

# Greater Albany Public Schools

## Long-Range Facility Advisory Committee – LRFAC Workshop 2



# Agenda

- **Welcome**
- **Committee Introductions**
- **Guiding Principle Confirmation**
- **Survey Results**
- **Facility Assessment and Educational Adequacy Results**

## **Break**

- **Group Exercise**
- **Report Out**



### GOING OUT FOR A BOND



# Schedule

# Committee Attendance

The District is committed that the entire committee finishes the work!

Please notify us if you can't attend a meeting, we will work with you to catch you up before the next meeting.

- **December - Follow up meeting dates**
  - **December 10 - 8-9 am**
  - **December 10 - 2:30-3:30 pm**
  - **December 12 - 1-2 pm**
- **Email Chris Green ([chris.green@albany.k12.or.us](mailto:chris.green@albany.k12.or.us))**
  - **Please indicate all dates you are available**
  - **Chris will confirm date to attend**

## Greater Albany Public Schools will be:

### **Inclusive** & **Empowering**

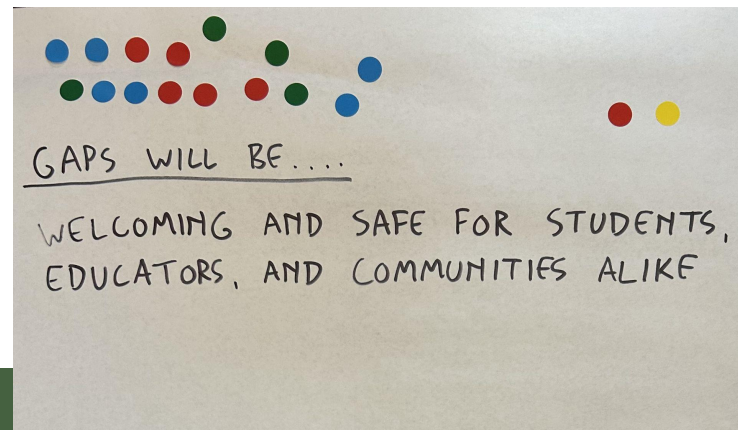
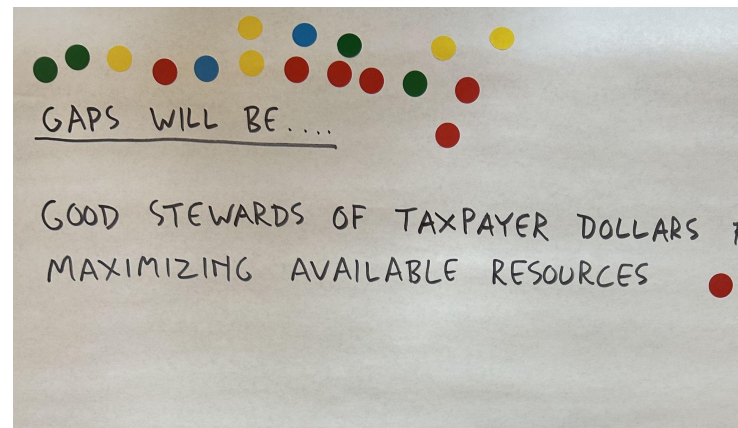
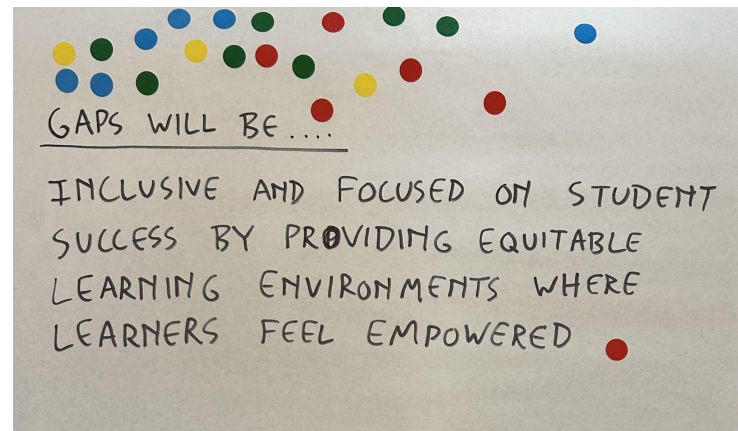
Every student will thrive in equitable learning environments that celebrate diversity and empower learners to succeed.

### **Responsible** & **Stewards**

We will maximize resources and ensure taxpayer dollars are used efficiently and transparently to support student success.

### **Welcoming** & **Safe** **Environments**

Every school will be a place where students, educators, and community members feel safe, supported, and valued.



# Greater Albany Public Schools will be:

## Flexible & Future-Ready

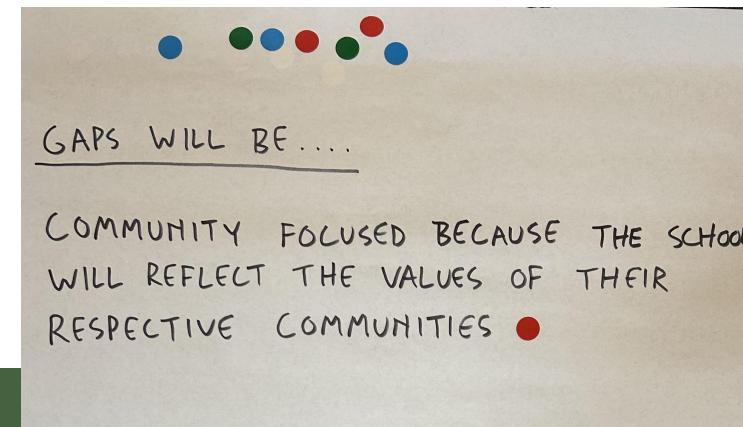
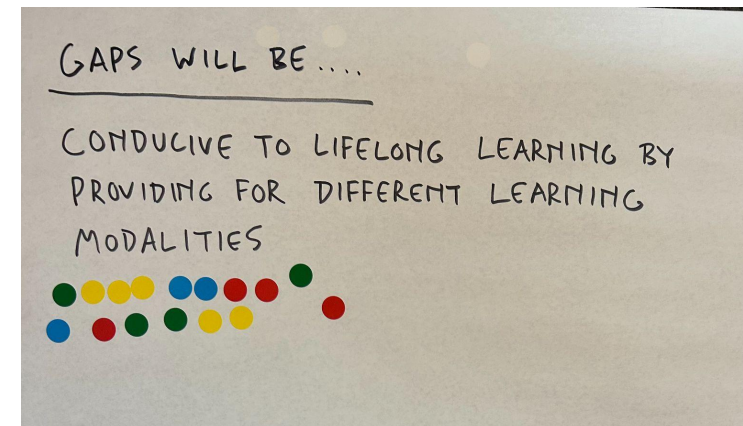
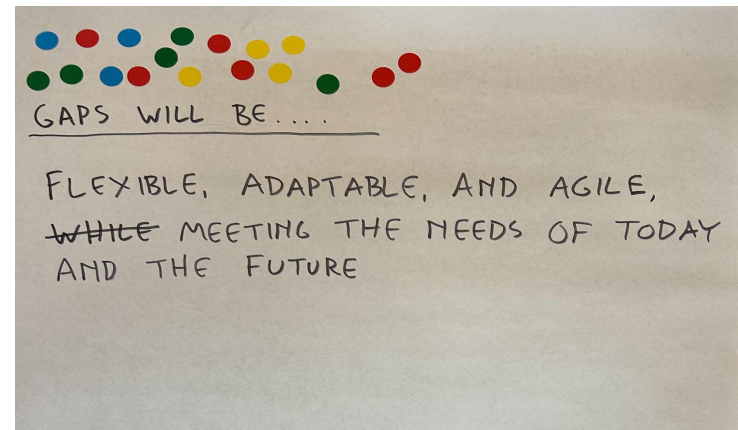
We will remain agile and adaptable, evolving to meet the needs of today's learners and tomorrow's challenges.

## Lifelong Learning Centers

Our schools will foster a love of learning through diverse, inclusive, and innovative educational approaches.

## Community-Focused

Schools will reflect and honor the unique values, cultures, and aspirations of the communities they serve.



# Survey Results



**2025 Pre-Bond Planning: Community Perception**  
**Fielded: September 8-9/11, 2025**  
**n=395, MOE +/- 4.93%**

# September 2025 Pre-Bond Survey Objectives

Determine community perceptions of Greater Albany Public Schools residents ahead of bond to support additional district education initiatives, including:

- Understand current perceptions of the district
- Understand topics/frequency/medium of communication from GAPS
- Understand community priorities for potential bond projects
- Understand basic cost sensitivity on potential bond

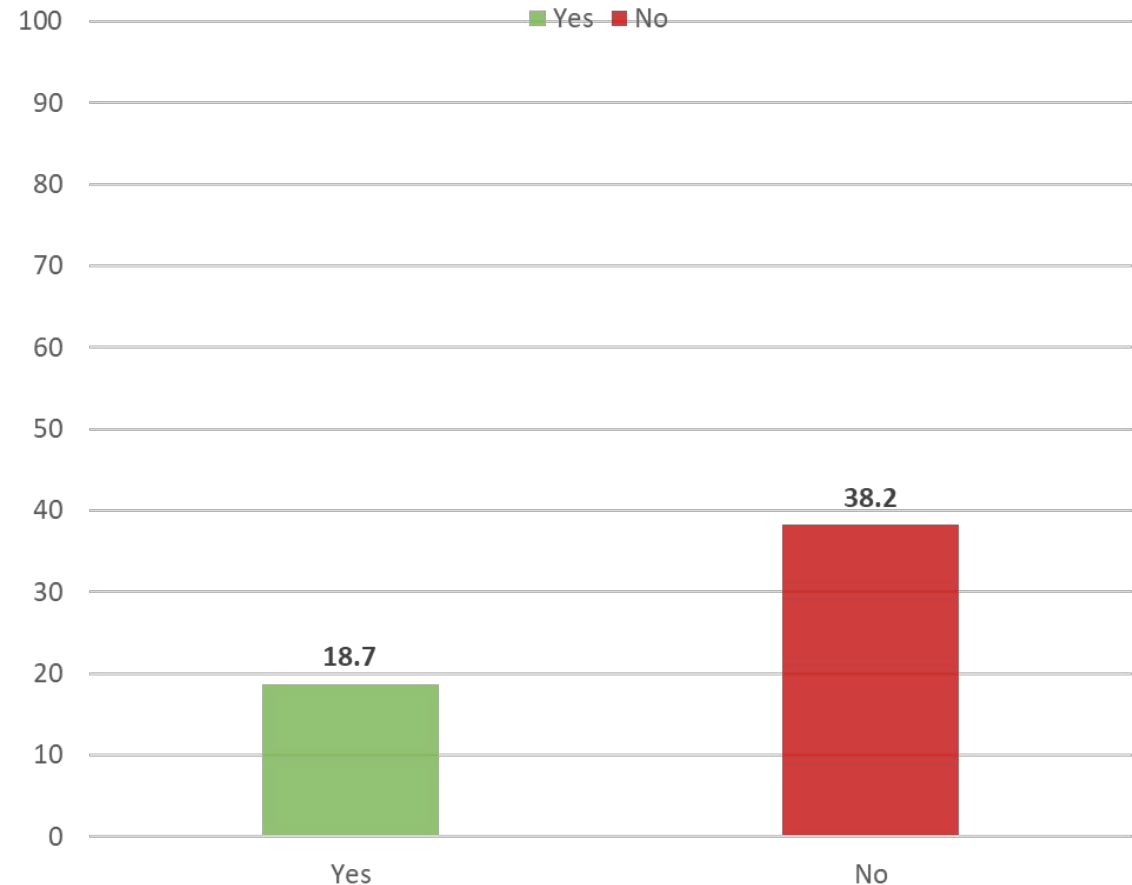
## Do you believe that Greater Albany Public Schools are on the **RIGHT TRACK**, or headed in the **WRONG DIRECTION**?

