

Greater Albany Public Schools

Long-Range Facility Advisory Committee – LRFAC Workshop 7



Welcome

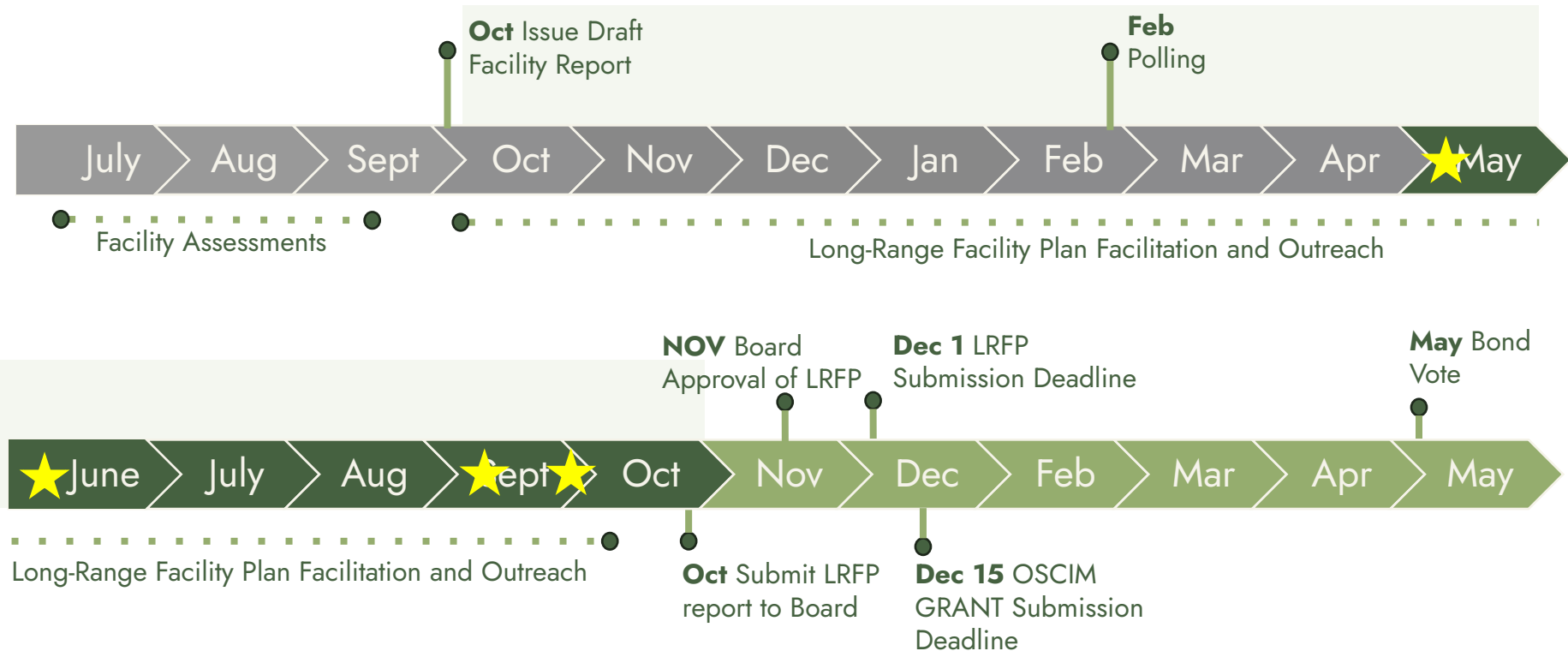
Message from the Superintendent

Agenda

- **Welcome**
- **Schedule Review**
- **Recap of workshop 6**
- **Elementary School Consolidation Results**
- **Middle School and High School capacity and test fits**
 - **SAHS test fit**
 - **WAHS test fit**

Break

- **Middle School and High School Renovation Cost Review**
- **Group Exercise**
 - **High, Medium and Low priorities**
 - **Report Out**
- **Next Steps**



Committee Schedule

- **June 9th - Start at 6:30 PM –**
 - Review of priorities set – Balance plan with budget
 - Out for Polling
- **September 1 - Start at 6:00 PM –**
 - Review Polling Results
 - Modify Plan as needed
- **September 15 - Start at 6:00 PM**
 - Review finalized Long-Range Facility Plan
 - Final vote to recommend to the board
- **October 19 Long Range Plan w/ Bond-School recommendations presented to school board**
- **November 16 - Board approval**

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.

