to Map IDs on Figure 11.
Residential developments with less than five units are not labeled.

Figure 10

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

Figure 11: 2021–2031 Residential Development Details

Map ID	Jurisdiction	Source	Type	Total Units	Current-year to 5-year Units	5-year to 10-year Units	Current-year to 10-year Units	Beyond 10-year Units	Notes
1	Milwaukie	City of Milwaukie	MF	500	200	300	500	0	Hillside; public affordable housing with some market rate housing; 1-3 bedrooms
2	Happy Valley	City of Happy Valley	MF	500	150	250	400	100	Eagle Landing Master Plan; 200 units in Engineering phase; 300 units in Planning
3	Clackamas County	Clackamas County	MF	284	142	142	284	0	Heirloom Apartments; 150 1-bed, 99 2-bed, 27 3-bed; market rate
4	Milwaukie	City of Milwaukie	MF	235	141	94	235	0	Monroe Apartments
5	Happy Valley	City of Happy Valley	SF	214	161	54	214	0	Scouters Mountain
6	Happy Valley	City of Happy Valley	MF	214	161	54	214	0	Pleasant Valley Golf Club
7	Happy Valley	City of Happy Valley	SF	214	161	54	214	0	Pleasant Valley Golf Club; 83 Single Family Attached; 131 SF detached
8	Unincorporated Cour	Clackamas County	MF	212	106	106	212	0	Rosewood Station; 112 1 bed/1 bath, 92 2 bed/2 bath and 8 3 bed/2 bath units all affordable to residents making less than 60% of the Area Median Income
9	Happy Valley	City of Happy Valley	SF	201	151	50	201	0	24 SF Attached; 177 SF detached
10	Happy Valley	City of Happy Valley	MF	200	150	50	200	0	Catholic Charities Affordable Housing
11	Milwaukie	City of Milwaukie	MF	195	195	0	195	0	Coho Point; some afforadable units
12	Happy Valley	City of Happy Valley	MF	180	180	0	180	0	
13	Happy Valley	City of Happy Valley	MF	178	178	0	178	0	South of Sunnyside, east of 169th, and north of SE Stoneybrook Ct
14	Milwaukie	City of Milwaukie	MF	178	107	71	178	0	Henley Place
15	Happy Valley	City of Happy Valley	MF	163	0	163	163	0	North Carver; 2022 to 2031 forecasts update per site developer
16	Happy Valley	City of Happy Valley	MF	154	116	39	154	0	
17	Milwaukie	City of Milwaukie	MF	150	90	60	150	0	MF units over groundfloor retail
18	Happy Valley	City of Happy Valley	MF	132	132	0	132	0	
19	Happy Valley	City of Happy Valley	MF	130	130	0	130	0	
20	Happy Valley	City of Happy Valley	MF	259	26	104	130	130	Pleasant Valley Villages; Phase 4 & 5
21	Happy Valley	City of Happy Valley	MF	163	0	122	122	41	North Carver; 2022 to 2031 forecasts update per site developer
22	Happy Valley	City of Happy Valley	MF	162	0	122	122	41	North Carver; 2022 to 2031 forecasts update per site developer
23	Happy Valley	City of Happy Valley	MF	162	0	122	122	41	North Carver; 2022 to 2031 forecasts update per site developer
24	Happy Valley	City of Happy Valley	SF	201	30	90	121	80	
25	Happy Valley	Metro	MF	763	0	114	114	649	Metro Buildable Lands Inventory - 2018 Urban Growth Report
26	Happy Valley	City of Happy Valley	MF	107	80	27	107	0	
27	Happy Valley	City of Happy Valley	MF	105	53	53	105	0	Multi-Family
28	Happy Valley	City of Happy Valley	SF	101	101	0	101	0	
29	Clackamas County	Clackamas County	MF	100	100	0	100	0	Low income apartments; 1-3 bedrooms
30	Clackamas County	Clackamas County	MF	100	50	50	100	0	For low income veterans; early in proposal stages
31	Milwaukie	City of Milwaukie	MF	100	60	40	100	0	Vernon Oaks / Waverly; 3 phases; primarily 2BR with some 1BR and 3BR units; 32 permitted as of fall 2021
32	Happy Valley	City of Happy Valley	SF	88	44	44	88	0	
33	Clackamas County	Clackamas County	MF	150	0	75	75	75	Stalled due to of zoning changes
34	Happy Valley	City of Happy Valley	SF	149	0	75	75	75	Scouters Mountain; Phases 3 & 6
35	Happy Valley	City of Happy Valley	SF	70	35	35	70	0	
36	Happy Valley	City of Happy Valley	SF	66	66	0	66	0	
37	Happy Valley	City of Happy Valley	SF	64	64	0	64	0	
38	Happy Valley	City of Happy Valley	MF	63	0	63	63	0	

Each record represents a unique single-family (SF) or multifamily (MF) residential development. Map IDs correspond to labels depicted on Figure 10.
2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 11: 2021–2031 Residential Development Details

Map ID	Jurisdiction	Source	Type	Total Units	Current-year to 5-year Units	5-year to 10-year Units	Current-year to 10-year Units	Beyond 10-year Units	Notes
39	Happy Valley	City of Happy Valley	SF	60	60	0	60	0	North Carver; 2022 to 2031 forecasts update per site developer
40	Happy Valley	City of Happy Valley	SF	60	60	0	60	0	North Carver; 2022 to 2031 forecasts update per site developer
41	Happy Valley	City of Happy Valley	SF	59	59	0	59	0	
42	Happy Valley	City of Happy Valley	SF	58	29	29	58	0	
43	Happy Valley	City of Happy Valley	SF	57	29	29	57	0	
44	Happy Valley	City of Happy Valley	SF	113	0	57	57	57	Scouters Mountain; Phase 2
45	Milwaukie	City of Milwaukie	SF	56	56	0	56	0	Annexed into City in 2019
46	Milwaukie	City of Milwaukie	SF	55	55	0	55	0	Area annexed into the city; homes are currently being built, will be done by 2021
47	Happy Valley	City of Happy Valley	SF	54	54	0	54	0	
48	Happy Valley	City of Happy Valley	SF	50	50	0	50	0	
49	Happy Valley	City of Happy Valley	SF	96	0	48	48	48	Scouters Mountain; Phase 4
50	Happy Valley	Metro	MF	272	0	41	41	231	Metro Buildable Lands Inventory - 2018 Urban Growth Report
51	Portland	Metro	MF	40	20	20	40	0	Metro Buildable Lands Inventory - 2018 Urban Growth Report
52	Happy Valley	City of Happy Valley	SF	39	39	0	39	0	
53	Happy Valley	City of Happy Valley	SF	37	37	0	37	0	North Carver; 2022 to 2031 forecasts update per site developer
54	Happy Valley	City of Happy Valley	SF	37	37	0	37	0	North Carver; 2022 to 2031 forecasts update per site developer
55	Happy Valley	City of Happy Valley	SF	187	0	37	37	150	Pleasant Valley Villages; Phases 6, 8, 10-11
56	Happy Valley	City of Happy Valley	SF	58	9	26	35	23	
57	Happy Valley	City of Happy Valley	SF	69	7	28	35	35	Pleasant Valley Villages; Phases 4 & 5
58	Clackamas County	Metro	MF	93	11	22	33	60	Metro Buildable Lands Inventory - 2018 Urban Growth Report
59	Happy Valley	Metro	MF	219	0	33	33	186	Metro Buildable Lands Inventory - 2018 Urban Growth Report
60	Happy Valley	City of Happy Valley	MF	31	31	0	31	0	
61	Happy Valley	City of Happy Valley	SF	29	29	0	29	0	Previously Foxwood Estates
62	Happy Valley	City of Happy Valley	SF	143	0	29	29	114	Pleasant Valley Villages; Phases 7 & 9
63	Happy Valley	City of Happy Valley	SF	28	28	0	28	0	28 lot subdivision
64	Milwaukie	Metro	MF	114	11	17	28	86	Metro Buildable Lands Inventory - 2018 Urban Growth Report
65	Milwaukie	Metro	MF	114	11	17	28	86	Metro Buildable Lands Inventory - 2018 Urban Growth Report
66	Happy Valley	City of Happy Valley	SF	26	26	0	26	0	
67	Happy Valley	City of Happy Valley	SF	26	26	0	26	0	North of Eagle Landing
68	Happy Valley	City of Happy Valley	SF	26	13	13	26	0	
69	Happy Valley	City of Happy Valley	SF	25	25	0	25	0	
70	Clackamas County	Metro	MF	66	8	16	24	42	Metro Buildable Lands Inventory - 2018 Urban Growth Report
71	Happy Valley	City of Happy Valley	SF	24	24	0	24	0	
72	Clackamas County	Metro	MF	63	8	15	23	40	Metro Buildable Lands Inventory - 2018 Urban Growth Report
73	Happy Valley	City of Happy Valley	SF	21	21	0	21	0	
74	Clackamas County	Clackamas County	SF	20	20	0	20	0	
75	Happy Valley	City of Happy Valley	SF	20	20	0	20	0	
76	Happy Valley	City of Happy Valley	SF	20	20	0	20	0	North Carver; 2022 to 2031 forecasts update per site developer
77	Happy Valley	Metro	SF	134	0	20	20	114	Metro Buildable Lands Inventory - 2018 Urban Growth Report

Each record represents a unique single-family (SF) or multifamily (MF) residential development. Map IDs correspond to labels depicted on Figure 10.
2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 11: 2021–2031 Residential Development Details