- 23.5% of Greater Albany residents feel the school district is on the **RIGHT TRACK** compared to 31.9% who feel things are headed in the **WRONG DIRECTION**.
- 44.6% of respondents are unsure.



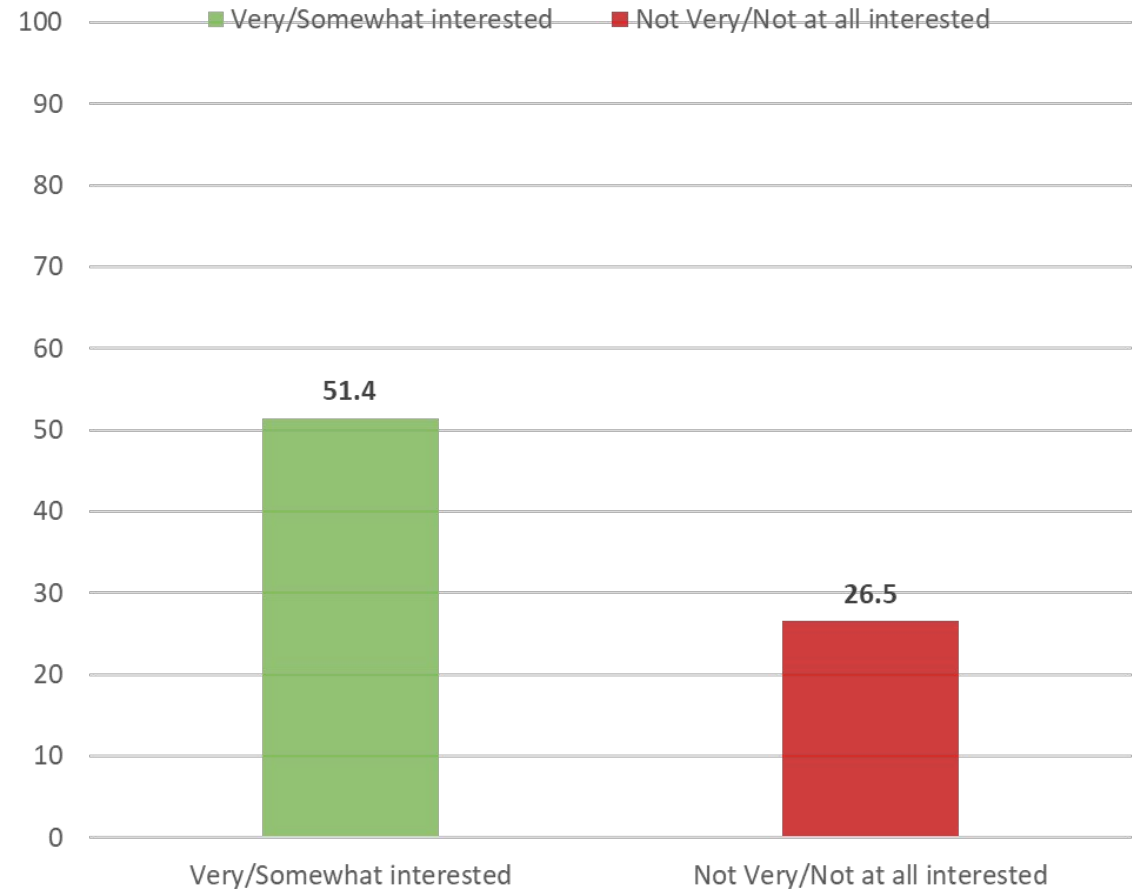
## Do you believe the school district spends the money it receives wisely?

- 18.7% of Greater Albany residents feel that the school district spends money wisely, while 38.2% disagree.
- 43% of respondents were unsure.

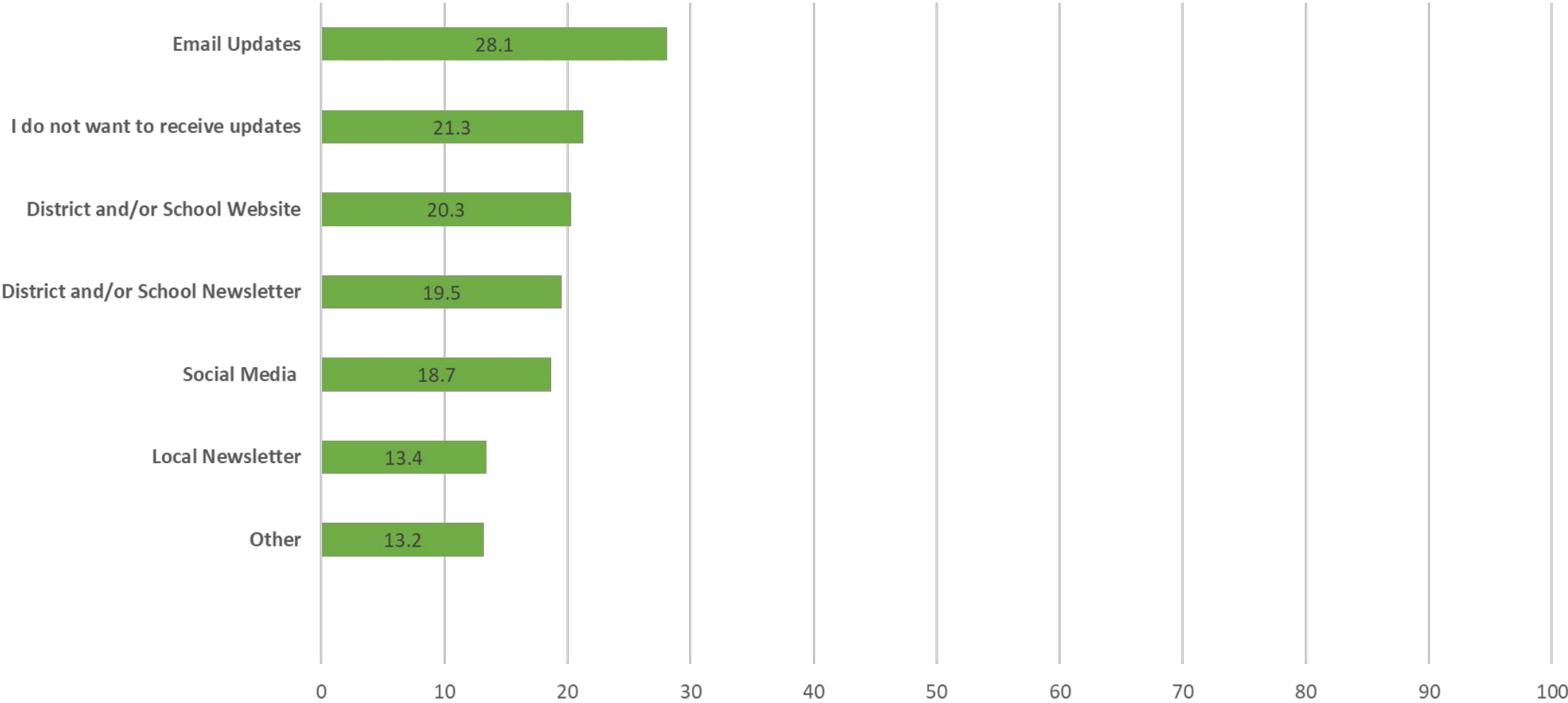


## How interested are you in receiving progress updates about the Greater Albany Public Schools?

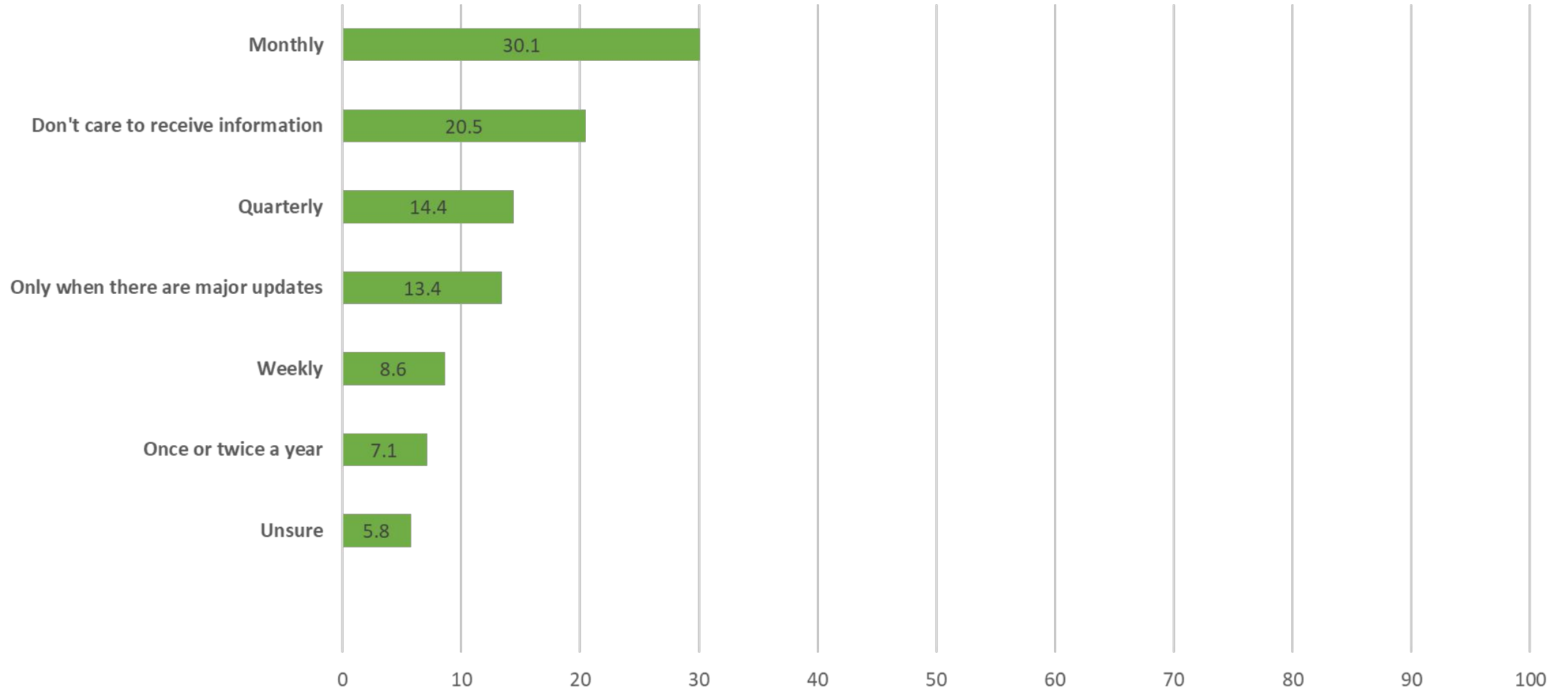
- **51.4%** of Greater Albany residents are very or somewhat interested in receiving progress updates about the school district, while **26.5%** are not very or not at all interested.