- **June - Follow up meeting dates**
 - **June 11 (Thursday) - 8-9 am**
 - **June 12 (Friday) - 12-1 pm**
 - **June 16 (Tuesday) - 3:30-4:30 pm**
- **Email Chris Green (chris.green@albany.k12.or.us)**
 - **Please indicate all dates you are available**
 - **Chris will confirm date to attend**

How to get to a Long-Range Facility Plan



Recap Workshop 6: Elementary School Priorities

Needs	Times Mentioned	Group 1	Group 2	Group 3	Group 4	Group 5	Group 1	Group 2	Group 3	Group 4	Group 5	Group 1	Group 2	Group 3	Group 4	Group 5
		High					Medium					Low				
All Items																
Envelope Improvements	3						X	X	X	X	X					
Roofing Repairs	3						X	X	X	X	X					
Roof Replacement	5	X	X	X	X	X										
Replace Windows	8	X	X	X	X	X	X	X	X							
Replace Lighting and Controls	4	X			X	X		X						X		
Mechanical Repair	7	X	X		X	X	X	X	X	X	X					
Add Cooling	3	X	X		X						X			X		
Asbestos Removal	3						X	X	X	X	X					
Replace Door Hardware	5	X	X	X	X	X										
Site/Playground Irrigation	3	X				X		X		X				X		
Covered Play Needed	2		X		X						X	X		X		
Replace Intercom and Master Clocks	4	X		X		X		X							X	
ADA Items																
Fixtures	5	X	X	X	X	X										
Restrooms	5	X	X	X	X	X										
Doors and Hardware	5	X	X	X	X	X										
Site	3						X	X	X	X	X					
Educational Adequacy Items																
Separate Health Room	0											X	X	X	X	X
Secured Vestibule	4	X	X	X	X											X
Itinerant/Admin Offices	0											X	X	X	X	X
Separate Gym Space	0											X	X	X	X	X
Acoustical Upgrades	0											X	X	X	X	X
Modulars - Replace w/Classrooms	4				X	X	X	X						X		
Other District Items																
6 Classroom Addition at ES	4		X	X	X	X						X				
New 500 Student Elementary School	0									X		X	X	X		X
Carpet Replacement	3	X		X		X				X			X			