Map ID	Jurisdiction	Source	Type	Total Units	Current-year to 5-year Units	5-year to 10-year Units	Current-year to 10-year Units	Beyond 10-year Units	Notes
78	Happy Valley	Metro	MF	133	0	20	20	113	Metro Buildable Lands Inventory - 2018 Urban Growth Report
79	Happy Valley	City of Happy Valley	SF	39	0	20	20	20	Scouters Meadow
80	Clackamas County	Metro	SF	54	6	13	19	35	Metro Buildable Lands Inventory - 2018 Urban Growth Report
81	Milwaukie	Metro	SF	76	8	11	19	57	Metro Buildable Lands Inventory - 2018 Urban Growth Report
82	Milwaukie	Metro	SF	76	8	11	19	57	Metro Buildable Lands Inventory - 2018 Urban Growth Report
83	Milwaukie	City of Milwaukie	SF	19	19	0	19	0	New subdivision; all homes have been built.
84	Clackamas County	Clackamas County	SF	18	18	0	18	0	1 duplex and 4 attached SF buildings; changed zoning from R-5 to R-10
85	Clackamas County	Metro	SF	49	6	12	18	31	Metro Buildable Lands Inventory - 2018 Urban Growth Report
86	Happy Valley	City of Happy Valley	SF	18	18	0	18	0	
87	Happy Valley	Metro	MF	117	0	18	18	99	Metro Buildable Lands Inventory - 2018 Urban Growth Report
88	Milwaukie	City of Milwaukie	MF	18	18	0	18	0	3-story mixed use building; currently conducting transportation impact study
89	Clackamas County	Metro	SF	45	5	11	16	29	Metro Buildable Lands Inventory - 2018 Urban Growth Report
90	Clackamas County	Clackamas County	SF	16	16	0	16	0	Developed as a Planned Unit Development pursuant to ZDO Sec. 1013.
91	Happy Valley	Metro	MF	106	0	16	16	90	Metro Buildable Lands Inventory - 2018 Urban Growth Report
92	Happy Valley	City of Happy Valley	SF	15	15	0	15	0	North Carver; 2022 to 2031 forecasts update per site developer
93	Happy Valley	Metro	SF	100	0	15	15	85	Metro Buildable Lands Inventory - 2018 Urban Growth Report
94	Milwaukie	City of Milwaukie	SF	15	15	0	15	0	Most of the home have been built now, a few lots still under construction, will be done by 2021
95	Happy Valley	City of Happy Valley	SF	28	0	14	14	14	Scouters Mountain Phase 5
96	Happy Valley	Metro	SF	84	0	13	13	71	Metro Buildable Lands Inventory - 2018 Urban Growth Report
97	Milwaukie	Metro	SF	50	5	8	13	37	Metro Buildable Lands Inventory - 2018 Urban Growth Report
98	Clackamas County	Clackamas County	SF	12	12	0	12	0	
99	Clackamas County	Clackamas County	SF	12	12	0	12	0	
100	Clackamas County	Metro	SF	35	4	8	12	23	Metro Buildable Lands Inventory - 2018 Urban Growth Report
101	Happy Valley	City of Happy Valley	SF	12	12	0	12	0	
102	Happy Valley	Metro	SF	83	0	12	12	71	Metro Buildable Lands Inventory - 2018 Urban Growth Report
103	Happy Valley	Metro	SF	78	0	12	12	66	Metro Buildable Lands Inventory - 2018 Urban Growth Report
104	Happy Valley	City of Happy Valley	SF	10	10	0	10	0	North Carver; 2022 to 2031 forecasts update per site developer
105	Milwaukie	Metro	MF	37	4	6	10	27	Metro Buildable Lands Inventory - 2018 Urban Growth Report
106	Clackamas County	Metro	SF	23	3	6	9	14	Metro Buildable Lands Inventory - 2018 Urban Growth Report
107	Clackamas County	Clackamas County	SF	9	9	0	9	0	
108	Gladstone	Metro	SF	9	4	5	9	0	Metro Buildable Lands Inventory - 2018 Urban Growth Report
109	Happy Valley	City of Happy Valley	SF	9	9	0	9	0	
110	Clackamas County	Clackamas County	SF	8	8	0	8	0	Zone Change from Future Urban -10 Acres (FU-10) to Urban Low Density Residential (R-8.5)
111	Clackamas County	Metro	MF	22	3	5	8	14	Metro Buildable Lands Inventory - 2018 Urban Growth Report
112	Clackamas County	Metro	MF	22	3	5	8	14	Metro Buildable Lands Inventory - 2018 Urban Growth Report
113	Clackamas County	Clackamas County	SF	8	8	0	8	0	
114	Clackamas County	Clackamas County	SF	8	8	0	8	0	
115	Happy Valley	Metro	SF	54	0	8	8	46	Metro Buildable Lands Inventory - 2018 Urban Growth Report
116	Happy Valley	Metro	SF	50	0	8	8	42	Metro Buildable Lands Inventory - 2018 Urban Growth Report

Each record represents a unique single-family (SF) or multifamily (MF) residential development. Map IDs correspond to labels depicted on Figure 10.
2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 11: 2021–2031 Residential Development Details

Map ID	Jurisdiction	Source	Type	Total Units	Current-year to 5-year Units	5-year to 10-year Units	Current-year to 10-year Units	Beyond 10-year Units	Notes
117	Milwaukie	Metro	MF	30	3	5	8	22	Metro Buildable Lands Inventory - 2018 Urban Growth Report
118	Clackamas County	Metro	MF	20	2	5	7	13	Metro Buildable Lands Inventory - 2018 Urban Growth Report
119	Clackamas County	Clackamas County	SF	7	7	0	7	0	
120	Happy Valley	City of Happy Valley	SF	7	7	0	7	0	
121	Happy Valley	City of Happy Valley	SF	7	7	0	7	0	
122	Happy Valley	City of Happy Valley	SF	7	7	0	7	0	
123	Happy Valley	Metro	MF	48	0	7	7	41	Metro Buildable Lands Inventory - 2018 Urban Growth Report
124	Clackamas County	Metro	SF	15	2	4	6	9	Metro Buildable Lands Inventory - 2018 Urban Growth Report
125	Clackamas County	Metro	SF	17	2	4	6	11	Metro Buildable Lands Inventory - 2018 Urban Growth Report
126	Clackamas County	Metro	MF	16	2	4	6	10	Metro Buildable Lands Inventory - 2018 Urban Growth Report
127	Happy Valley	City of Happy Valley	SF	6	6	0	6	0	6 lots
128	Happy Valley	Metro	SF	37	0	6	6	31	Metro Buildable Lands Inventory - 2018 Urban Growth Report
129	Happy Valley	Metro	MF	37	0	6	6	31	Metro Buildable Lands Inventory - 2018 Urban Growth Report
130	Happy Valley	Metro	SF	40	0	6	6	34	Metro Buildable Lands Inventory - 2018 Urban Growth Report
131	Milwaukie	City of Milwaukie	SF	6	6	0	6	0	Development should be finished within 5-years; currently a vacant lot
132	Portland	Metro	SF	6	3	3	6	0	Metro Buildable Lands Inventory - 2018 Urban Growth Report
133	Happy Valley	City of Happy Valley	SF	5	5	0	5	0	North Carver; 2022 to 2031 forecasts update per site developer
134	Happy Valley	Metro	MF	36	0	5	5	31	Metro Buildable Lands Inventory - 2018 Urban Growth Report
135	Milwaukie	Metro	MF	20	2	3	5	15	Metro Buildable Lands Inventory - 2018 Urban Growth Report
136	Milwaukie	Metro	MF	17	2	3	5	12	Metro Buildable Lands Inventory - 2018 Urban Growth Report
137	Milwaukie	Metro	MF	18	2	3	5	13	Metro Buildable Lands Inventory - 2018 Urban Growth Report
138	Milwaukie	Metro	SF	22	2	3	5	17	Metro Buildable Lands Inventory - 2018 Urban Growth Report
139	Milwaukie	Metro	SF	17	2	3	5	12	Metro Buildable Lands Inventory - 2018 Urban Growth Report
140	Clackamas County	Metro	MF	11	1	3	4	7	Metro Buildable Lands Inventory - 2018 Urban Growth Report
141	Clackamas County	Metro	MF	11	1	3	4	7	Metro Buildable Lands Inventory - 2018 Urban Growth Report
142	Happy Valley	Metro	SF	25	0	4	4	21	Metro Buildable Lands Inventory - 2018 Urban Growth Report
143	Happy Valley	Metro	MF	24	0	4	4	20	Metro Buildable Lands Inventory - 2018 Urban Growth Report
144	Happy Valley	Metro	SF	24	0	4	4	20	Metro Buildable Lands Inventory - 2018 Urban Growth Report
145	Happy Valley	Metro	MF	26	0	4	4	22	Metro Buildable Lands Inventory - 2018 Urban Growth Report
146	Milwaukie	Metro	SF	15	2	2	4	11	Metro Buildable Lands Inventory - 2018 Urban Growth Report
147	Milwaukie	Metro	SF	15	2	2	4	11	Metro Buildable Lands Inventory - 2018 Urban Growth Report
148	Milwaukie	Metro	MF	16	2	2	4	12	Metro Buildable Lands Inventory - 2018 Urban Growth Report
149	Clackamas County	Metro	MF	7	1	2	3	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
150	Clackamas County	Metro	SF	8	1	2	3	5	Metro Buildable Lands Inventory - 2018 Urban Growth Report
151	Clackamas County	Metro	SF	7	1	2	3	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
152	Clackamas County	Metro	SF	8	1	2	3	5	Metro Buildable Lands Inventory - 2018 Urban Growth Report
153	Clackamas County	Metro	MF	8	1	2	3	5	Metro Buildable Lands Inventory - 2018 Urban Growth Report
154	Clackamas County	Metro	SF	8	1	2	3	5	Metro Buildable Lands Inventory - 2018 Urban Growth Report
155	Clackamas County	Metro	SF	7	1	2	3	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report

Each record represents a unique single-family (SF) or multifamily (MF) residential development. Map IDs correspond to labels depicted on Figure 10.
2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 11: 2021–2031 Residential Development Details