# How would you prefer to receive information updates about Greater Albany Public Schools?

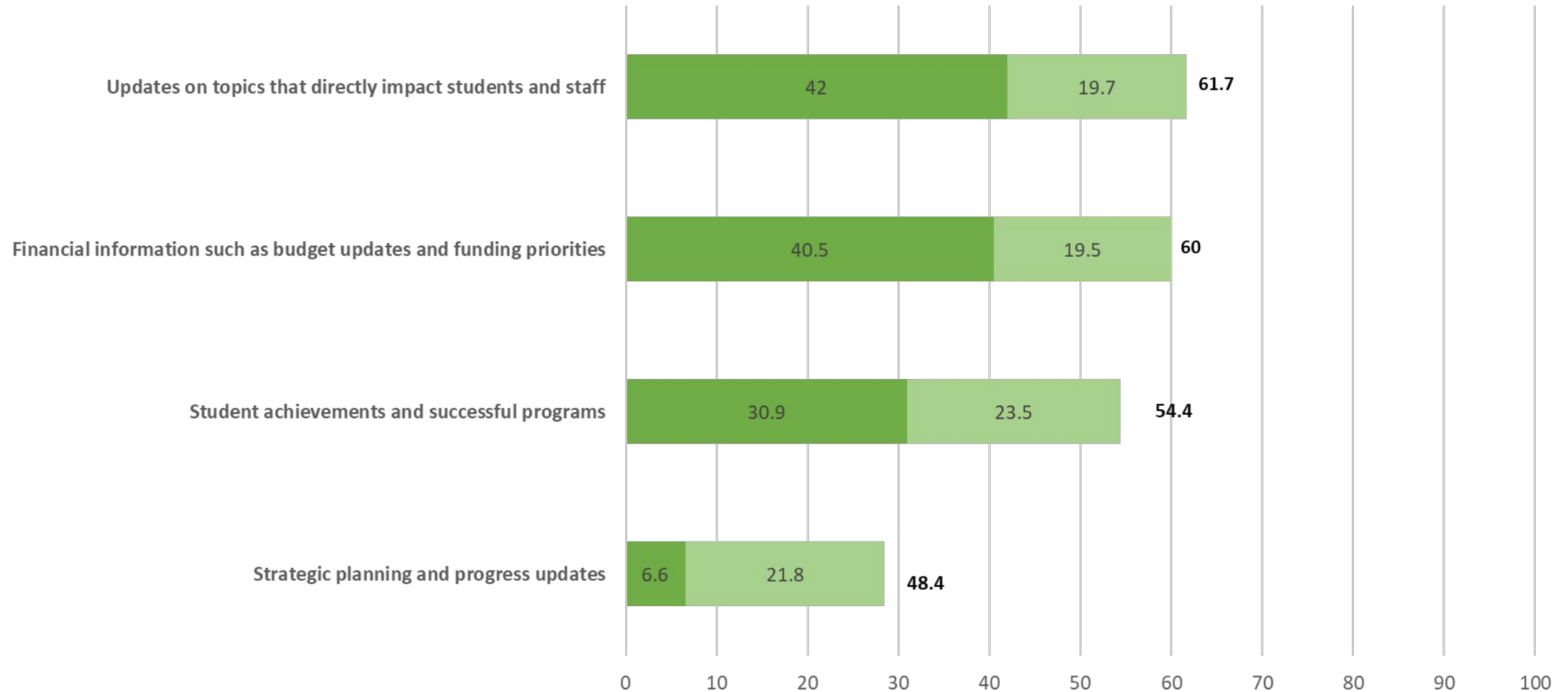


# How often would you want to receive information about Greater Albany Public Schools?



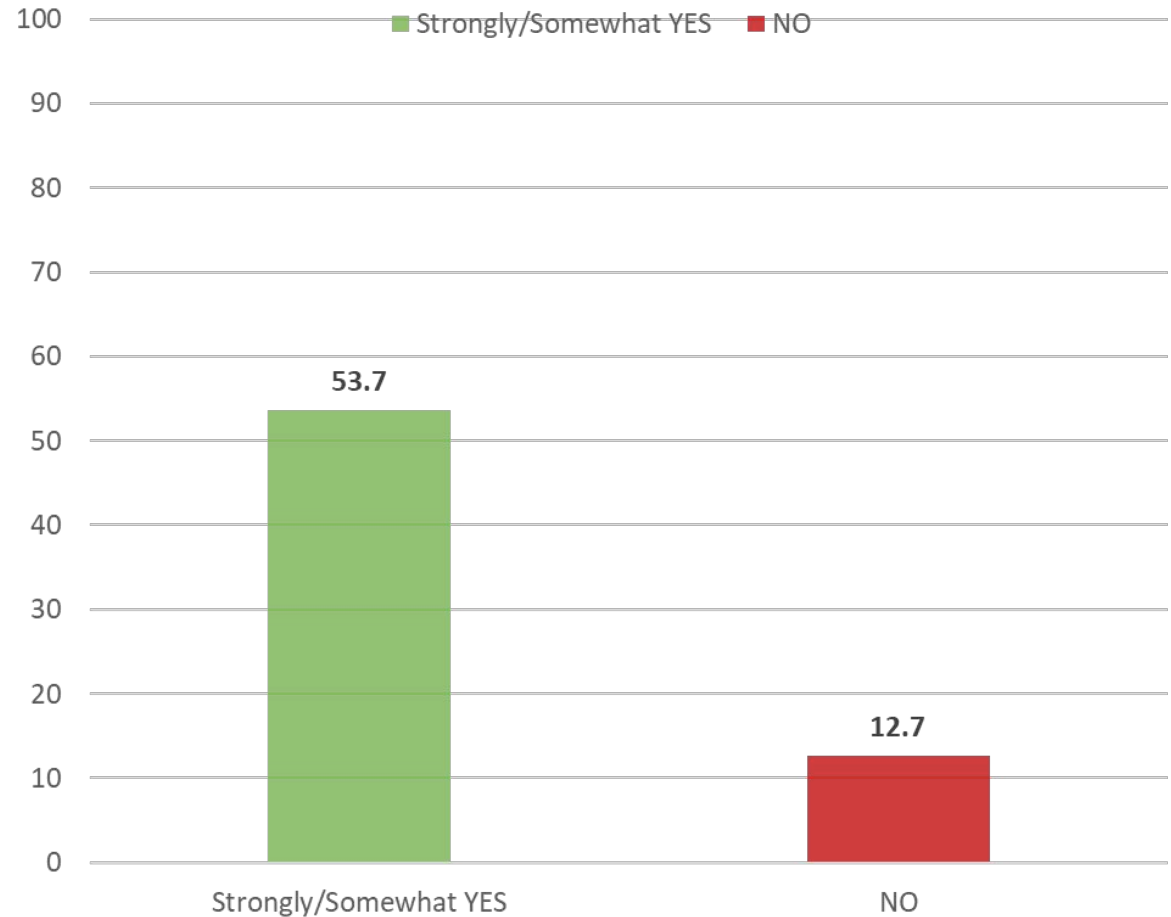
# Which topics are you most interested in receiving information about?

■ 5-Very Interested   ■ 4-Somewhat Interested

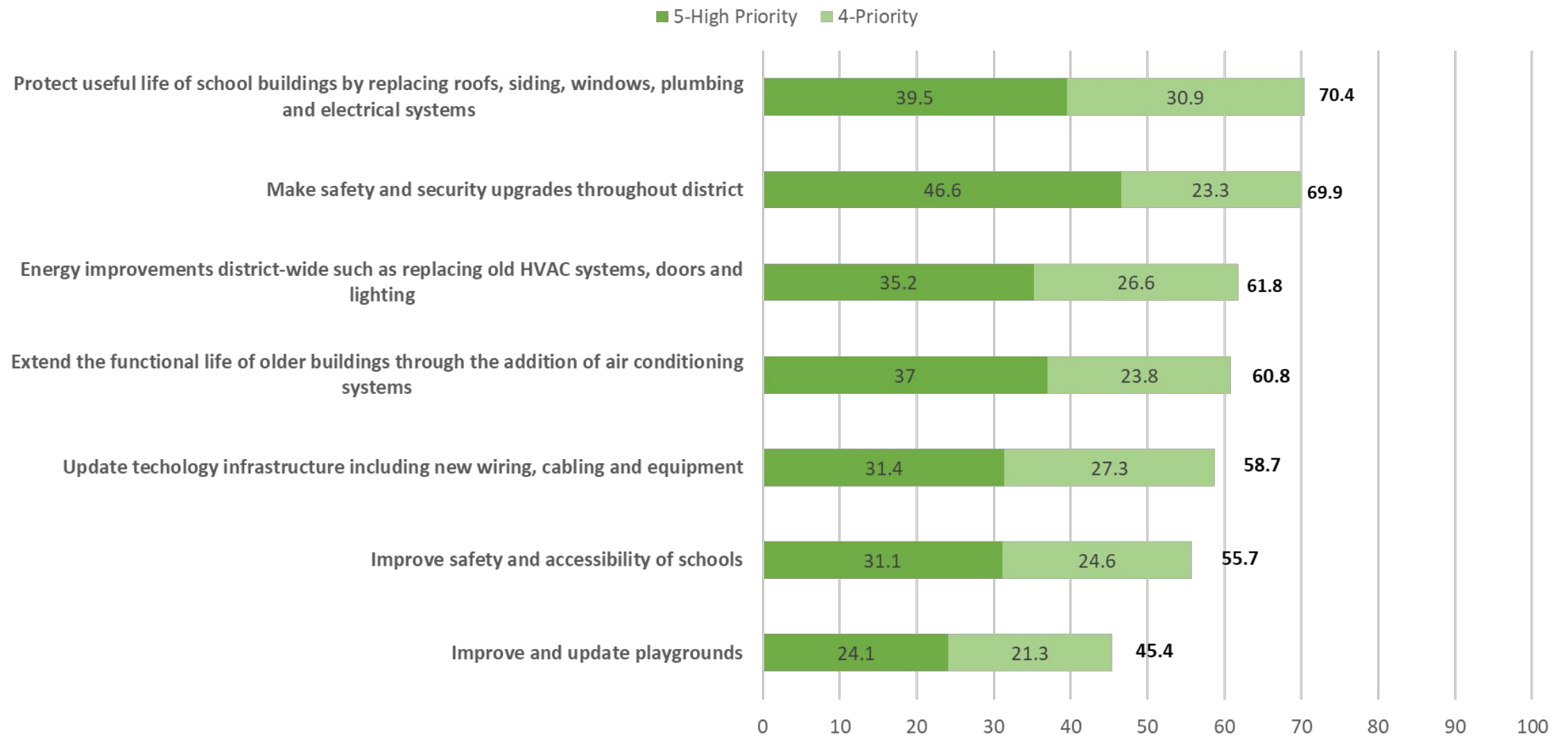


## Greater Albany Public Schools last passed a bond in 2017. Do you believe taxpayers received a good value from that bond measure?