Recap Workshop 6: Elementary School Priorities

	Priority	Base Cost	Cost w/o Tangent	and w/o Central	and w/o Oak	and w/o Waverly
Roof Replacement	H	\$12,221,100	\$12,221,100	\$10,818,640	\$6,785,028	\$6,785,028
Replace Door Hardware	H	\$1,405,430	\$1,282,371	\$1,195,154	\$1,030,279	\$873,767
Replace Windows	H	\$8,400,000	\$8,361,559	\$7,029,811	\$6,542,890	\$5,966,256
ADA Doors and Hardware	H	\$1,059,999	\$782,368	\$737,842	\$657,941	\$502,490
ADA Restrooms	H	\$1,282,136	\$1,190,651	\$549,977	\$386,136	\$311,921
ADA Fixtures	H	\$508,792	\$449,501	\$399,739	\$349,369	\$290,079
6 Classroom Addition at ES	H	\$7,100,000	\$7,100,000	\$7,100,000	\$7,100,000	\$7,100,000
Mechanical Repair	H	\$7,432,345	\$6,832,544	\$6,832,544	\$6,507,535	\$5,900,551
Secured Vestibule	H	\$3,297,510	\$2,931,120	\$2,564,730	\$2,198,340	\$1,831,950
	Total	\$42,707,311	\$41,151,214	\$37,228,437	\$31,557,518	\$29,562,042
Replace Lighting and Controls	M	\$4,569,663	\$4,270,421	\$3,580,382	\$2,954,898	\$2,672,031
Replace Intercom and Master Clocks	M	\$2,581,720	\$2,441,225	\$2,190,372	\$1,962,987	\$1,769,332
Envelope Improvements	M	\$2,574,912	\$2,393,877	\$590,258	\$590,258	\$248,105
Asbestos Removal	M	\$1,951,911	\$1,487,201	\$1,487,201	\$1,487,201	\$1,142,442
Add Cooling	M	\$53,228,043	\$49,484,494	\$43,945,710	\$38,908,086	\$4,964,201
Site/Playground Irrigation	M	\$6,851,943	\$6,169,788	\$5,721,684	\$4,965,582	\$4,662,041
ADA Site	M	\$4,391,587	\$4,060,535	\$3,895,326	\$3,262,062	\$3,022,190
Roofing Repairs	M	\$1,755,560	\$1,239,362	\$1,239,362	\$1,239,362	\$1,225,516
Modulars - Replace w/ Classrooms	M	\$21,099,816	\$21,099,816	\$21,099,816	\$17,904,258	\$15,836,544
Covered Play Needed	M	\$5,734,800	\$4,301,100	\$2,867,400	\$2,867,400	\$1,433,700
Carpet Replacement (\$150k ea)	M	\$2,500,000	\$2,350,000	\$2,200,000	\$2,050,000	\$1,900,000
	Total	\$107,239,955	\$99,297,819	\$88,817,511	\$78,192,094	\$38,876,103
Separate Gym Space	L	\$18,699,986	\$9,349,993	\$9,349,993	\$9,349,993	\$9,349,993
Itinerant/Admin Offices	L	\$2,521,063	\$2,160,911	\$2,160,911	\$1,800,759	\$1,440,608
Separate Health Room	L	\$1,150,823	\$1,150,823	\$959,019	\$767,215	\$767,215
New 500 Student Elementary School	L	\$59,100,000	\$59,100,000	\$59,100,000	\$59,100,000	\$59,100,000
Acoustical Upgrades	L	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000
	Total	\$81,624,872	\$71,914,727	\$71,722,923	\$71,170,968	\$70,810,816
Grand Total		\$231,572,138	\$212,363,760	\$197,768,871	\$180,920,580	\$139,248,960

Elementary School Consolidation

“We must continually distinguish between what is ultimately possible and what is possible in any given period of time.” Henry Kissinger

As part of its work, the committee may make recommendations that address declining enrollment/consolidation of schools. The actual decision would be the GAPS Board of Directors.

Boundary change recommendations should relate to a given school and grade band.

The District recommends that a separate committee be formed by the board in the future to examine boundary issues at elementary, middle school and high school levels.

Elementary School Consolidation/Bond Timeline

- **April 2026 : LRFAC First Look & Share out**
- **May 2026: LRFAC further work**
- **May 18, 2026: Board Work Session - LRFAC update**
- **Fall 2027: GAPS Board enacts recommendations**
- **May 2027: Bond Election**

Elementary School Consolidation Timeline

Recommendations for tonight and guidelines:

This is idea time and we will share out. We will re-visit next month.

Schools to close or consolidate in the next two years.

Schools which the District may consider in the next five years: only roofs

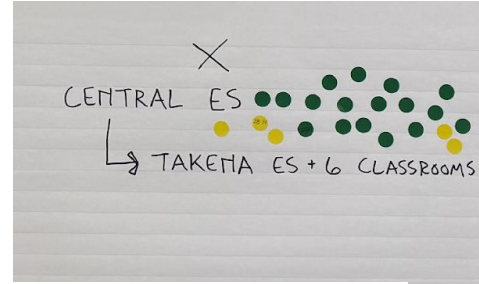
With each school: “where will the kids go to school”?