Map ID	Jurisdiction	Source	Type	Total Units	Current-year to 5-year Units	5-year to 10-year Units	Current-year to 10-year Units	Beyond 10-year Units	Notes
156	Happy Valley	Metro	SF	22	0	3	3	19	Metro Buildable Lands Inventory - 2018 Urban Growth Report
157	Milwaukie	Metro	MF	10	1	2	3	7	Metro Buildable Lands Inventory - 2018 Urban Growth Report
158	Milwaukie	Metro	SF	11	1	2	3	8	Metro Buildable Lands Inventory - 2018 Urban Growth Report
159	Milwaukie	Metro	SF	10	1	2	3	7	Metro Buildable Lands Inventory - 2018 Urban Growth Report
160	Clackamas County	Metro	MF	5	1	1	2	3	Metro Buildable Lands Inventory - 2018 Urban Growth Report
161	Clackamas County	Metro	SF	6	1	1	2	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
162	Clackamas County	Metro	MF	5	1	1	2	3	Metro Buildable Lands Inventory - 2018 Urban Growth Report
163	Happy Valley	Metro	SF	15	0	2	2	13	Metro Buildable Lands Inventory - 2018 Urban Growth Report
164	Happy Valley	Metro	SF	10	0	2	2	8	Metro Buildable Lands Inventory - 2018 Urban Growth Report
165	Happy Valley	Metro	SF	12	0	2	2	10	Metro Buildable Lands Inventory - 2018 Urban Growth Report
166	Happy Valley	Metro	SF	10	0	2	2	8	Metro Buildable Lands Inventory - 2018 Urban Growth Report
167	Milwaukie	Metro	SF	5	1	1	2	3	Metro Buildable Lands Inventory - 2018 Urban Growth Report
168	Milwaukie	Metro	SF	6	1	1	2	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
169	Milwaukie	Metro	SF	9	1	1	2	7	Metro Buildable Lands Inventory - 2018 Urban Growth Report
170	Milwaukie	Metro	MF	5	1	1	2	3	Metro Buildable Lands Inventory - 2018 Urban Growth Report
171	Milwaukie	Metro	SF	6	1	1	2	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
172	Milwaukie	Metro	SF	6	1	1	2	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
173	Milwaukie	Metro	SF	6	1	1	2	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
174	Milwaukie	Metro	SF	6	1	1	2	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
175	Happy Valley	Metro	SF	5	0	1	1	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
176	Happy Valley	Metro	SF	7	0	1	1	6	Metro Buildable Lands Inventory - 2018 Urban Growth Report
177	Happy Valley	Metro	SF	5	0	1	1	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
178	Happy Valley	Metro	SF	9	0	1	1	8	Metro Buildable Lands Inventory - 2018 Urban Growth Report
179	Happy Valley	Metro	SF	5	0	1	1	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
180	Happy Valley	Metro	SF	5	0	1	1	4	Metro Buildable Lands Inventory - 2018 Urban Growth Report
181	Happy Valley	Metro	SF	8	0	1	1	7	Metro Buildable Lands Inventory - 2018 Urban Growth Report
NA	Clackamas County	Assorted	SF	46	37	0	38	6	Sum of developments with less than 5 units in 2021-2031period
NA	Happy Valley	Assorted	SF	27	6	2	8	19	Sum of developments with less than 5 units in 2021-2031period
NA	Johnson City	Assorted	SF	4	2	2	4	0	Sum of developments with less than 5 units in 2021-2031period
NA	Milwaukie	Assorted	MF	4	0	1	1	3	Sum of developments with less than 5 units in 2021-2031period
NA	Milwaukie	Assorted	SF	30	10	5	15	15	Sum of developments with less than 5 units in 2021-2031period
NA	Portland	Assorted	SF	4	2	2	4	0	Sum of developments with less than 5 units in 2021-2031period
TOTALS				**12,468**	**4,710**	**3,531**	**8,242**	**4,224**	

Each record represents a unique single-family (SF) or multifamily (MF) residential development. Map IDs correspond to labels depicted on Figure 10.
2022–23 to 2031–32 Enrollment Forecasts: Based on October 2021 enrollment

Figure 12: Student Generation Rates

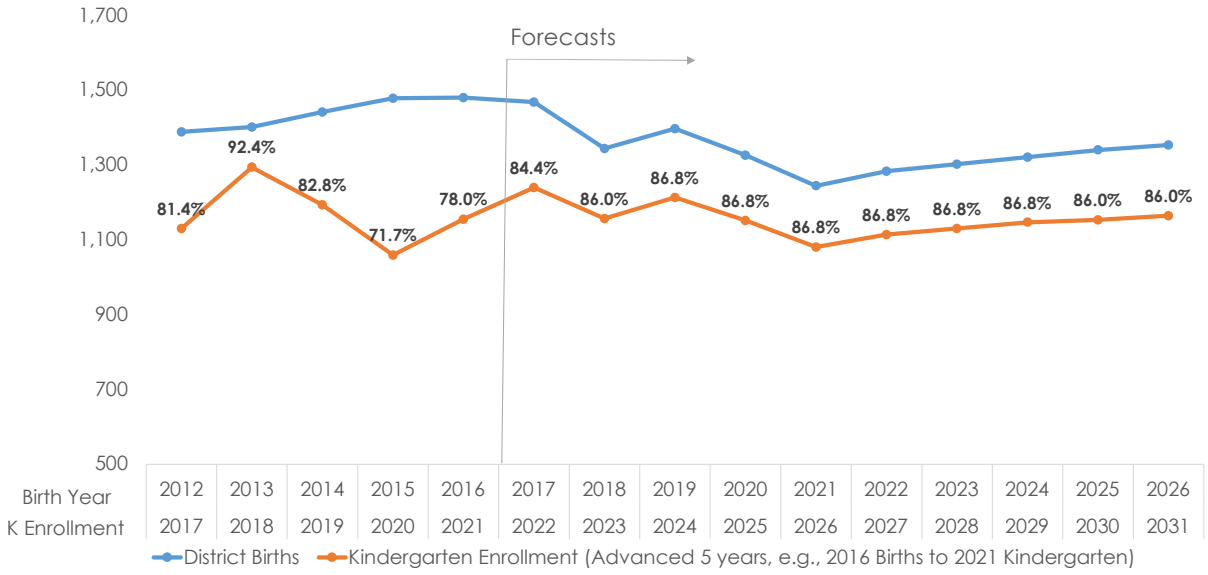
Summary of Generation Rates Used for New Development	K-12 Students per Single-Family (SF) Unit	K-12 Students per Multi-Family (MF) Unit
Overall Average Rates	***0.66***	***0.38***
Highest Rate Used for a Development	0.86	0.75
Lowest Rate Used for a Development	0.05	0.07

While overall average student generation rates used in preparing the forecasts were 0.66 K-12 students/SF unit and 0.38 K-12 students/MF unit, the specific rates used for each development were carefully determined on an individual basis. Broadly speaking, we merge as much information as possible when determining rates to apply to each development. Information considered includes:
1) existing students per housing unit for SF and MF within individual neighborhoods,
2) development-specific expectations provided by planners (e.g., housing targeting families), and
3) educated assumptions about new or changing housing development trends.

Figure 13: District Birth Rates

										Forecasts →					
Birth Year	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**
District Births	1,388	1,401	1,441	1,478	1,480	1,468	1,344	1,397	1,326	1,244	1,283	1,302	1,321	1,340	1,353

							Forecasts →								
K Year	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
K Total	1,130	1,294	1,193	1,059	1,155	1,239	1,156	1,213	1,151	1,080	1,113	1,130	1,147	1,153	1,164
K % of Births	81.4%	92.4%	82.8%	71.7%	78.0%	84.4%	86.0%	86.8%	86.8%	86.8%	86.8%	86.8%	86.8%	86.0%	86.0%