- 53.7% of Greater Albany taxpayers feel that they received a good value for the 2017 bond, while 12.7% do not.
- 33.7% were unsure

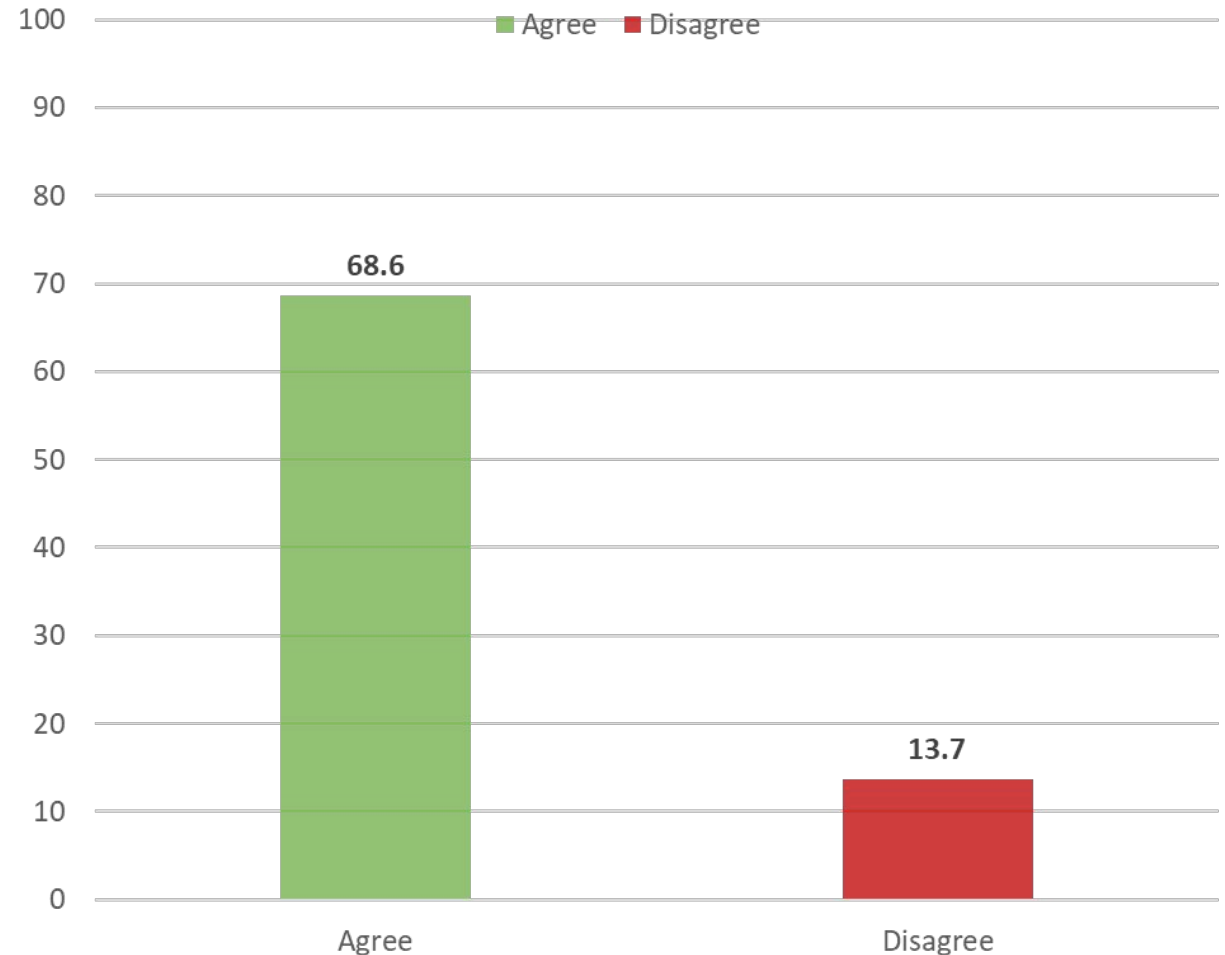


# Priority of potential school infrastructure projects



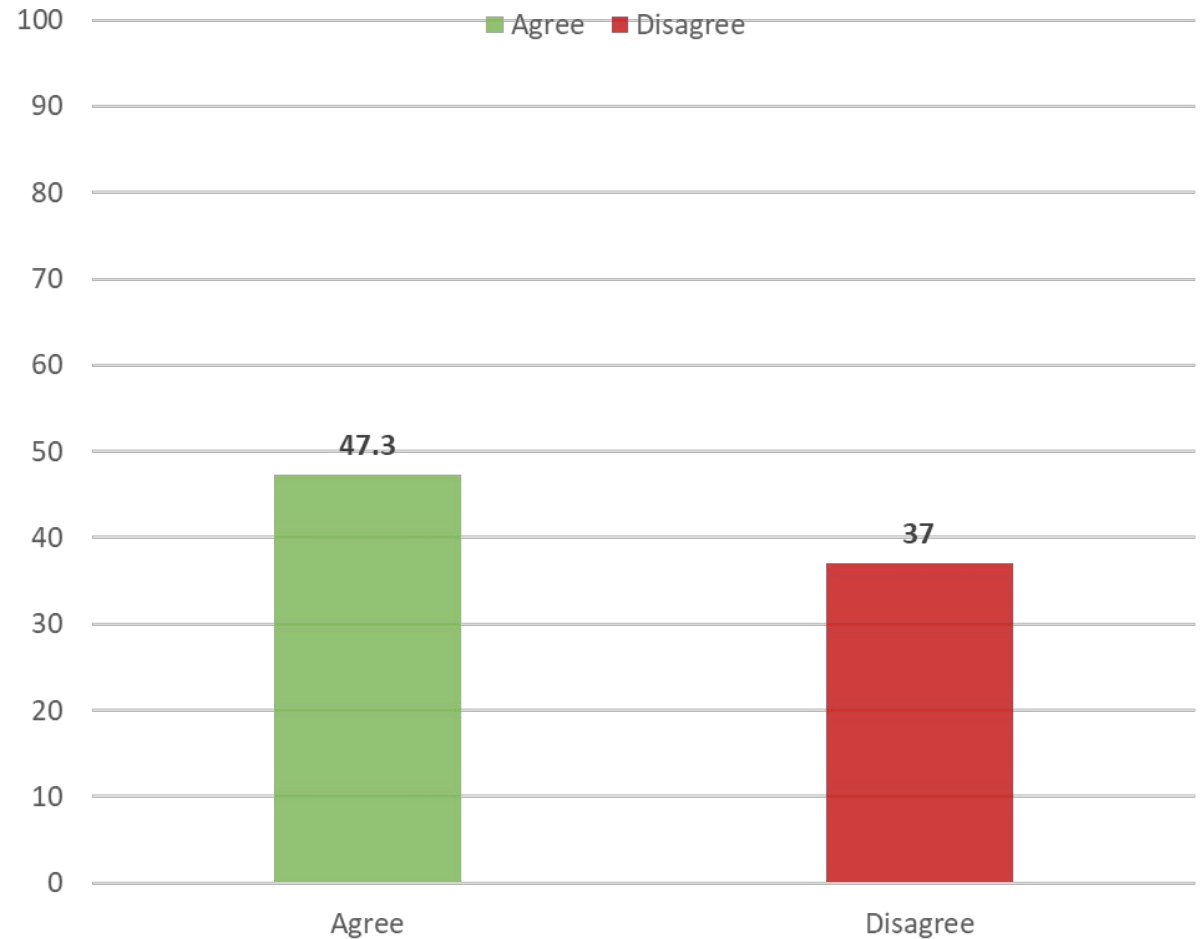
## If Greater Albany Public Schools asked taxpayers for a bond measure to make needed repairs and improvements to buildings without raising taxes, I would support the measure.

- **68.8%** of Greater Albany residents indicate that they would support a bond measure that did not raise tax rates, while **13.7%** do not agree.



## In this economy, I would not be able to afford an increase in my property taxes to fund school repairs and improvements.

- 47.3% of Greater Albany residents agree that they could not afford an increase in property taxes, while 37% disagree.



# Information

Nelson Research is a public opinion survey research firm based in Salem, Oregon. We specialize in public opinion polling for school districts, local governments, businesses, and trade associations. Nelson Research has been conducting public opinion research since 1980.

- Website: [nelson-research.com](http://nelson-research.com)
- Company email: [info@nelson-research.com](mailto:info@nelson-research.com)
- Firm Principal: [jlwilson@nelson-research.com](mailto:jlwilson@nelson-research.com)

# Wonderings

# How to get to a Long-Range Facility Plan

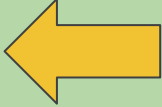
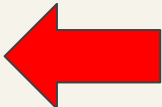
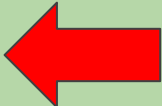
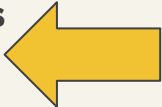


← STAKEHOLDER ENGAGEMENT →

<b>Requirement</b>	<b>Why?</b>
<b>Review population projections</b>	<b>Plan for growth with demographic studies and planned housing developments.</b>
<b>Collaboration with local planning agencies</b>	<b>If new sites are needed for new facilities – review feasibility with planning agencies</b>
<b>Evidence of community engagement</b>	<b>Understand the educational vision of the community; confirming costs of improvements and prioritize needs</b>
<b>Identify any facilities on the Historic Registry</b>	<b>Identify community assets that are important to maintain</b>
<b>Confirm educational adequacy of each school</b>	<b>Review against Oregon Dept. of Education’s requirements for adequate learning spaces</b>
<b>Identify changes needed to meet adequacy standards with alternates for new construction and renovations</b>	<b>Proposed improvements increase the quality of learning spaces for better outcomes for students</b>