Reminder: Walk with care when doing this work. JL Wilson

Elementary School Consolidation Timeline Results

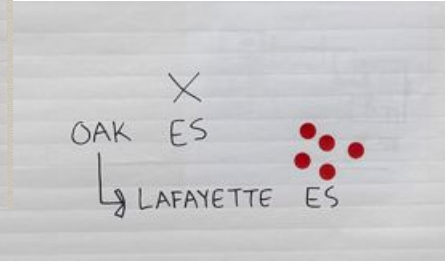
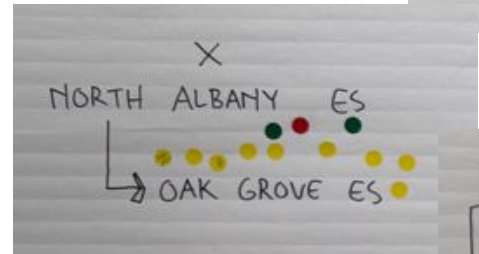
High Priority (0-5 years)

- Central ES moves to Takena ES



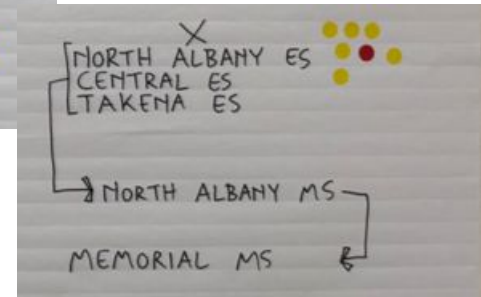
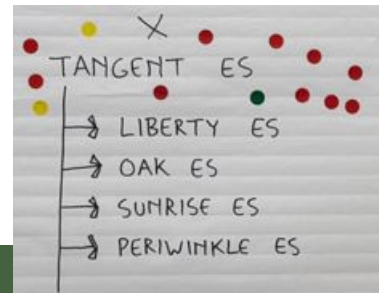
Medium Priority (6-10 years)

- North Albany ES - move students to Oak Grove (requires addition to Oak Grove)



Low Priority (10+ years)

- Tangent ES – Move to Lafayette
- Oak ES
- Waverly ES (potentially move to new Millersburg ES)

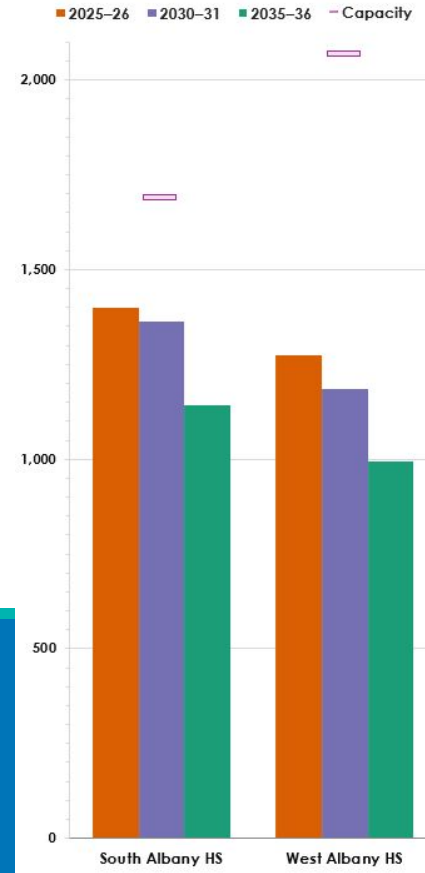
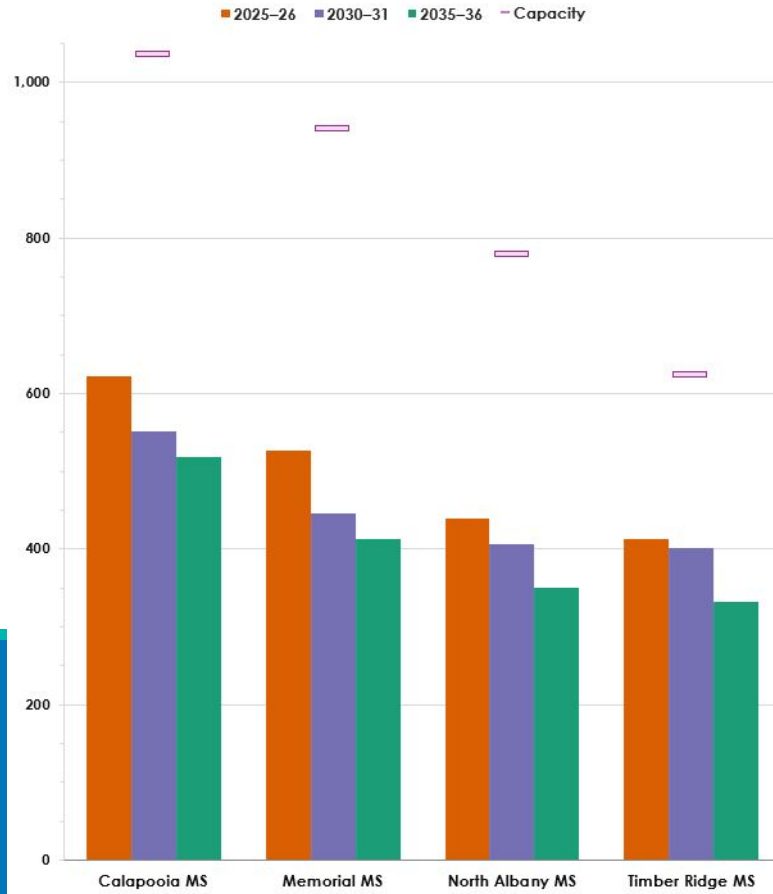