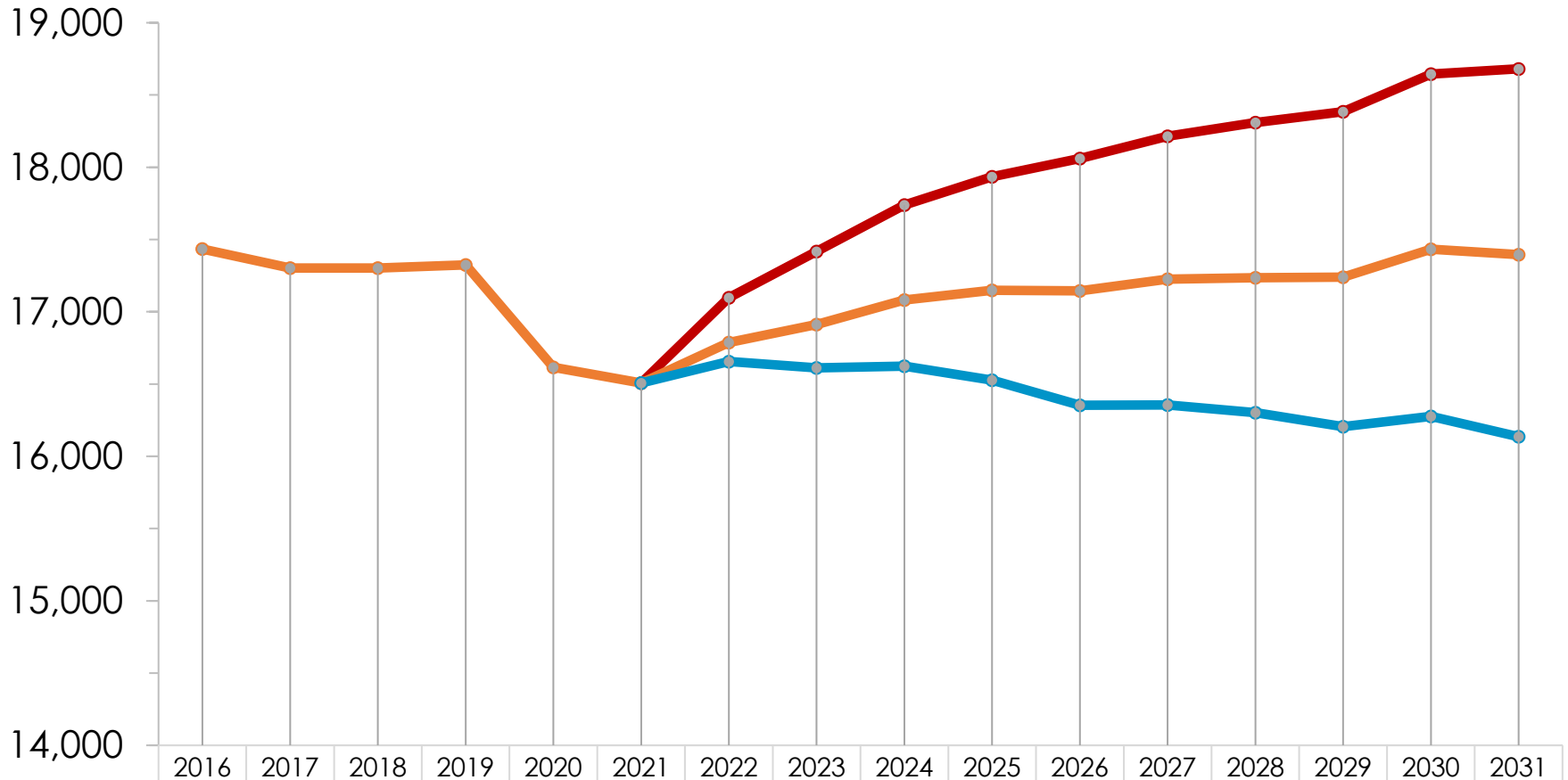
OHA 2012 to 2020 historical live births to mothers residing in the district, as well as historical district K totals for the 2017–18 to 2021–22 school years. The metric "K % of Births" is calculated by dividing each K class by the live birth total five years earlier (e.g., 2019 K class divided by 2014 births). 2021–26 births, which inform K classes beginning with the 2026–27 school year, were projected based on a review of the historical birth data. Forecasts of future K class sizes were then developed by employing forecasts of trends in "K % of Births". Note that birth values reported by OHA represent the January 1st through December 31st calendar year, and therefore do not align directly with K enrollment 5 years later (i.e., August cutoff for being age 5 to enroll in K in the fall).

Figure 14: Grade Progression Ratios

Grade Progression	2017-18	2018-19	2019-20	2020-21	2021-22	3-year Avg	2-year Avg	Forecast GPR
K-1	1.04	1.01	1.01	0.96	1.07	1.01	1.02	1.04
1-2	0.99	1.03	1.03	0.95	1.00	0.99	0.98	1.03
2-3	1.00	0.99	1.03	0.94	1.01	0.99	0.97	1.02
3-4	0.99	1.01	1.01	0.94	0.99	0.98	0.97	1.02
4-5	1.02	1.02	1.01	0.99	1.00	1.00	0.99	1.02
5-6	1.02	1.01	1.03	0.98	0.99	1.00	0.99	1.03
6-7	1.00	1.03	1.00	0.96	0.96	0.98	0.96	1.02
7-8	1.01	1.00	1.02	0.99	0.99	1.00	0.99	1.02
8-9	1.08	1.08	1.09	1.05	1.12	1.09	1.09	1.09
9-10	1.01	0.99	1.00	0.99	1.00	1.00	1.00	1.00
10-11	0.99	0.98	0.98	0.96	0.98	0.98	0.97	0.99
11-12	0.99	0.98	0.99	0.98	0.98	0.98	0.98	1.02

2017–18 to 2021–22 Grade Progression Ratios (GPR) based on ODE Fall Membership Enrollment 2016–17 to 2019–20 and NCSD October SIS enrollment 2020-21 to 2021–22 per grade. Enrollment values used to generate GPRs exclude students attending PS, Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements. GPRs are calculated as the ratio of enrollment in a specific grade in a given year, to the enrollment of the same age cohort in the previous year. For instance, when 150 kindergarteners in 2017 become 140 first graders in 2018, a GPR of 0.93 is yielded. GPRs quantify how cohort sizes change as students progress to subsequent grades by considering that not all students advance to the next grade and new students join existing cohorts. A GPR value greater than 1.0 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district, students choosing to transfer into the district from other districts (public or private). Conversely, a GPR value less than 1.0 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts, or students not advancing to the next grade. Forecast GPRs represent anticipated future GPRs that do not consider the irregular effect of COVID-19 on 2020–21 and 2021-22 enrollment.

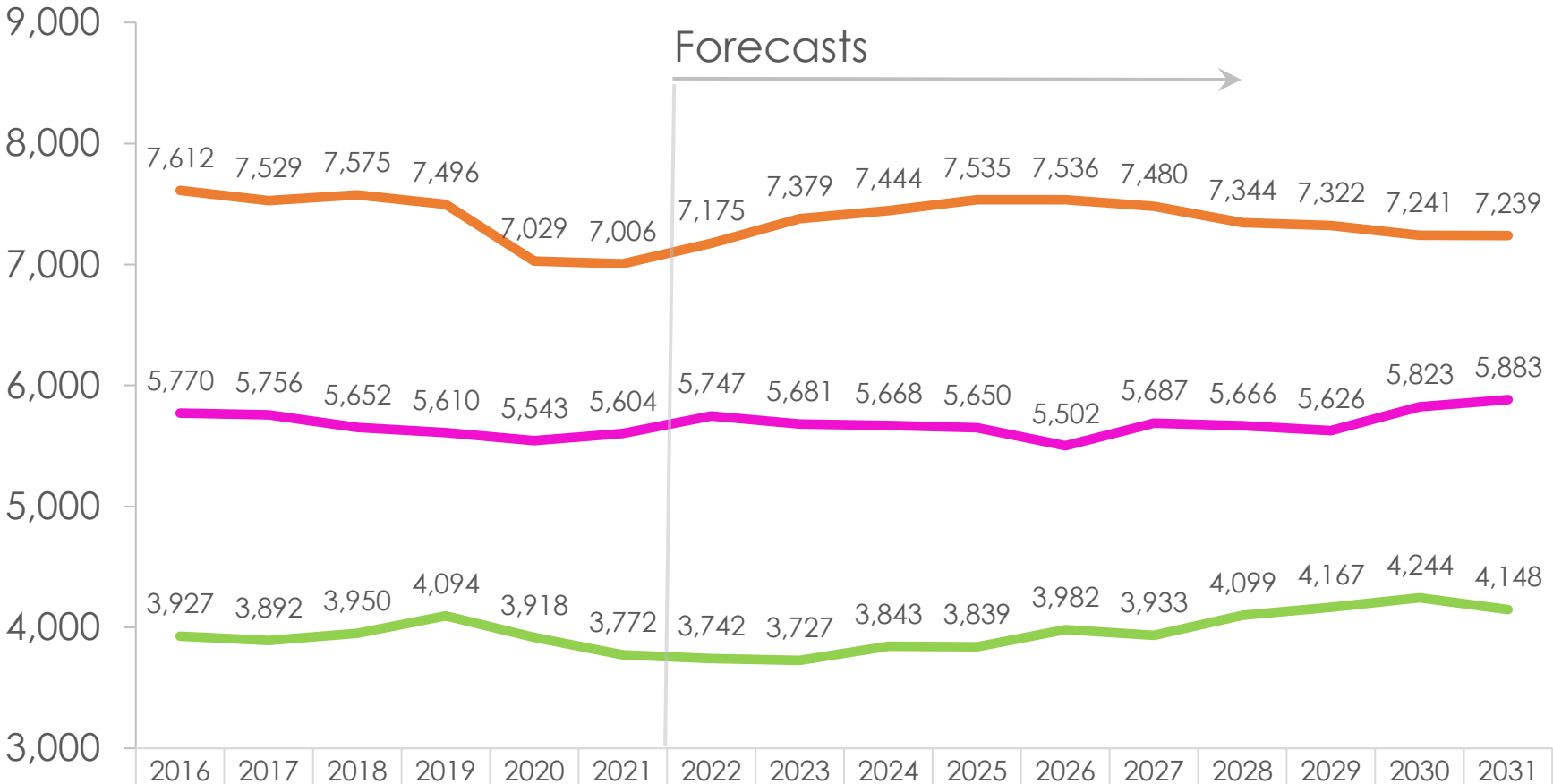
Figure 15: Districtwide Building Attendance Enrollment Forecasts: Low, Medium, and High Scenarios



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High						16,507	17,098	17,418	17,739	17,934	18,060	18,215	18,310	18,385	18,644	18,681
Medium	17,434	17,302	17,302	17,325	16,615	16,507	16,788	16,911	17,081	17,150	17,144	17,225	17,235	17,240	17,433	17,395
Low						16,507	16,656	16,612	16,624	16,527	16,354	16,355	16,302	16,205	16,276	16,135

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. All enrollment values exclude students attending PS. Dual Language, PACE, SLCA, and TLC are included. Districtwide total also includes Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements.

Figure 16: Districtwide Building Attendance Enrollment Forecasts by Grade Group



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K-5	7,612	7,529	7,575	7,496	7,029	7,006	7,175	7,379	7,444	7,535	7,536	7,480	7,344	7,322	7,241	7,239
6-8	3,927	3,892	3,950	4,094	3,918	3,772	3,742	3,727	3,843	3,839	3,982	3,933	4,099	4,167	4,244	4,148
9-12	5,770	5,756	5,652	5,610	5,543	5,604	5,747	5,681	5,668	5,650	5,502	5,687	5,666	5,626	5,823	5,883

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 are included. Grade group subtotals exclude Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements because these additional programs span multiple grade groups.