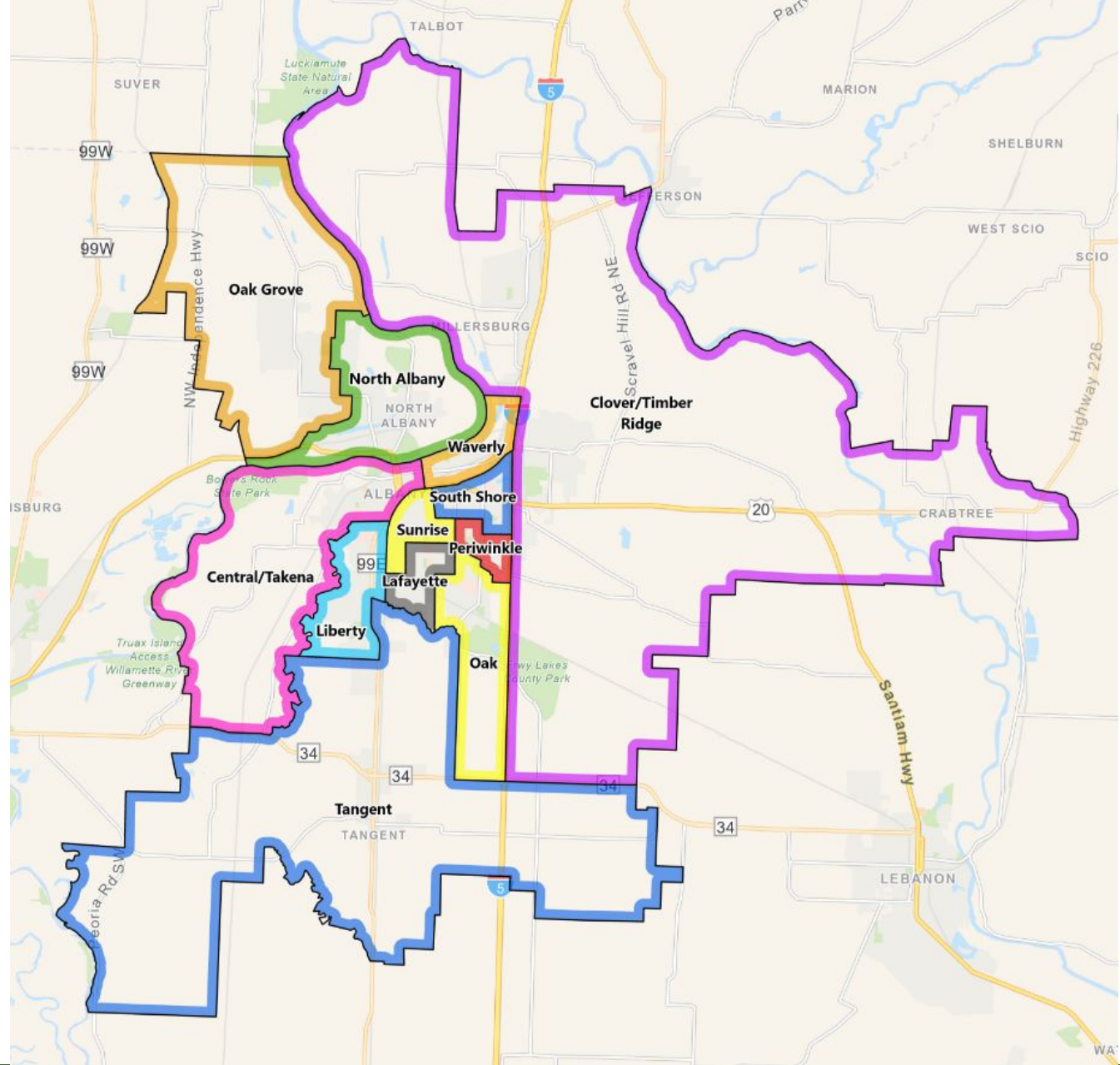
# Requirements of a Long-Range Plan

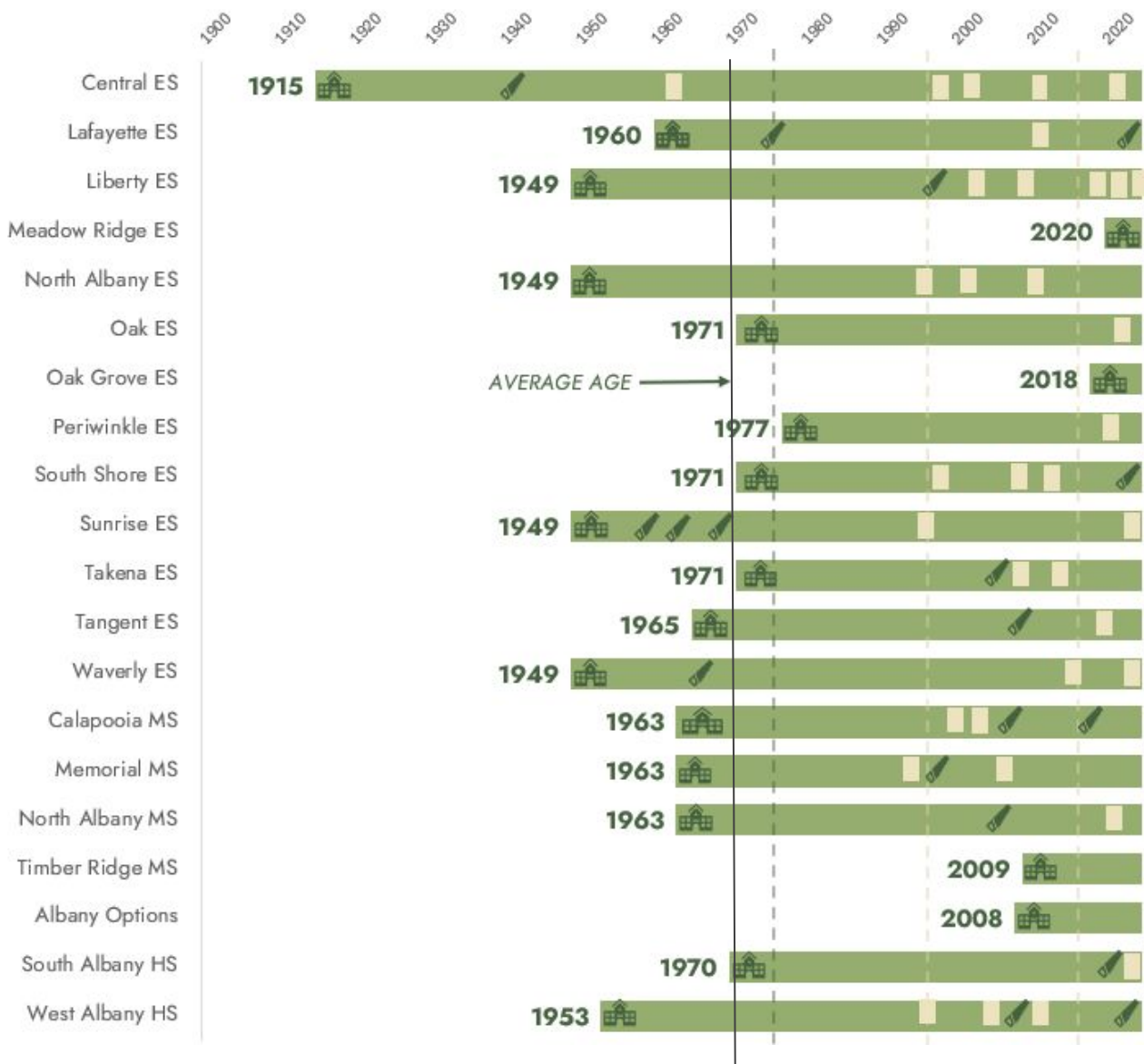
Long-Range Facility Plan Requirements	Why?
Review population projections 	Plan for growth with demographic studies and planned housing developments.
Collaboration with local planning agencies	If new sites are needed for new facilities – review feasibility with planning agencies
Evidence of community engagement	Understand the educational vision of the community; confirming costs of improvements and prioritize needs
Identify any facilities on the Historic Registry 	Identify community assets that are important to maintain
Confirm educational adequacy of each school 	Review against Oregon Dept. of Education’s requirements for adequate learning spaces
Identify changes needed to meet adequacy standards with alternates for new construction and renovations 	Proposed improvements increase the quality of learning spaces for better outcomes for students



# Requirements of a Long-Range Plan

# District at a Glance





## AGE OF SCHOOLS

- 1 is 110 years old
- 4 are over 75 years old
- 5 are over 60 years old
- 15 are over 50 years old requiring SHPO determinations

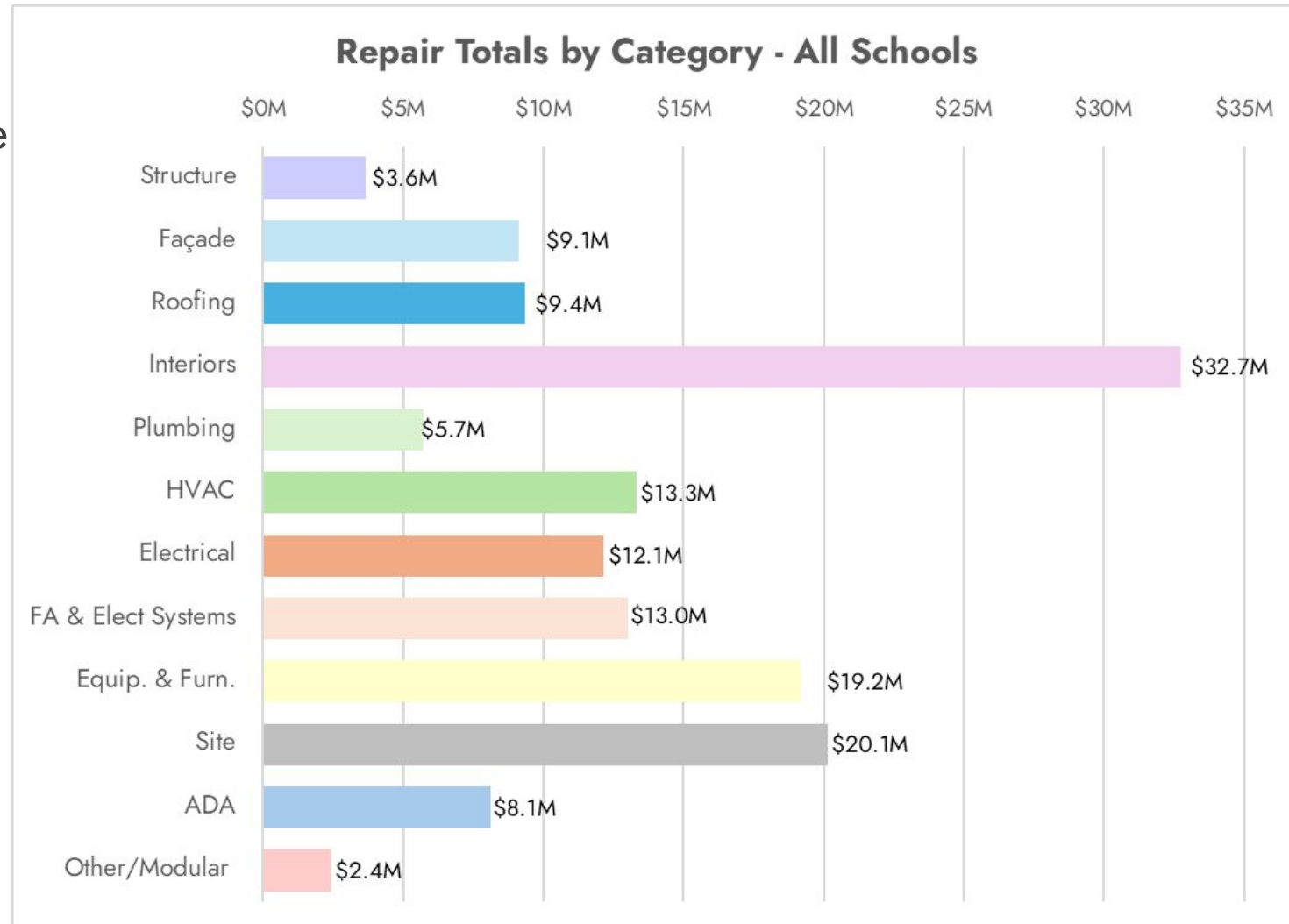
State Historic Preservation Office (SHPO)  
 Oregon Revised Statute 358.653 -  
 Protection of Publicly Owned Historic  
 Properties