Wows and Wonders:

What were some observations?
Any Surprises?

School Forecasts & Capacities



Middle and High School Capacity 2031

Middle Schools	Actual Enrollment	Max Capacity	Functional Capacity	Capacity Vs Actual	2031 Proj Enrollment	Difference Actual Enrollment vs 2031 Proj	Functional Capacity	Capacity Vs 2031 Proj Enrollment
CMS	623	1,079	1,035	60%	552	-71	1,035	53%
MEM	527	1,037	940	56%	446	-81	940	47%
NAMS	440	1,028	779	57%	407	-33	779	52%
TRMS	413	754	622	66%	401	-12	622	64%
AVA MS	2							
TOTAL	2005	3,144	3,376	59%	1806	-197	3,376	53%

High Schools	Actual Enrollment	Max Capacity	Functional Capacity	Capacity Vs Actual	2031 Proj Enrollment	Difference Actual Enrollment vs 2031 Proj	Functional Capacity	Capacity Vs 2031 Proj Enrollment
AOS	143	263	263	54%	153	10	263	58%
SAHS	1401	1,724	1,689	83%	1362	-39	1689	81%
WAHS	1275	2,158	2,068	62%	1186	-89	2068	57%
AVA HS	7							
TOTAL	2826	4,145	4,020	70%	2701	-118	4020	67%