Figure 17: Residence-Based Enrollment Forecasts by Individual Grade: Medium-Growth Scenario

		Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		K	1,129	1,220	1,137	1,193	1,132	1,061	1,094	1,111	1,127	1,134	1,145
		1	1,113	1,169	1,264	1,179	1,238	1,175	1,097	1,131	1,147	1,163	1,168
		2	1,122	1,144	1,201	1,298	1,213	1,274	1,204	1,125	1,158	1,174	1,189
		3	1,222	1,146	1,167	1,225	1,324	1,238	1,295	1,225	1,145	1,178	1,193
		4	1,062	1,242	1,163	1,184	1,242	1,343	1,250	1,309	1,239	1,159	1,192
		5	1,196	1,087	1,276	1,193	1,212	1,271	1,367	1,275	1,335	1,266	1,185
		6	1,209	1,238	1,124	1,322	1,235	1,254	1,306	1,405	1,312	1,376	1,306
		7	1,164	1,229	1,260	1,143	1,347	1,257	1,264	1,319	1,419	1,328	1,394
		8	1,304	1,180	1,249	1,281	1,160	1,371	1,265	1,272	1,330	1,433	1,343
		9	1,362	1,342	1,217	1,290	1,326	1,199	1,420	1,296	1,304	1,366	1,472
		10	1,298	1,348	1,331	1,211	1,286	1,322	1,180	1,402	1,280	1,288	1,352
		11	1,246	1,275	1,323	1,311	1,193	1,269	1,291	1,151	1,373	1,252	1,261
		12	1,197	1,268	1,301	1,350	1,341	1,220	1,288	1,311	1,167	1,396	1,272
Residing in District *(Residence-Based)*		***K-5***	*6,844*	*7,009*	*7,208*	*7,272*	*7,361*	*7,362*	*7,307*	*7,175*	*7,153*	*7,074*	*7,072*
		6-8	*3,677*	*3,648*	*3,633*	*3,746*	*3,742*	*3,882*	*3,834*	*3,995*	*4,062*	*4,137*	*4,043*
		9-12	*5,103*	*5,233*	*5,173*	*5,161*	*5,145*	*5,010*	*5,179*	*5,160*	*5,123*	*5,302*	*5,357*
		K-12	*15,624*	*15,889*	*16,014*	*16,180*	*16,249*	*16,253*	*16,320*	*16,330*	*16,338*	*16,513*	*16,472*
Out-of-District		***K-5***	*162*	*166*	*171*	*172*	*174*	*174*	*173*	*170*	*169*	*167*	*167*
		6-8	*95*	*94*	*94*	*97*	*97*	*100*	*99*	*103*	*105*	*107*	*104*
		9-12	*501*	*514*	*508*	*507*	*505*	*492*	*508*	*507*	*503*	*521*	*526*
		K-12	*758*	*774*	*772*	*776*	*776*	*766*	*780*	*780*	*777*	*795*	*798*
Total Attendance *(Building Attendance)*		***K-5***	*7,006*	*7,175*	*7,379*	*7,444*	*7,535*	*7,536*	*7,480*	*7,344*	*7,322*	*7,241*	*7,239*
		6-8	*3,772*	*3,742*	*3,727*	*3,843*	*3,839*	*3,982*	*3,933*	*4,099*	*4,167*	*4,244*	*4,148*
		9-12	*5,604*	*5,747*	*5,681*	*5,668*	*5,650*	*5,501*	*5,687*	*5,666*	*5,626*	*5,822*	*5,883*
	Subtotal:	***K-12***	*16,382*	*16,663*	*16,786*	*16,956*	*17,025*	*17,019*	*17,100*	*17,110*	*17,115*	*17,308*	*17,270*
Additional Programs													
Twilight at New Urban HS		**–**	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*
Adult Transition Program (ATP)		**–**	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*
LEEP		**–**	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*
Alternative Education Placements		**–**	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*
	Total:	**–**	*16,507*	*16,788*	*16,911*	*17,081*	*17,150*	*17,144*	*17,225*	*17,235*	*17,240*	*17,433*	*17,395*

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. Dual Language, PACE, SLCA, and TLC are included in grade group values. Also includes Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements in grand total at the bottom.

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

Figure 18: Residence-Based Enrollment Forecasts by Elementary School Attendance Area per Grade

Ardenwald ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	70	76	70	73	69	64	68	70	72	73	75
1	69	73	79	73	76	72	67	70	72	75	76
2	78	73	75	81	75	78	74	69	72	75	77
3	72	80	75	77	83	77	80	76	71	74	76
4	74	69	81	76	78	84	78	81	77	72	75
5	69	74	70	83	78	80	86	79	83	79	74
K-5	***432***	***444***	***450***	***463***	***459***	***455***	***452***	***445***	***447***	***447***	***453***

Bilquist ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	52	66	59	60	54	48	50	52	53	54	55
1	60	60	67	60	61	56	49	51	52	54	55
2	69	60	61	69	62	63	56	49	51	53	54
3	59	70	61	62	69	62	62	56	49	51	52
4	45	63	70	62	62	70	62	62	55	48	50
5	82	50	64	71	62	63	70	62	62	55	48
K-5	***367***	***369***	***382***	***383***	***371***	***361***	***349***	***331***	***322***	***314***	***314***

Cannady ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	86	100	101	113	116	118	115	110	106	101	96
1	79	93	105	106	119	122	123	120	115	110	105
2	79	85	97	109	111	124	126	127	123	118	113
3	95	87	88	101	113	115	127	129	130	126	121
4	81	108	90	91	103	115	117	130	132	133	128
5	75	77	113	94	95	107	119	121	134	136	136
K-5	***495***	***550***	***595***	***614***	***656***	***701***	***728***	***738***	***740***	***724***	***699***

Duncan ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	67	80	77	83	82	80	83	86	88	90	92
1	71	71	84	81	88	86	86	89	91	93	94
2	62	75	74	88	85	91	92	91	94	96	98
3	90	61	77	77	91	88	97	97	96	99	101
4	62	87	63	79	79	93	92	101	102	100	103
5	99	63	91	65	82	82	98	97	107	108	105
K-5	***451***	***438***	***467***	***474***	***506***	***520***	***547***	***561***	***578***	***586***	***594***

Figure 18: Residence-Based Enrollment Forecasts by Elementary School Attendance Area per Grade

Happy Valley ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	74	77	71	73	67	61	63	64	65	65	66
1	74	72	79	72	74	68	62	64	65	66	67
2	93	71	74	81	74	76	69	63	65	66	67
3	90	81	72	75	82	74	76	70	63	66	67
4	83	78	81	72	75	82	74	76	70	64	66
5	84	75	80	82	73	76	83	75	77	71	64
K-5	***498***	***455***	***457***	***455***	***445***	***437***	***428***	***412***	***406***	***398***	***397***

Lewelling ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	58	61	56	58	54	49	51	52	53	54	54
1	59	57	63	58	60	56	51	53	54	55	55
2	47	60	58	64	59	61	57	52	54	55	56
3	60	48	61	59	66	60	62	58	53	55	56
4	65	64	48	62	59	66	61	63	58	53	55
5	61	64	66	50	63	60	67	62	64	59	54
K-5	***350***	***354***	***352***	***351***	***361***	***353***	***349***	***338***	***335***	***330***	***330***

Linwood ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	45	45	40	41	37	33	34	35	36	37	38
1	50	40	46	41	42	38	33	35	36	37	37
2	37	51	41	47	42	43	38	33	35	36	37
3	48	41	52	41	47	42	42	38	33	35	36
4	36	49	41	52	42	48	42	42	38	33	34
5	53	37	50	41	53	42	48	42	42	38	33
K-5	***269***	***262***	***269***	***263***	***262***	***245***	***237***	***225***	***219***	***214***	***214***

Milwaukie El Puente ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	34	37	35	37	35	33	33	33	33	32	32
1	40	35	38	36	38	36	34	34	34	34	33
2	34	41	36	39	37	39	37	35	35	35	34
3	43	35	41	36	40	38	39	37	35	35	35
4	28	44	36	42	37	41	38	40	38	35	35
5	27	28	45	37	43	38	41	38	40	38	36
K-5	***206***	***220***	***231***	***226***	***229***	***224***	***223***	***217***	***214***	***209***	***205***

Figure 18: Residence-Based Enrollment Forecasts by Elementary School Attendance Area per Grade

Mount Scott ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	58	74	67	70	65	59	62	64	66	68	70
1	82	60	76	70	72	67	61	64	66	68	70
2	56	82	61	78	72	74	68	62	65	67	69
3	68	67	83	63	80	73	75	69	63	66	68
4	54	73	68	84	63	81	73	75	69	63	66
5	76	66	74	69	86	65	81	74	76	70	64
K-5	***394***	***421***	***431***	***434***	***438***	***419***	***421***	***408***	***405***	***402***	***406***

Oak Grove ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	69	71	63	64	58	52	55	56	58	59	61
1	70	72	73	65	66	60	53	56	57	59	61
2	69	69	74	74	66	67	61	53	56	58	60
3	82	71	70	74	75	67	67	61	54	57	58
4	56	85	72	70	75	75	67	67	61	54	56
5	61	57	87	73	71	76	75	67	68	61	54
K-5	***407***	***426***	***438***	***421***	***411***	***396***	***377***	***361***	***354***	***348***	***350***

Oregon Trail ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	71	88	81	84	79	73	75	75	76	75	75
1	74	78	90	84	87	82	75	76	77	77	77
2	75	78	80	93	86	89	83	76	77	78	78
3	99	84	79	82	94	87	90	83	76	78	78
4	62	100	85	80	82	95	87	90	83	76	78
5	94	72	103	87	82	84	96	88	90	84	77
K-5	***475***	***501***	***519***	***509***	***511***	***511***	***505***	***488***	***479***	***467***	***462***