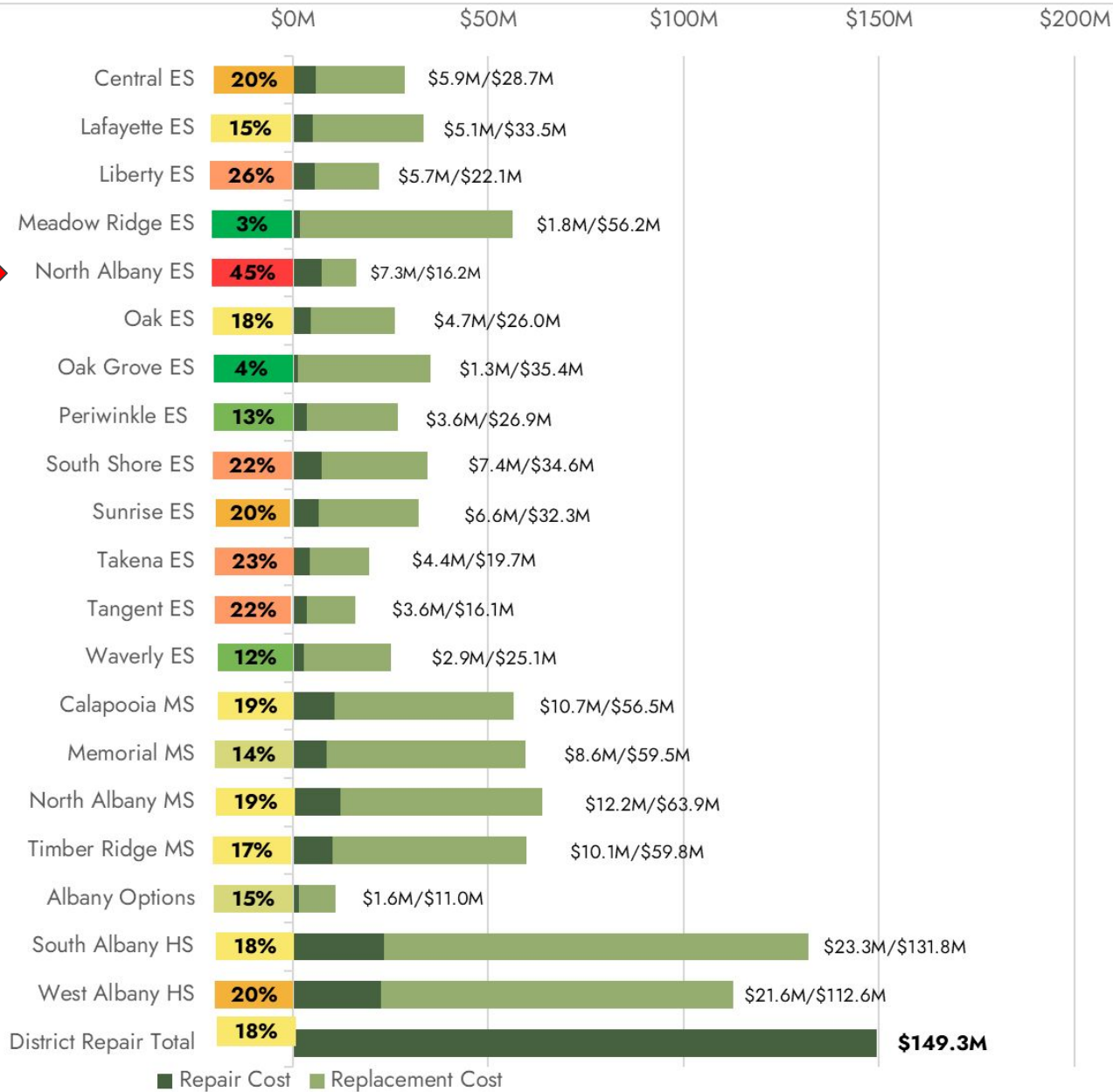
- 50 years or older
- Determine if site is of historic significance
- Central ES listed in an Historic District



## COST OF REPAIRS DISTRICT-WIDE

- Over \$148.7 Million on repairs over the next 5 years.
- \$32.7M on interiors includes
  - replacing asbestos finishes
  - replacing failing ceilings
  - replacing failing wall finishes
- \$25.1M on electrical systems and lighting
- \$19.2M on Equipment and Furnishings
- \$20.1M on site work
  - Playfields
  - Playgrounds
  - Athletic fields
  - Irrigation
- \$13.3M on HVAC repairs





## RENOVATION COST PER SCHOOL

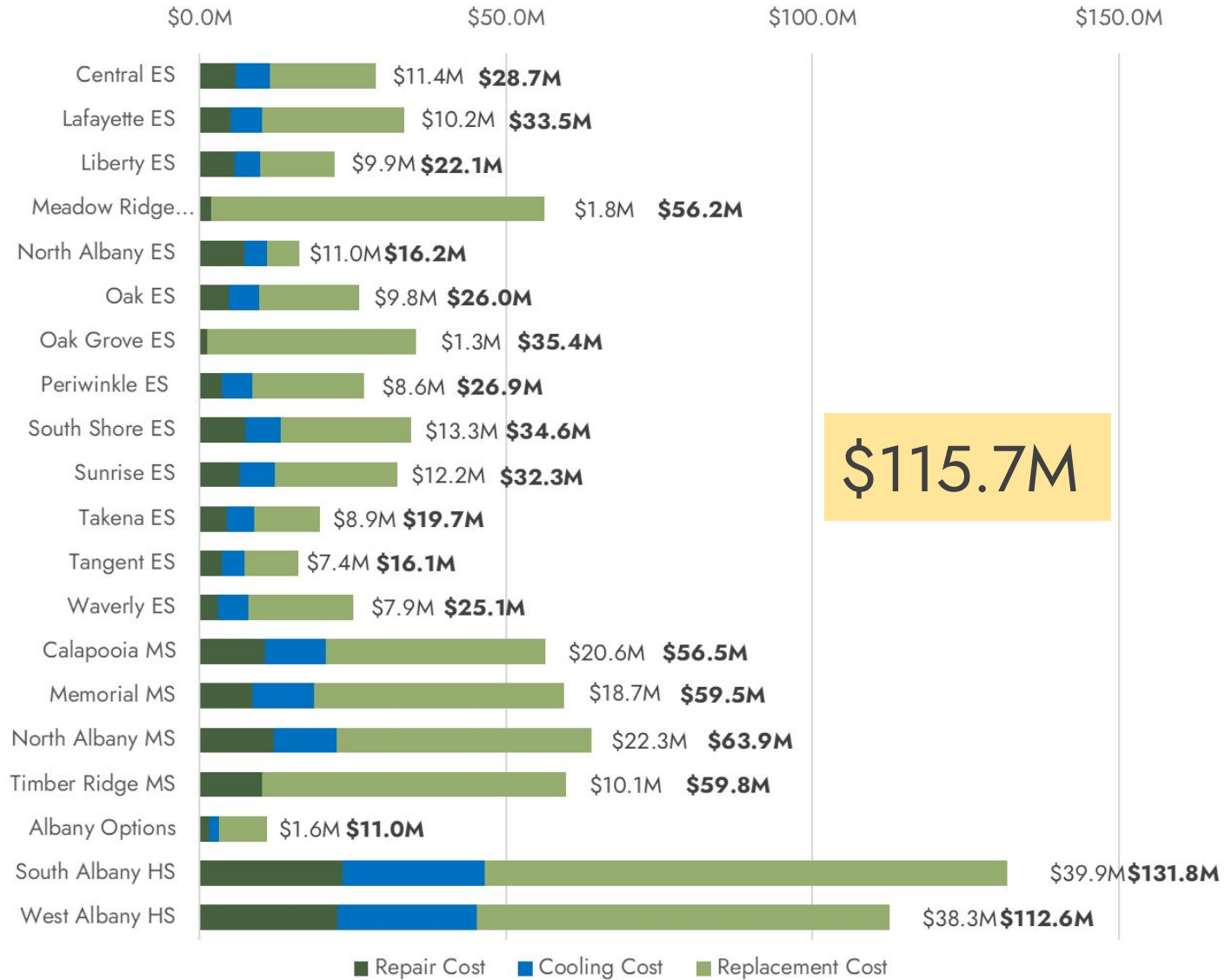
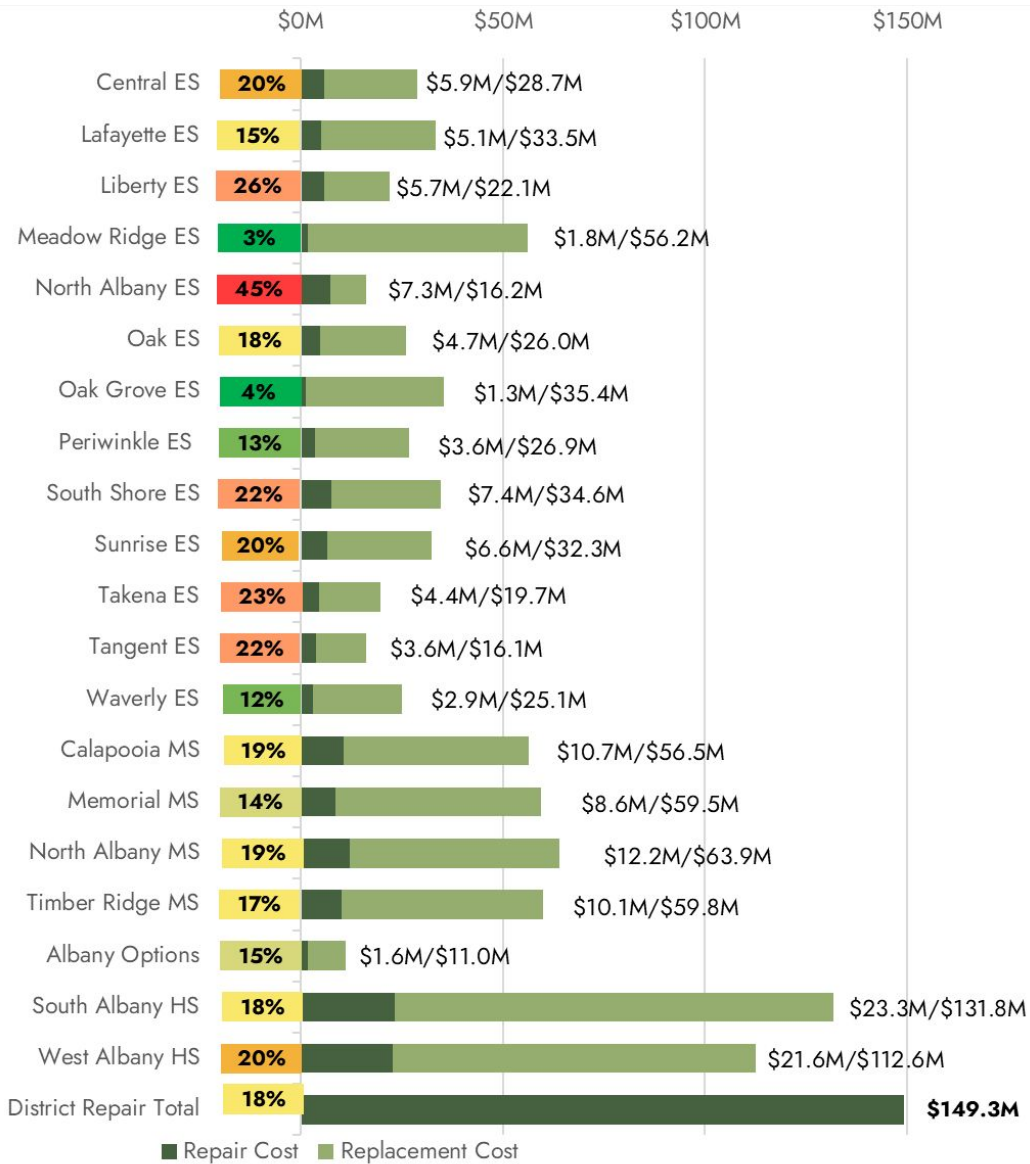
### Facility Condition Index (FCI)

$$FCI = \frac{\text{Renovation costs}}{\text{Replacement costs}} \times 100$$

0% to 5%: Good condition - Minor work  
 5% to 10%: Fair condition - work needs to be done  
 10% to 30%: Poor condition - has significant need  
 30% and above: Critical, high needs potential replacement