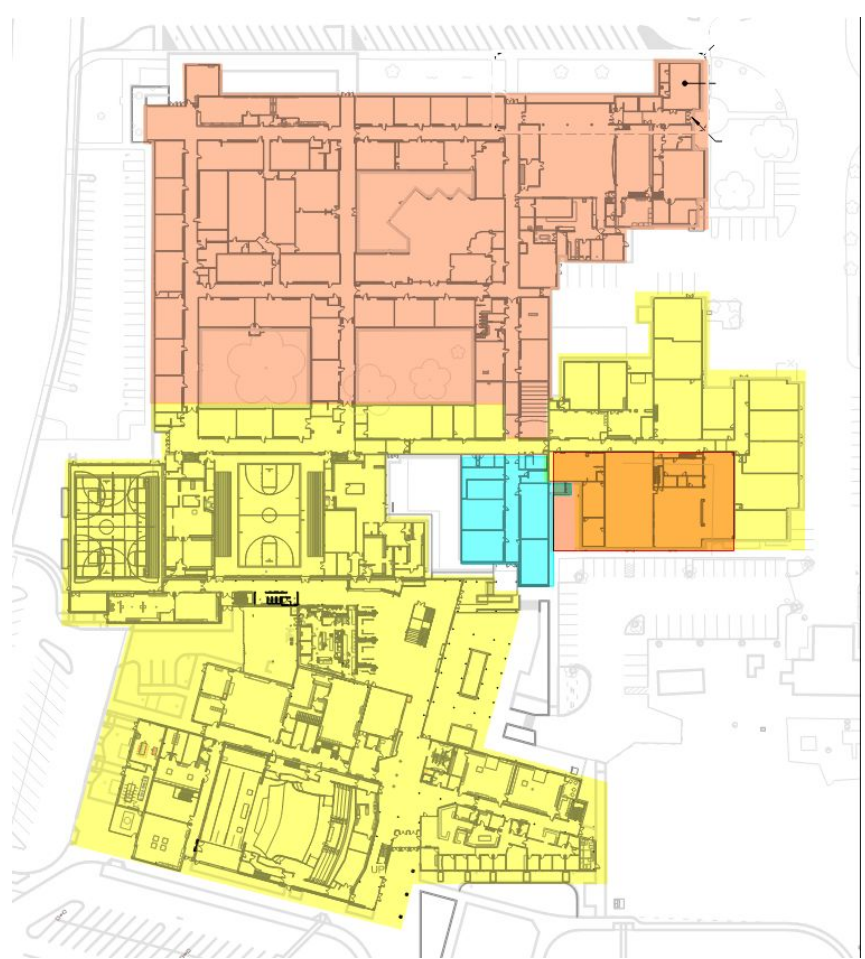
West Albany HS Plans

Phase I: 63,840 SF = \$68.7M

- Education wing
- Wrestling room
- Weight room
- Media Center

LEGEND

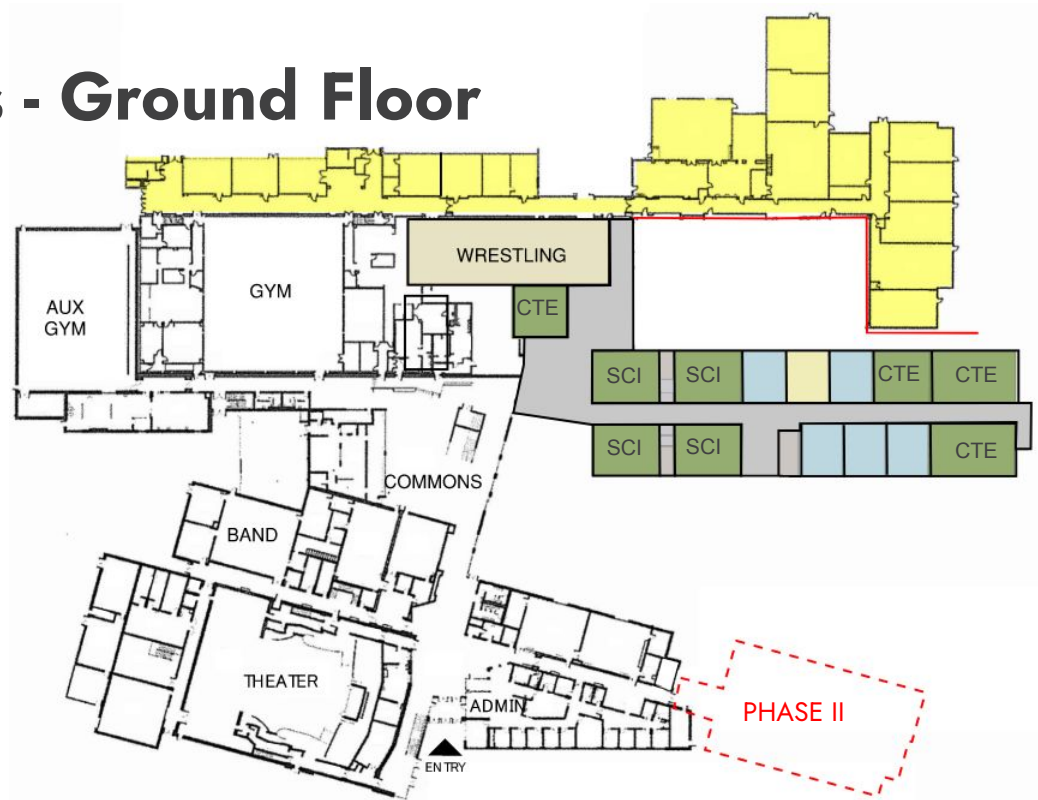
-  Demo building before Phase I begins.
-  Maintain building until after Phase II is complete
-  Demo building after Phase I is complete
-  Demo building after Wrestling wing is complete