Riverside ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	42	42	38	39	35	31	33	33	34	35	35
1	38	42	43	39	40	36	32	33	34	35	35
2	39	40	42	44	40	40	36	32	33	34	35
3	50	36	41	43	45	40	40	36	32	33	34
4	38	47	37	41	43	45	40	40	36	31	33
5	46	36	48	37	42	44	45	40	40	36	31
K-5	***253***	***244***	***249***	***243***	***244***	***236***	***225***	***214***	***208***	***203***	***203***

Figure 18: Residence-Based Enrollment Forecasts by Elementary School Attendance Area per Grade

Scouters Mountain ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	85	90	95	110	116	123	124	125	126	126	126
1	86	87	96	102	118	125	132	134	134	135	135
2	76	81	92	102	108	125	133	141	142	143	143
3	82	78	86	97	107	114	132	141	149	150	151
4	77	85	83	90	101	112	120	139	148	156	158
5	72	74	92	88	96	106	119	128	148	157	165
K-5	***478***	***496***	***545***	***589***	***646***	***704***	***761***	***808***	***848***	***867***	***878***

Spring Mountain ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	80	78	70	72	66	59	61	63	65	66	67
1	60	85	80	72	74	67	60	63	65	66	67
2	70	72	86	82	73	75	68	61	64	66	68
3	61	70	72	87	82	74	76	69	62	65	66
4	63	71	71	73	87	83	74	76	69	62	65
5	75	76	72	72	74	89	84	75	77	70	63
K-5	***409***	***452***	***451***	***457***	***456***	***447***	***424***	***408***	***401***	***395***	***396***

Sunnyside ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	79	81	72	73	66	59	62	64	66	67	68
1	57	77	83	74	75	68	60	63	65	67	68
2	85	59	79	84	75	76	68	60	63	65	67
3	69	85	60	79	85	76	76	68	60	63	65
4	97	68	85	60	80	85	76	76	68	60	63
5	80	94	69	87	61	81	86	76	76	68	60
K-5	***467***	***464***	***447***	***457***	***442***	***445***	***427***	***407***	***398***	***390***	***391***

View Acres ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	79	73	65	66	60	53	56	57	59	60	61
1	58	76	75	67	68	62	54	56	58	59	60
2	65	59	77	76	68	69	62	54	57	58	60
3	74	66	60	78	77	69	69	62	54	56	58
4	76	71	66	60	78	77	68	68	61	53	56
5	80	76	72	67	61	79	77	68	68	61	53
K-5	***432***	***420***	***415***	***415***	***413***	***410***	***386***	***366***	***356***	***348***	***347***

Figure 18: Residence-Based Enrollment Forecasts by Elementary School Attendance Area per Grade

Whitcomb ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	80	83	76	78	73	66	69	70	72	72	73
1	86	91	86	78	81	75	67	70	71	73	74
2	88	87	93	88	80	83	76	68	71	72	73
3	80	86	88	95	90	82	83	76	68	71	72
4	65	80	87	89	96	91	81	83	75	68	70
5	62	67	81	89	90	99	91	82	83	76	68
K-5	***461***	***493***	***511***	***517***	***510***	***495***	***468***	***449***	***441***	***432***	***431***

ES Attendance Areas Total

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K-5	***6,844***	***7,009***	***7,208***	***7,272***	***7,361***	***7,362***	***7,307***	***7,175***	***7,153***	***7,074***	***7,072***

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 19: Residence-Based Enrollment Forecasts by Middle School Attendance Area per Grade

Alder Creek MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	262	273	225	277	255	242	265	271	240	241	216
7	227	261	274	226	279	257	241	263	269	239	240
8	299	226	261	275	227	281	254	239	262	267	237
6-8	***788***	***759***	***760***	***777***	***761***	***780***	***760***	***773***	***770***	***747***	***692***

Happy Valley MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	384	337	306	397	348	362	391	441	444	491	496
7	311	384	352	316	412	360	373	404	455	459	507
8	393	320	399	367	327	426	371	385	417	469	473
6-8	***1,088***	***1,040***	***1,056***	***1,080***	***1,087***	***1,148***	***1,135***	***1,230***	***1,316***	***1,419***	***1,476***

Rock Creek MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	311	350	316	327	323	312	324	353	319	326	298
7	326	331	353	319	331	327	312	325	354	320	326
8	316	332	333	356	322	334	326	311	325	354	320
6-8	***953***	***1,013***	***1,002***	***1,002***	***976***	***973***	***962***	***989***	***997***	***999***	***944***

Rowe MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	252	279	278	322	309	338	325	340	310	319	296
7	300	254	282	281	326	314	338	326	341	312	321
8	296	303	256	284	284	330	314	338	327	342	313
6-8	***848***	***836***	***815***	***887***	***919***	***981***	***976***	***1,003***	***978***	***973***	***930***

MS Attendance Areas Total

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6-8	***3,677***	***3,648***	***3,633***	***3,746***	***3,742***	***3,882***	***3,834***	***3,995***	***4,062***	***4,137***	***4,043***

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 20: Residence-Based Enrollment Forecasts by High School Attendance Area per Grade

Clackamas HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	402	331	340	341	365	330	341	331	316	330	360
10	330	407	326	335	336	360	323	334	324	309	324
11	356	326	397	318	327	329	349	313	324	314	300
12	338	362	330	401	322	332	331	351	315	326	317
9-12	***1,426***	***1,427***	***1,392***	***1,394***	***1,349***	***1,351***	***1,344***	***1,329***	***1,278***	***1,280***	***1,301***

Milwaukie HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	296	304	309	262	292	292	338	319	344	333	349
10	292	292	299	305	258	289	286	330	313	337	328
11	245	287	285	291	298	252	280	277	320	305	327
12	247	249	290	288	295	302	253	281	278	322	307
9-12	***1,080***	***1,132***	***1,183***	***1,146***	***1,143***	***1,136***	***1,156***	***1,207***	***1,255***	***1,296***	***1,312***

Nelson HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	380	408	339	422	389	344	456	389	403	438	492
10	387	370	414	346	429	396	346	461	393	406	443
11	341	383	371	417	349	433	397	345	462	393	406
12	345	351	400	388	438	366	448	412	357	482	408
9-12	***1,453***	***1,512***	***1,523***	***1,572***	***1,605***	***1,539***	***1,647***	***1,607***	***1,615***	***1,719***	***1,749***

Putnam HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	284	299	230	266	280	233	285	257	242	264	270
10	289	279	293	225	262	276	226	277	250	235	257
11	304	279	270	284	219	255	266	218	267	241	227
12	267	306	281	273	287	221	255	266	218	267	241
9-12	***1,144***	***1,162***	***1,074***	***1,049***	***1,048***	***985***	***1,032***	***1,017***	***976***	***1,007***	***996***

HS Attendance Areas Total

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9-12	***5,103***	***5,233***	***5,173***	***5,161***	***5,145***	***5,010***	***5,179***	***5,160***	***5,123***	***5,302***	***5,357***

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 21: Building Attendance Enrollment Forecasts by Individual Grade: Medium-Growth Scenario

	Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	K	1,155	1,248	1,165	1,222	1,161	1,090	1,123	1,139	1,156	1,161	1,173
	1	1,134	1,197	1,293	1,208	1,268	1,204	1,126	1,159	1,175	1,191	1,195
	2	1,149	1,171	1,229	1,327	1,242	1,303	1,233	1,153	1,186	1,202	1,217
	3	1,252	1,174	1,195	1,253	1,353	1,267	1,324	1,253	1,174	1,206	1,221
	4	1,089	1,270	1,192	1,212	1,271	1,372	1,279	1,337	1,267	1,187	1,220
	5	1,227	1,115	1,304	1,222	1,241	1,300	1,395	1,303	1,364	1,294	1,213
	6	1,238	1,270	1,156	1,355	1,267	1,287	1,339	1,439	1,347	1,412	1,341
	7	1,187	1,261	1,292	1,175	1,380	1,290	1,297	1,353	1,454	1,364	1,429
	8	1,347	1,211	1,280	1,314	1,192	1,405	1,298	1,307	1,365	1,468	1,378
	9	1,483	1,470	1,344	1,417	1,452	1,322	1,547	1,422	1,430	1,496	1,604
	10	1,419	1,476	1,458	1,337	1,412	1,445	1,307	1,529	1,405	1,418	1,483
	11	1,364	1,403	1,450	1,437	1,319	1,392	1,418	1,278	1,498	1,382	1,392
	12	1,338	1,397	1,428	1,476	1,467	1,343	1,415	1,437	1,293	1,526	1,404
Total Attendance *(Building Attendance)*	***K-5***	*7,006*	*7,175*	*7,379*	*7,444*	*7,535*	*7,536*	*7,480*	*7,344*	*7,322*	*7,241*	*7,239*
	6-8	*3,772*	*3,742*	*3,727*	*3,843*	*3,839*	*3,982*	*3,933*	*4,099*	*4,167*	*4,244*	*4,148*
	9-12	*5,604*	*5,747*	*5,681*	*5,668*	*5,650*	*5,502*	*5,687*	*5,666*	*5,626*	*5,823*	*5,883*
Subtotal:	***K-12***	*16,382*	*16,663*	*16,786*	*16,956*	*17,025*	*17,019*	*17,100*	*17,110*	*17,115*	*17,308*	*17,270*
Additional Programs												
Twilight at New Urban HS	–	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*
Adult Transition Program (ATP)	–	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*
LEEP	–	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*
Alternative Education Placements	–	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*
Total:	–	*16,507*	*16,788*	*16,911*	*17,081*	*17,150*	*17,144*	*17,225*	*17,235*	*17,240*	*17,433*	*17,395*

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. Dual Language, PACE, SLCA, and TLC are included in grade group values. Also includes Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements in grand total at the bottom.