Above 50%: Justifies replacement discussion





# Facility Assessments

## ODE Educational Adequacy Standards:

- Acoustics and Noise
- Air Quality
- Lighting
- Temperature
- School Capacity and Classroom Space

## Additional standards:

- Curriculum Support
  - Program support
  - Athletics/PE Support
- Professional Development
- Safety and Security
  - Building Components
  - Site conditions

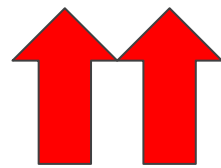
### Sunrise Elementary School

Greater Albany Public Schools  
Educational Adequacy



	15	10	5	0	
Agree	Agree but with issues	Disagree	Not Applicable		
<i>Ancillary gym is very loud, needs acoustic treatment</i>					
B	Sound from classrooms does not interfere with instructional activity in adjoining classrooms				10
	Yes				15
C	Ventilation system noise does not negatively impact instructional activity in any classrooms				10
	<i>Fan system in gym is very loud.</i>				
<b>2 Air Quality Education Adequacy Standard</b>					<b>5.0</b>
A	The school has an Indoor Air Quality Management Program				
	No				5
B	Classrooms are equipped with CO2 sensors				
	No				5
<b>3 Lighting Educational Adequacy Standard</b>					<b>12.0</b>
A	Classrooms are adequately lit by fixtures and lighting is comfortable				
	<i>Yes, but ballasts frequently go out.</i>				10
B	Ceilings and walls are white or light-colored for high reflectance				
	Yes				15
C	Light fixtures do not produce glare or block lines of sight				
	Yes.				15
D	Classrooms have shades or blinds on exterior windows that are easily controlled, helping with glare and heat gain				
	<i>All have blinds.</i>				15
E	Light fixtures in classrooms provide an even light distribution throughout the learning area				
	<i>Stage lights do not work, classrooms do not have dimmers.</i>				5
<b>4 Temperature Education Adequacy Standard</b>					<b>10.0</b>
A	Classrooms do not get excessively hot at the beginning and end of the school year				
	<i>Classrooms facing the blacktop get excessively hot, preschool stays cool.</i>				5
B	Classrooms do not get excessively during the cold season				
	<i>Heat ok.</i>				15
<b>5 School Capacity Educational Adequacy Standard</b>					<b>11.0</b>
A	No portables are being used for instruction				
	<i>Two portables.</i>				5
B	Classrooms comfortably fit the amount of students based on the District's loading standards				
	Yes.				15
C	School has enough classrooms for special needs instruction				
	Yes.				15
D	The cafeteria commons is large enough for a reasonable amount of lunch periods. How many lunch periods does the school currently accommodate?				
	<i>No, 3 periods because of size limitation.</i>				5
E	The school has an adequate amount of administrative offices				
	Yes.				15
F	Student Services are adequately sized for the student population				
	<i>There is a vacant office used for this, but no conference room.</i>				10
G	The Media Center/ Library is adequately sized for the student population at the school				
	<i>Yes, for students, but not other uses.</i>				10

Adequacy Categories	Central ES	Lafayette ES	Liberty ES	Meadow Ridge ES	North Albany ES	Oak ES	Oak Grove	Periwinkle ES	South Shore ES	Sunrise ES	Takena ES	Tangent ES	Waverly ES	Calapooia MS	Memorial MS	NAMS	Timber Ridge	AOS	SAHS	WAHS	District Avg
Acoustic Educational Adequacy	5.0	13.3	11.7	11.7	6.7	11.7	11.7	11.7	8.3	11.7	6.7	15.0	11.7	10.0	11.7	10.0	11.7	11.7	12.5	13.3	10.9
Air Quality Educational Adequacy	5.0	5.0	5.0	10.0	5.0	5.0	10.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.5
Lighting Educational Adequacy	12.0	12.0	15.0	14.0	11.0	13.0	14.0	12.0	12.0	12.0	12.0	12.0	14.0	12.0	12.0	13.0	13.0	13.0	10.0	13.0	12.6
Temperature Educational Adequacy	10.0	10.0	7.5	12.5	10.0	5.0	15.0	10.0	10.0	10.0	10.0	5.0	10.0	10.0	7.5	7.5	10.0	7.5	7.5	10.0	9.3
School Capacity Educational Adequacy	10.6	7.8	11.0	15.0	10.0	9.0	15.0	10.0	9.0	11.0	11.7	10.0	13.5	10.0	12.9	13.1	13.8	13.0	10.4	11.1	11.4
Curriculum Support	8.8	10.0	13.0	15.0	10.0	13.0	14.0	10.0	10.0	11.0	12.5	8.8	13.0	10.0	14.3	12.1	15.0	11.0	10.7	10.0	11.8
Safety and Security	8.8	9.0	12.0	14.0	10.0	8.0	14.0	10.0	9.0	7.0	10.0	12.0	9.0	9.2	10.0	9.0	13.0	12.5	9.0	13.0	11.8
Overall Percentage Score	59.4%	63.9%	71.6%	87.8%	59.7%	61.6%	89.2%	64.4%	60.3%	64.4%	64.6%	64.5%	72.5%	63.0%	69.8%	66.4%	77.6%	70.2%	62.0%	74.7%	68.4%



Each category is a total of 15 points

15 = Agree; 10 = Agree with issues; 5 Disagree; 0 Not applicable



# Educational Adequacy

## COMMON THEMES

- Playfields and playgrounds
- Mechanical systems / Cooling
- Single-pane windows
- Middle School Gym finishes
- Lighting and controls
- Cafeteriums / separate gyms
- Secured vestibules
- Student services - limited space for small meetings
- Acoustic conditions in gyms and operable partitions
- Covered play structures at middle schools
- Bus drop-off zones and parent drop-off
- Older schools' ability to provide for Special programs
- ADA compliance issues
- Inadequate parking - not well lit

# Sunrise Elementary School

730 19<sup>th</sup> Ave SE, Albany, Oregon 97322

Year Built	Square Feet	Grades	Repair \$	Replace \$	FCI
1949	54,424	K-5	\$6,242,471	\$32,273,432	Poor - 19%



## GENERAL SUMMARY

Date of Initial Visit: August 24, 2024

Date of Verification: August 6, 2025

Sunrise Elementary is a single-story school located in the south-central area of Albany. Built in 1949 the school had several additions during the 1950's and 1960's, but limited renovations since. The site includes two modular buildings.



## EXISTING SITE CONDITIONS

Site Acres	No. Bldgs.	Irrigation	Parking	Site Repair \$
6.15	1	N	22/1 ADA	\$1,079,846



## KEY SITE COMMENTS

- The entire site is fully fenced, but a separate are for pre-school would be beneficial.
- Parking is shared with Albany Options, very limited.
- Playfields are soggy throughout winter and cannot be used.
- The asphalt playground needs to be re-paved with visible cracks, gaps and ponding issues.
- Concrete paving around the site is damaged and is in need or repair or replacement.



# Facility Assessment Reports

## EXISTING BUILDING CONDITIONS

Square Feet	Enrollment	Capacity	Ed. Adequacy	Bldg. Repair \$
54,424	309	396	64.4%	\$5,162,625



### KEY BUILDING COMMENTS

- The main entry lacks a secured vestibule and the office lacks direct visibility to the entrance.
- Most exterior windows are either original single pane or are failing aluminum framed windows.
- Classrooms typically have the original casework and plumbing fixtures, with varying degrees of condition.
- The exterior façade needs renovation throughout with areas of the siding and trim showing significant deterioration.
- Lighting varies, but is typically older fluorescent, ballasts are often failing and there are no dimming controls.
- Flooring varies between ACM and carpet in the classrooms.
- Significant water damage was visible in the interior wood paneling of the Aux Gym.
- Illuminated egress lighting is needed in several locations.
- Stage curtains need to be replaced.

### SAFETY & SECURITY NOTES

- The main entry lacks a secured vestibule and the office lacks direct visibility to the entrance.
- Modular building makes supervision of the playfields difficult.
- Various issues with not being able to lock spaces from the inside such as the cafeteria and gym.
- No exterior PA system so no communication during emergencies.

### ACCESSIBILITY NOTES

- All exterior stairs and ramps are missing or do not have compliant handrails.
- Doors throughout the building are not considered accessible due to improper clearances and hardware.
- Many exterior classroom exits utilize steps to exit and are non-compliant.
- Not all restrooms are accessible.

### EDUCATIONAL ADEQUACY

As described in OAR 581-027-0043 the Department's Educational Adequacy Review Standards, an analysis of the District's ability to meet their Educational standards with respect to their facilities was conducted to identify elements that are conducive to a healthy and comfortable indoor learning environment. School staff was interviewed using the same questions and scoring matrix across the district, with categories and key comments highlighted below. The full report can be found under the appendix of this document.

OVERALL SCORE  
**64.4%**

SCORES BY CATEGORY	SUNRISE	DISTRICT AVG
1. Acoustic Adequacy	11.7	10.9
2. Air Quality Adequacy	5.0	5.5
3. Lighting Adequacy	12.0	12.6
4. Temperature Adequacy	10.0	9.3
5. School Capacity Adequacy	11.0	11.4
6. Curriculum Support Adequacy	11.0	11.8
7. Safety and Security Adequacy	7.0	11.8
Overall Percentage Score	64.4%	68.4%

- Acoustics are typically not an issue in the classrooms, but the ancillary gym is very loud and the noise from the fan system in the main gym is disruptive to classes.
- The cafeteria or library cannot house larger groups due to the size.
- Not all classrooms have cooling, with many of the classrooms getting excessively hot on warmer days.
- The hard surface play and playground equipment both need upgrades.