West Albany HS Plans - Ground Floor

Phase I: 63,840 SF = \$68.7M

- Education wing
- Wrestling room
- Weight room
- Media Center *
- If Media Center moves to Phase II, deduct \$4.2M



LEGEND

BACK OF HOUSE/MEP	CLASSROOM	ELECTIVES/SPECIALS
OTHER ATHLETICS	DISTRICT USE	SPECIAL ED. PROGRAMS
GYM/ATHLETICS	COMMONS	ADMINISTRATION

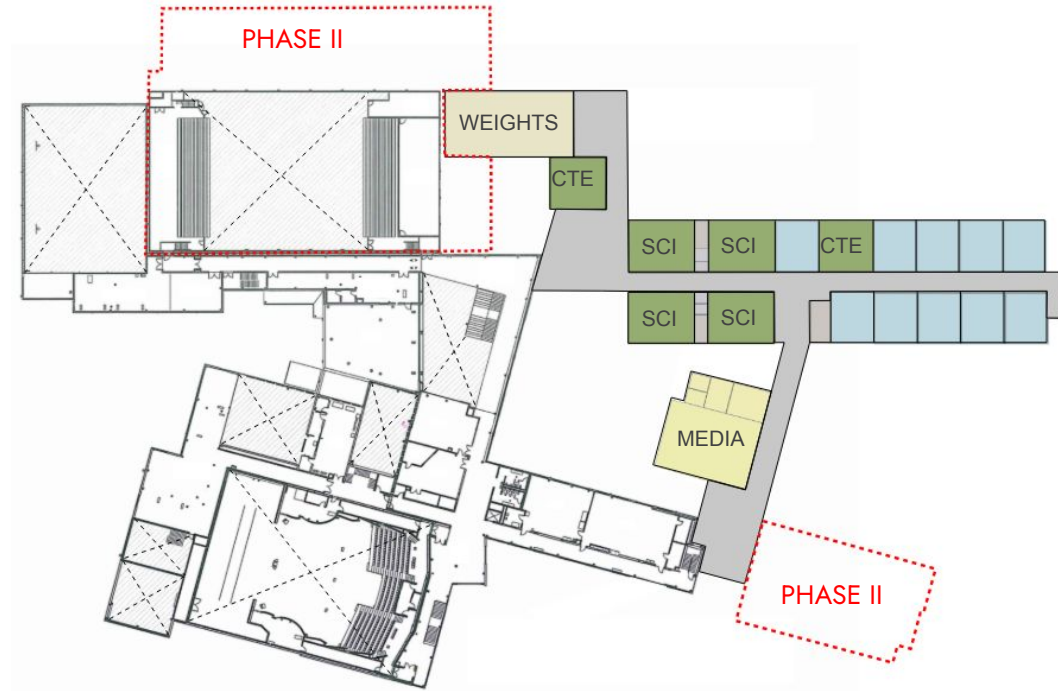
West Albany HS Plans - Second Floor

Phase I: 63,840 SF = \$68.7M

- Education wing
- Wrestling room
- Weight room
- Media Center *
- If Media Center moves to Phase II, deduct \$4.2M

LEGEND

BACK OF HOUSE/MEP	CLASSROOM	ELECTIVES/SPECIALS
OTHER ATHLETICS	DISTRICT USE	SPECIAL ED. PROGRAMS
GYM/ATHLETICS	COMMONS	ADMINISTRATION