Figure 22: Building Attendance Enrollment Forecasts by Elementary School/Program per Grade

Attendance Area Schools/Programs

Ardenwald ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	67	73	67	70	65	60	64	66	68	69	71
1	68	73	78	73	76	72	67	70	72	74	75
2	61	57	59	64	59	62	58	53	56	58	60
3	67	72	69	71	76	71	74	69	65	68	70
4	65	62	70	67	69	74	68	71	67	63	66
5	68	71	69	79	76	78	83	76	80	75	70
K-5	***396***	***407***	***412***	***424***	***421***	***416***	***413***	***406***	***407***	***407***	***412***

Bilquist ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	56	68	62	63	58	52	54	55	56	57	58
1	58	59	67	60	61	55	48	50	51	53	53
2	65	59	60	66	60	61	55	48	50	51	53
3	55	63	56	57	64	57	57	51	44	46	48
4	49	64	69	62	64	70	63	63	56	49	52
5	82	52	65	71	63	64	71	63	63	56	49
K-5	***365***	***366***	***379***	***379***	***369***	***359***	***347***	***329***	***321***	***312***	***312***

Cannady ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	85	98	99	110	113	114	112	108	104	99	95
1	78	92	102	104	116	119	121	118	113	109	104
2	82	88	100	112	113	126	128	128	125	120	115
3	93	85	87	99	110	112	125	127	128	124	119
4	78	104	87	88	100	112	113	126	128	128	124
5	71	73	107	89	89	101	112	114	126	127	128
K-5	***487***	***540***	***581***	***602***	***641***	***684***	***711***	***720***	***723***	***707***	***684***

Duncan ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	65	77	75	81	80	78	81	84	86	87	89
1	69	69	83	80	86	85	84	88	90	92	93
2	58	71	70	83	80	86	86	86	89	91	92
3	83	56	71	70	84	81	89	90	88	92	93
4	58	82	59	74	74	88	86	95	96	94	97
5	91	59	84	61	75	76	91	90	99	99	98
K-5	***424***	***413***	***441***	***449***	***479***	***493***	***518***	***531***	***547***	***555***	***562***

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

Figure 22: Building Attendance Enrollment Forecasts by Elementary School/Program per Grade

Happy Valley ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	72	75	69	71	65	59	61	62	63	63	64
1	69	68	74	68	70	64	58	60	61	62	62
2	90	68	71	78	71	73	67	60	63	64	65
3	87	78	70	72	79	72	74	68	61	63	65
4	81	77	80	71	74	81	73	75	69	62	64
5	87	78	83	86	77	80	87	79	81	75	68
K-5	***486***	***444***	***447***	***446***	***436***	***428***	***419***	***404***	***398***	***389***	***388***

Lewelling ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	48	50	46	48	45	41	42	43	44	44	45
1	48	47	52	47	49	46	42	43	44	45	45
2	37	47	46	51	46	48	44	40	42	43	44
3	48	38	49	47	52	48	49	46	42	43	44
4	54	53	41	52	50	56	51	52	49	45	46
5	48	50	52	40	50	48	53	48	50	46	42
K-5	***283***	***286***	***286***	***284***	***293***	***286***	***282***	***273***	***270***	***266***	***266***

Linwood ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	39	39	35	36	32	29	30	31	32	32	33
1	43	34	39	35	35	32	27	29	30	30	31
2	33	43	36	41	36	37	33	29	30	31	32
3	43	37	46	38	43	38	38	34	30	31	32
4	40	53	46	56	47	53	47	47	42	37	39
5	40	27	38	32	40	33	36	32	32	28	24
K-5	***238***	***233***	***240***	***236***	***234***	***221***	***212***	***201***	***195***	***190***	***191***

Milwaukie El Puente ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	72	78	73	77	73	69	70	71	71	71	71
1	65	63	68	62	65	61	56	57	58	58	58
2	73	81	79	86	79	83	78	72	74	75	75
3	76	65	73	70	76	70	73	69	64	65	66
4	70	90	83	89	88	93	85	88	83	76	78
5	70	68	92	81	90	87	93	86	90	84	78
K-5	***426***	***446***	***467***	***465***	***472***	***464***	***456***	***443***	***439***	***429***	***426***

Figure 22: Building Attendance Enrollment Forecasts by Elementary School/Program per Grade

Mount Scott ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	57	72	66	68	63	58	61	63	64	66	67
1	81	60	76	69	72	67	60	63	66	68	69
2	61	85	67	83	76	78	72	65	69	71	73
3	67	66	82	62	78	72	73	68	61	64	66
4	55	74	69	85	65	82	74	76	70	63	66
5	68	59	67	62	76	58	73	66	68	63	57
K-5	***389***	***415***	***426***	***428***	***430***	***414***	***413***	***401***	***398***	***394***	***399***

Oak Grove ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	51	52	46	47	42	37	39	41	42	43	44
1	52	55	55	49	50	45	40	42	43	45	46
2	58	58	62	62	56	57	51	44	47	49	50
3	59	51	50	54	54	48	48	43	38	40	41
4	35	54	45	44	47	47	42	42	38	33	35
5	44	40	62	52	51	54	54	48	48	43	38
K-5	***299***	***310***	***321***	***308***	***300***	***288***	***274***	***261***	***257***	***253***	***255***

Oregon Trail ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	73	89	82	86	80	74	76	76	77	76	77
1	75	80	92	85	89	83	76	78	78	78	78
2	73	76	78	90	84	88	82	75	77	77	78
3	98	84	79	82	94	87	90	83	76	78	78
4	59	94	80	76	78	90	82	85	79	73	74
5	96	76	105	91	85	89	100	92	95	88	80
K-5	***474***	***499***	***516***	***509***	***510***	***511***	***506***	***489***	***482***	***470***	***465***

Riverside ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	58	59	53	54	49	44	46	47	48	49	50
1	47	51	53	47	48	43	37	39	41	42	42
2	54	54	57	60	54	55	49	43	45	46	47
3	62	50	52	55	57	51	51	46	40	42	43
4	55	71	58	61	65	68	59	60	53	46	48
5	56	45	60	48	51	55	56	50	50	45	39
K-5	***332***	***330***	***333***	***325***	***325***	***315***	***299***	***285***	***277***	***269***	***270***

Figure 22: Building Attendance Enrollment Forecasts by Elementary School/Program per Grade

Scouters Mountain ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	81	86	91	104	111	117	118	119	120	119	119
1	87	91	100	106	121	127	134	136	137	137	137
2	75	80	91	100	106	122	129	136	138	138	138
3	87	82	90	101	112	118	137	144	152	154	154
4	80	88	86	93	104	115	122	141	149	156	158
5	73	74	93	89	95	106	118	127	146	154	162
K-5	***483***	***502***	***550***	***593***	***648***	***705***	***759***	***803***	***840***	***858***	***868***

Spring Mountain ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	73	72	65	66	61	54	57	58	60	61	62
1	57	80	76	69	70	64	58	60	62	63	64
2	72	74	87	85	77	79	72	65	68	70	71
3	67	76	78	93	89	80	82	75	67	70	72
4	61	70	69	71	85	81	73	74	68	60	63
5	83	83	80	80	83	95	93	84	86	79	71
K-5	***413***	***455***	***456***	***463***	***464***	***454***	***434***	***417***	***410***	***404***	***404***

Sunnyside ES

Grade	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
K	77	78	70	71	64	57	60	62	64	65	67
1	56	76	82	73	75	68	59	62	64	66	67
2	78	54	72	77	69	70	63	55	58	60	62
3	65	79	56	74	79	71	72	64	56	59	61
4	92	67	82	59	77	83	73	74	66	58	61
5	76	88	66	82	58	77	81	72	73	65	57
K-5	***444***	***443***	***429***	***437***	***423***	***426***	***409***	***390***	***381***	***374***	***375***

View Acres ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	69	64	57	58	52	46	48	50	51	52	53
1	53	69	68	61	62	56	49	51	52	54	55
2	59	54	70	69	62	63	57	49	52	53	54
3	64	56	51	67	67	59	59	52	45	47	49
4	62	61	56	52	66	65	57	57	51	44	46
5	73	68	67	61	56	72	71	62	62	55	48
K-5	***380***	***372***	***369***	***368***	***365***	***362***	***341***	***322***	***313***	***305***	***304***

Figure 22: Building Attendance Enrollment Forecasts by Elementary School/Program per Grade

Whitcomb ES

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	70	73	66	69	64	58	60	61	63	63	64
1	82	86	82	75	77	72	64	67	68	70	70
2	74	75	79	75	69	71	64	58	60	61	62
3	82	86	89	95	91	83	84	77	70	72	73
4	50	61	66	68	73	69	62	63	58	52	54
5	55	56	68	71	74	79	75	67	68	63	56
K-5	***413***	***437***	***450***	***452***	***447***	***431***	***410***	***393***	***387***	***381***	***381***

Non-Attendance Area Schools/Programs

Clackamas Web Academy

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K-5	***131***	***131***	***131***	***131***	***131***	***131***	***131***	***131***	***131***	***131***	***131***

Sojourner ES

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K-5	***143***	***146***	***146***	***146***	***146***	***146***	***146***	***146***	***146***	***146***	***146***

District Totals

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K-5	***7,006***	***7,175***	***7,379***	***7,444***	***7,535***	***7,536***	***7,480***	***7,344***	***7,322***	***7,241***	***7,239***

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 23: Building Attendance Enrollment Forecasts by Middle School/Program per Grade

Attendance Area Schools/Programs

Alder Creek MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	299	313	265	322	299	291	312	321	287	290	262
7	270	300	316	268	327	303	290	312	321	287	289
8	321	246	278	293	247	304	276	264	286	294	262
6-8	***890***	***859***	***859***	***884***	***872***	***897***	***878***	***896***	***894***	***870***	***813***

Happy Valley MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	380	335	304	393	345	359	388	437	439	485	490
7	298	370	339	304	397	347	360	391	440	444	491
8	385	313	391	360	321	419	364	377	409	461	464
6-8	***1,063***	***1,018***	***1,034***	***1,058***	***1,063***	***1,125***	***1,112***	***1,205***	***1,289***	***1,390***	***1,444***