Auxiliary gym with no acoustic treatment.

## EXPENDITURE FORECAST

### Repair vs Replacement



Current repair versus replacement costs for the next 10 years indicate that while the repair costs are significant, they do not outweigh the overall cost to replace the school. These repair versus replacement costs translate the building's FCI to being Poor at 19%, which means it has been subjected to long term wear and is nearing the end of its useful life.

### Repair Costs by Sub-Category



Repair costs sub-divided by building components and based on immediate need or future need, indicate that significant repairs are needed in the next 10 years. More urgent needs include the Façade at \$648K, Interior finishes at \$937K and ADA upgrades at \$711K. Site improvements are also a high dollar item as well as the two modulars that are aging out.

## SUMMARY

Based on site observations and interviews, Sunrise Elementary has significant issues with its envelop with siding, window and door replacements needed. Many of the classrooms have not been updated and casework is coming to its end of life. The site is very limited for parking with student drop off occurring at the street. Students enter through the gym with no secured vestibule. There is no secured vestibule at the main entry and visibility to the office is limited.

The auxiliary gym was a former covered play area with a sloped floor creating issues with indoor PE programming. Moisture is evident inside the gym and it is not well insulated and does not have acoustic treatment.

- Priority #1 – Upgrade safety & security – PA at exterior and secured vestibule.
- Priority #2 – Replace hot water heater.
- Priority #3 – Upgrade mechanical units where needed in warmer classrooms.
- Priority #4 – Upgrade site paving and play fields.
- Priority #5 – Repairs to exterior façade and window replacement.

## SITE & BUILDING PHOTOS



1. Visible cracks and damage to asphalt paving at play area.



2. Visible water damage on patchwork wall panels in Aux Gym.



3. Failing window, heavy damage to exterior door and deteriorated siding and trim.



4. Exterior exit in classroom, missing illuminated signage, temporary insulation visible to help regulate temperature in room.



5. Typical classroom, original casework, fluorescent lighting, painted block at exterior wall.



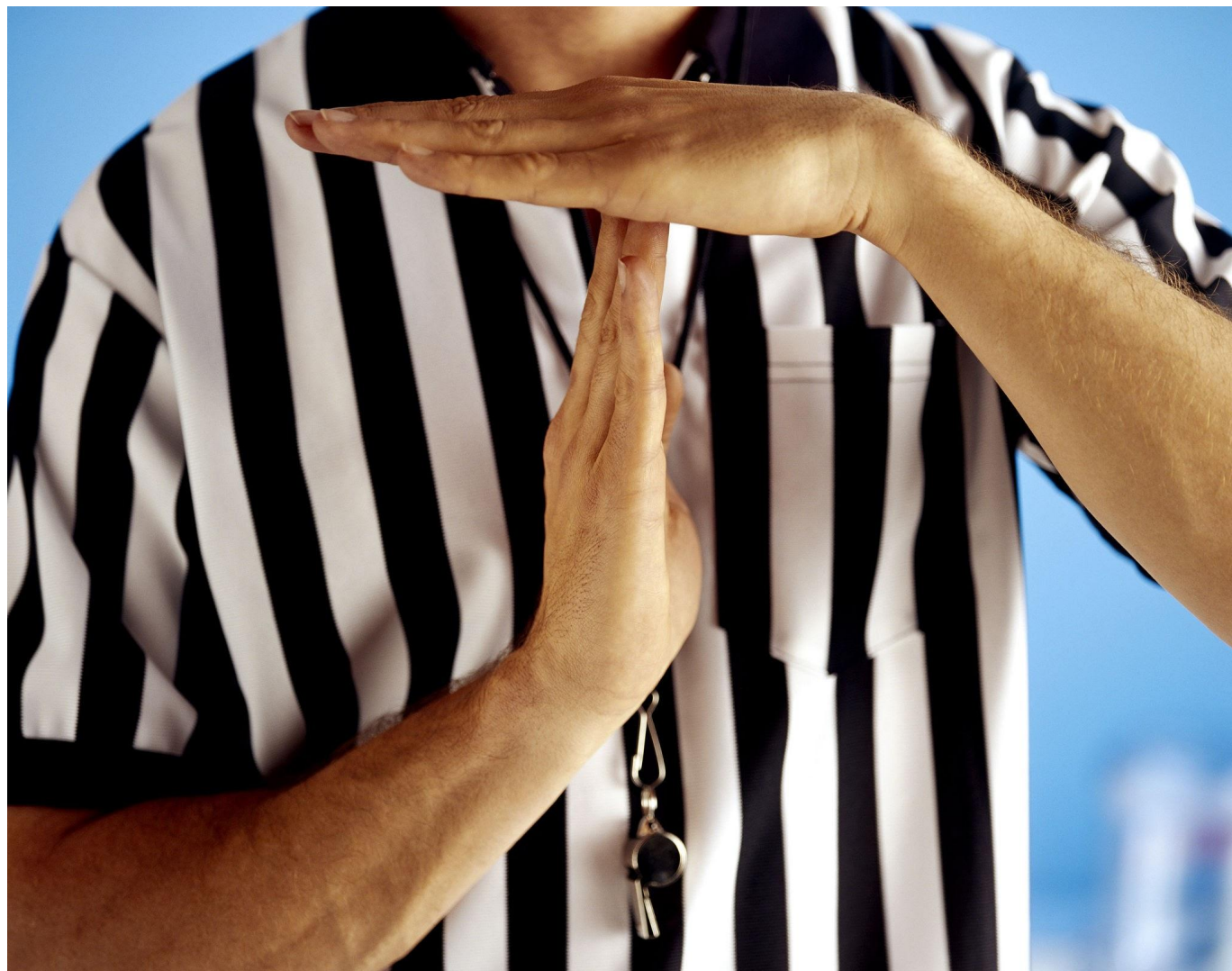
6. Visible gap in exterior door at Aux Gym.

## LRFAC Visitation Opportunities

DATE	Day	TIME	SITES
November 6	Thursday	9:00-9:30	<b>Meadow</b>
		9:30-10:00	Timber
		10:00-10:30	South Shore
November 12	Wednesday	5:00-5:30	<b>North Albany Middle</b>
		5:30-6:00	North Albany Elementary
		6:00-6:30	Oak Grove
December 5	Friday	9:00-10:00	<b>West Albany High</b>
		10:00-10:30	Liberty Elementary
December 16	Tuesday	5:00-5:30	<b>Memorial Middle</b>
		5:30-6:00	Central
		6:00-6:30	Waverly
January 8	Thursday	1:00-1:45	<b>South Albany High</b>
		2:00-2:30	Oak Elementary
January 20	Tuesday	5:00-5:30	<b>Periwinkle</b>
		5:30-6:00	Sunrise
		6:00-6:30	AOS
February 2	Monday	1:00-1:30	<b>Calapooia Middle</b>
		1:30-2:00	Lafayette Elementary
		2:00-2:30	Waverly
February 12	Wednesday	3:00-6:00	Open Appointments
February 25	Wednesday	10:30-1:00	Open Appointments

\*March 3 Meeting Check-In (Future Visits Discussion)

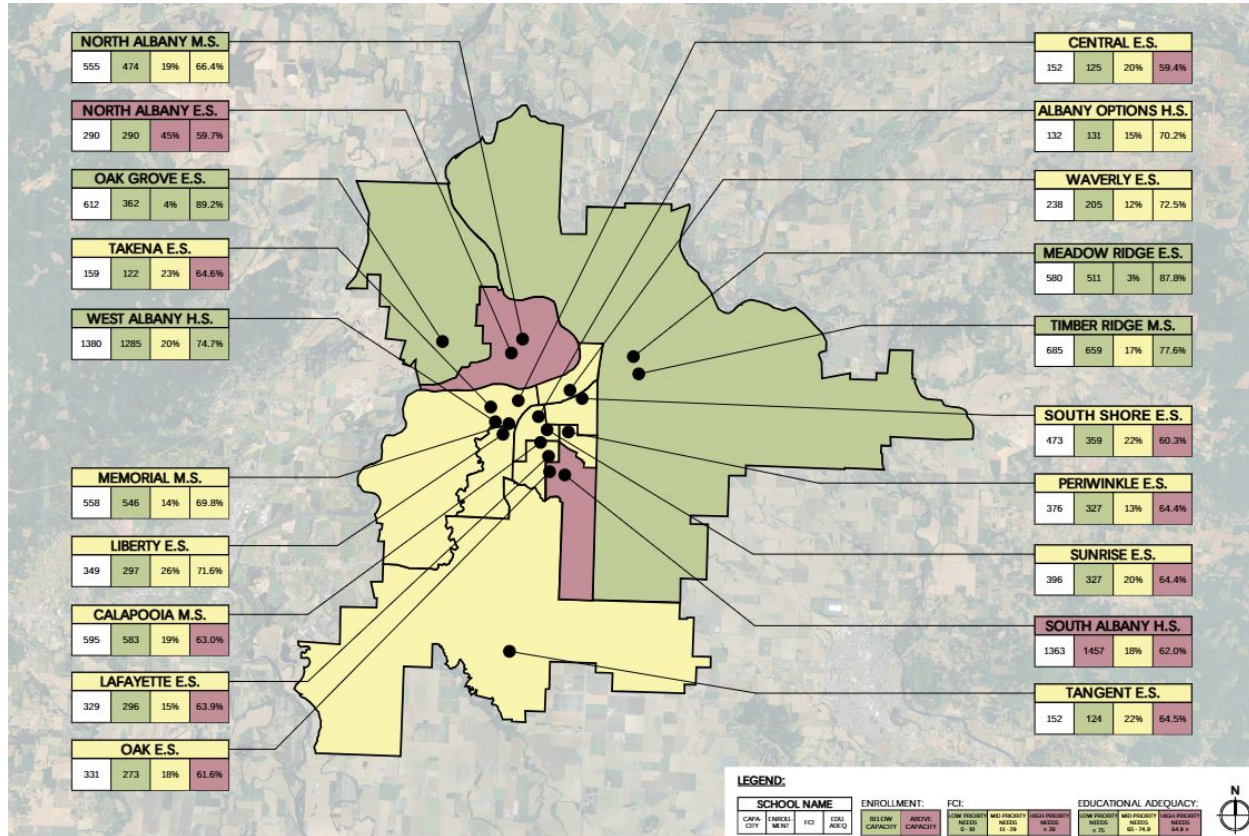
# 5 Minute Break



# PRIORITIES BASED ON GUIDING PRINCIPLES

What are your group's initial thoughts after reviewing overall district conditions, how do we use the guiding principles to determine priorities?

Each table gets one guiding principle. What common themes of Facility Assessments and Educational Adequacy fit within that guiding principle?



# Small Group Exercise



# Wows and Wonders

PICK ONE TO RESPOND TO:

What was the biggest “Ah Ha” moment for you?

What do you want more information on for our next workshop?

# NEXT WORKSHOP

**December 2, 2025**

Agenda:

- Population growth projections
- Review overall district concepts
- Create approach to
  - Elementary schools
  - Middle schools
  - High schools