Rock Creek MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	297	334	300	312	308	297	310	338	305	312	286
7	317	324	345	312	325	320	306	319	348	315	322
8	306	319	321	343	309	323	314	300	314	343	309
6-8	***920***	***977***	***966***	***967***	***942***	***941***	***930***	***958***	***967***	***971***	***918***

Rowe MS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6	228	252	250	290	279	304	293	307	280	288	267
7	265	227	251	250	290	279	300	290	304	278	286
8	276	280	237	264	263	306	291	313	303	318	290
6-8	***769***	***759***	***738***	***804***	***832***	***889***	***884***	***910***	***887***	***884***	***843***

Figure 23: Building Attendance Enrollment Forecasts by Middle School/Program per Grade

Non-Attendance Area Buildings/Programs

Clackamas Web Academy

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6-8	*130*	*130*	*130*	*130*	*130*	*130*	*130*	*130*	*130*	*130*	*130*

District Totals

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
6-8	*3,772*	*3,742*	*3,727*	*3,843*	*3,839*	*3,982*	*3,933*	*4,099*	*4,167*	*4,244*	*4,148*

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 24: Building Attendance Enrollment Forecasts by High School/Program per Grade

Attendance Areas

Clackamas HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	370	305	312	314	336	303	315	304	290	305	334
10	299	370	295	301	305	326	290	303	292	279	293
11	320	291	355	284	291	294	312	277	291	280	268
12	546	346	317	384	312	315	319	340	298	316	304
9-12	***1,535***	***1,312***	***1,279***	***1,283***	***1,243***	***1,238***	***1,236***	***1,224***	***1,171***	***1,180***	***1,199***

Milwaukie HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	268	279	280	238	266	261	310	290	312	307	325
10	262	264	270	268	230	257	251	298	278	301	296
11	200	269	267	273	273	232	261	252	299	283	305
12	189	183	217	216	222	222	183	209	201	247	232
9-12	***919***	***994***	***1,034***	***995***	***990***	***972***	***1,005***	***1,049***	***1,089***	***1,139***	***1,158***

Nelson HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	354	380	314	393	362	318	427	362	375	409	461
10	356	340	380	315	395	364	315	425	360	372	408
11	307	320	311	352	287	366	333	283	394	328	340
12	87	314	359	349	394	328	405	369	321	437	367
9-12	***1,104***	***1,354***	***1,364***	***1,408***	***1,438***	***1,377***	***1,479***	***1,438***	***1,449***	***1,546***	***1,576***

Putnam HS

Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9	300	315	247	281	296	249	304	275	261	284	292
10	291	282	294	233	263	278	232	283	256	246	266
11	302	268	262	273	213	244	256	210	260	235	224
12	269	294	274	267	280	218	248	260	213	266	239
9-12	***1,162***	***1,159***	***1,077***	***1,055***	***1,052***	***988***	***1,041***	***1,027***	***990***	***1,031***	***1,022***

Figure 24: Building Attendance Enrollment Forecasts by High School/Program per Grade

Non-Attendance Area Buildings/Programs

Clackamas Middle College

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9-12	234	250	250	250	250	250	250	250	250	250	250

Clackamas Web Academy

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9-12	291	289	289	289	289	289	289	289	289	289	289

Milwaukie Academy of Arts

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9-12	298	298	298	298	298	298	298	298	298	298	298

New Urban HS

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9-12	61	90	90	90	90	90	90	90	90	90	90

District Totals

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
9-12	5,604	5,747	5,681	5,668	5,650	5,502	5,687	5,666	5,626	5,823	5,883

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 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	Change 2021-22 to 2031-32 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%

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	Change 2021-22 to 2031-32 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 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	Change 2021-22 to 2031-32 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 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	Change 2021-22 to 2031-32 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.

Figure 28: Building Attendance Enrollment Forecasts by Individual Grade: Low-Growth Scenario

	Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	K	1,155	1,212	1,112	1,183	1,124	1,038	1,092	1,108	1,085	1,100	1,081
	1	1,134	1,187	1,245	1,141	1,214	1,153	1,062	1,117	1,133	1,109	1,125
	2	1,149	1,161	1,209	1,267	1,161	1,236	1,170	1,077	1,133	1,149	1,126
	3	1,252	1,162	1,174	1,222	1,281	1,174	1,245	1,178	1,085	1,141	1,158
	4	1,089	1,256	1,169	1,180	1,228	1,288	1,176	1,247	1,181	1,087	1,144
	5	1,227	1,106	1,275	1,186	1,198	1,247	1,303	1,189	1,262	1,195	1,100
	6	1,238	1,259	1,137	1,311	1,219	1,232	1,277	1,336	1,222	1,297	1,227
	7	1,187	1,250	1,268	1,146	1,321	1,230	1,238	1,285	1,344	1,228	1,302
	8	1,347	1,205	1,258	1,278	1,154	1,331	1,234	1,244	1,291	1,349	1,232
	9	1,483	1,465	1,330	1,384	1,403	1,273	1,457	1,354	1,361	1,413	1,474
	10	1,419	1,474	1,447	1,315	1,369	1,384	1,260	1,436	1,334	1,347	1,395
	11	1,364	1,399	1,444	1,419	1,290	1,339	1,358	1,232	1,404	1,310	1,319
	12	1,338	1,395	1,419	1,466	1,440	1,306	1,360	1,374	1,246	1,426	1,327
Total Attendance *(Building Attendance)*	***K-5***	*7,006*	*7,084*	*7,183*	*7,179*	*7,207*	*7,135*	*7,047*	*6,916*	*6,879*	*6,782*	*6,734*
	6-8	*3,772*	*3,714*	*3,663*	*3,735*	*3,694*	*3,793*	*3,749*	*3,865*	*3,856*	*3,874*	*3,762*
	9-12	*5,604*	*5,733*	*5,640*	*5,585*	*5,501*	*5,302*	*5,434*	*5,396*	*5,345*	*5,495*	*5,515*
Subtotal:	***K-12***	*16,382*	*16,531*	*16,487*	*16,499*	*16,402*	*16,229*	*16,230*	*16,177*	*16,080*	*16,151*	*16,010*
Additional Programs												
Twilight at New Urban HS	–	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*
Adult Transition Program (ATP)	–	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*
LEEP	–	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*
Alternative Education Placements	–	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*
Total:	–	*16,507*	*16,656*	*16,612*	*16,624*	*16,527*	*16,354*	*16,355*	*16,302*	*16,205*	*16,276*	*16,135*

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (low-growth scenario). All enrollment values exclude students attending PS. Dual Language, PACE, SLCA, and TLC are included in grade group values. Also includes Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements in grand total at the bottom.

Figure 29: Building Attendance Enrollment Forecasts by Individual Grade: High-Growth Scenario

	Grade	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	K	1,155	1,400	1,219	1,245	1,182	1,117	1,198	1,226	1,243	1,271	1,284
	1	1,134	1,212	1,468	1,277	1,304	1,238	1,153	1,236	1,265	1,283	1,312
	2	1,149	1,186	1,261	1,526	1,327	1,354	1,267	1,180	1,266	1,295	1,313
	3	1,252	1,186	1,225	1,300	1,574	1,368	1,376	1,288	1,199	1,286	1,316
	4	1,089	1,280	1,216	1,256	1,333	1,613	1,381	1,389	1,302	1,212	1,300
	5	1,227	1,125	1,324	1,258	1,301	1,379	1,644	1,408	1,417	1,328	1,237
	6	1,238	1,279	1,177	1,385	1,317	1,363	1,423	1,697	1,456	1,467	1,376
	7	1,187	1,269	1,310	1,207	1,420	1,353	1,377	1,440	1,718	1,475	1,486
	8	1,347	1,224	1,297	1,341	1,235	1,456	1,365	1,392	1,456	1,737	1,491
	9	1,483	1,484	1,368	1,443	1,488	1,376	1,606	1,496	1,521	1,591	1,882
	10	1,419	1,495	1,487	1,371	1,446	1,489	1,369	1,592	1,483	1,513	1,580
	11	1,364	1,419	1,485	1,478	1,362	1,433	1,469	1,346	1,565	1,462	1,489
	12	1,338	1,414	1,458	1,527	1,521	1,397	1,463	1,494	1,369	1,597	1,490
Total Attendance *(Building Attendance)*	***K-5***	*7,006*	*7,389*	*7,712*	*7,862*	*8,021*	*8,069*	*8,019*	*7,727*	*7,693*	*7,676*	*7,763*
	6-8	*3,772*	*3,772*	*3,783*	*3,932*	*3,972*	*4,171*	*4,165*	*4,529*	*4,630*	*4,680*	*4,352*
	9-12	*5,604*	*5,811*	*5,797*	*5,819*	*5,816*	*5,695*	*5,906*	*5,929*	*5,937*	*6,164*	*6,441*
Subtotal:	***K-12***	*16,382*	*16,973*	*17,293*	*17,614*	*17,809*	*17,935*	*18,090*	*18,185*	*18,260*	*18,519*	*18,556*
Additional Programs												
Twilight at New Urban HS	–	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*	*8*
Adult Transition Program (ATP)	–	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*	*41*
LEEP	–	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*	*40*
Alternative Education Placements	–	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*	*36*
Total:	–	*16,507*	*17,098*	*17,418*	*17,739*	*17,934*	*18,060*	*18,215*	*18,310*	*18,385*	*18,644*	*18,681*

NCSD October 2021–22 SIS enrollment and 2022–23 to 2031–32 FLO enrollment forecasts (high-growth scenario). All enrollment values exclude students attending PS. Dual Language, PACE, SLCA, and TLC are included in grade group values. Also includes Twilight, Adult Transition Program (ATP), LEEP, and Alternative Education Placements in grand total at the bottom.