West Albany HS Plans - Ground Floor

Phase II: 36,770 SF = \$62.7M

- South Education wing
- Athletics and Competition Gym



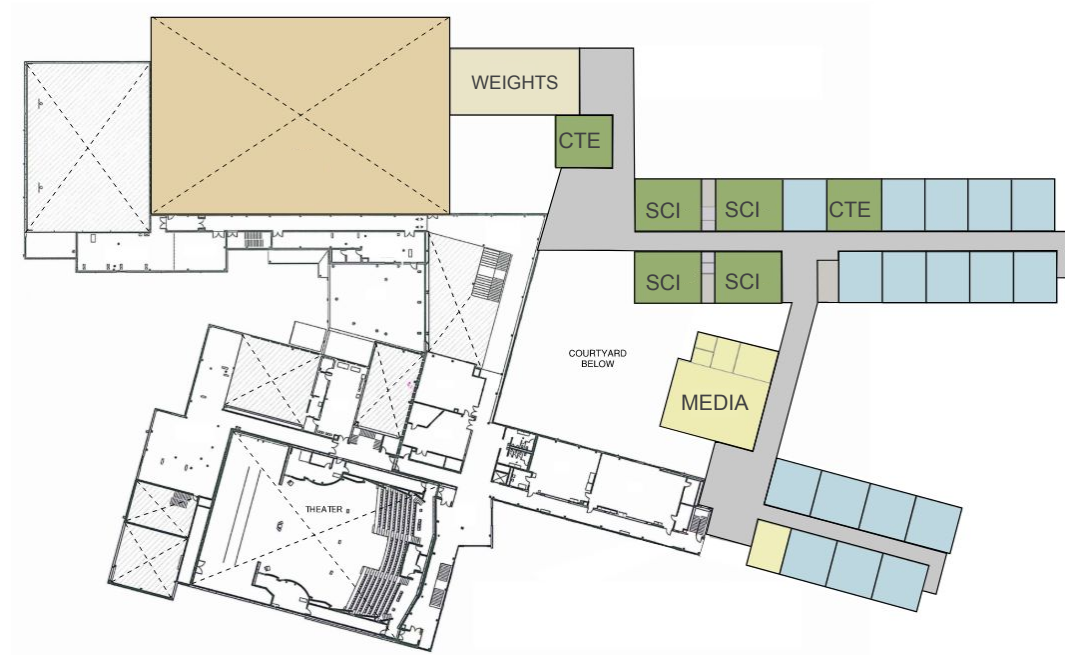
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BACK OF HOUSE/MEP	CLASSROOM	ELECTIVES/SPECIALS
OTHER ATHLETICS	DISTRICT USE	SPECIAL ED. PROGRAMS
GYM/ATHLETICS	COMMONS	ADMINISTRATION

West Albany HS Plans - Second Floor

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LEGEND

BACK OF HOUSE/MEP	CLASSROOM	ELECTIVES/SPECIALS
OTHER ATHLETICS	DISTRICT USE	SPECIAL ED. PROGRAMS
GYM/ATHLETICS	COMMONS	ADMINISTRATION

West Albany HS Plans

Alternate layout

LEGEND

BACK OF HOUSE/MEP	CLASSROOM	ELECTIVES/SPECIALS
OTHER ATHLETICS	DISTRICT USE	SPECIAL ED. PROGRAMS
GYM/ATHLETICS	COMMONS	ADMINISTRATION



South Albany HS Plans - Option A

High Priority (0-5 years)

Phase I: 30,420 SF = \$32.8M

- Administration
- Science and Math wing

Building 2 renovated to SPED and CTE/ART = \$7M

- Will require (6) temp classrooms

-  Administration
-  General Education Classrooms
-  Science/Electives
-  Renovate building after Phase Ia is complete
-  Demo building before Phase I
-  Demo building after Phase I



South Albany HS Plans - Option A

High Priority (0-5 years)

Phase I: 30,420 SF = \$32.8M

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- Science and Math wing

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-  General Education Classrooms
-  Science/Electives
-  Renovate building after Phase I is complete
-  Demo building before Phase I
-  Demo building after Phase I

PHASE I



South Albany HS Plans - Option A

High Priority (0-5 years)

Phase I: 30,420 SF = \$32.8M

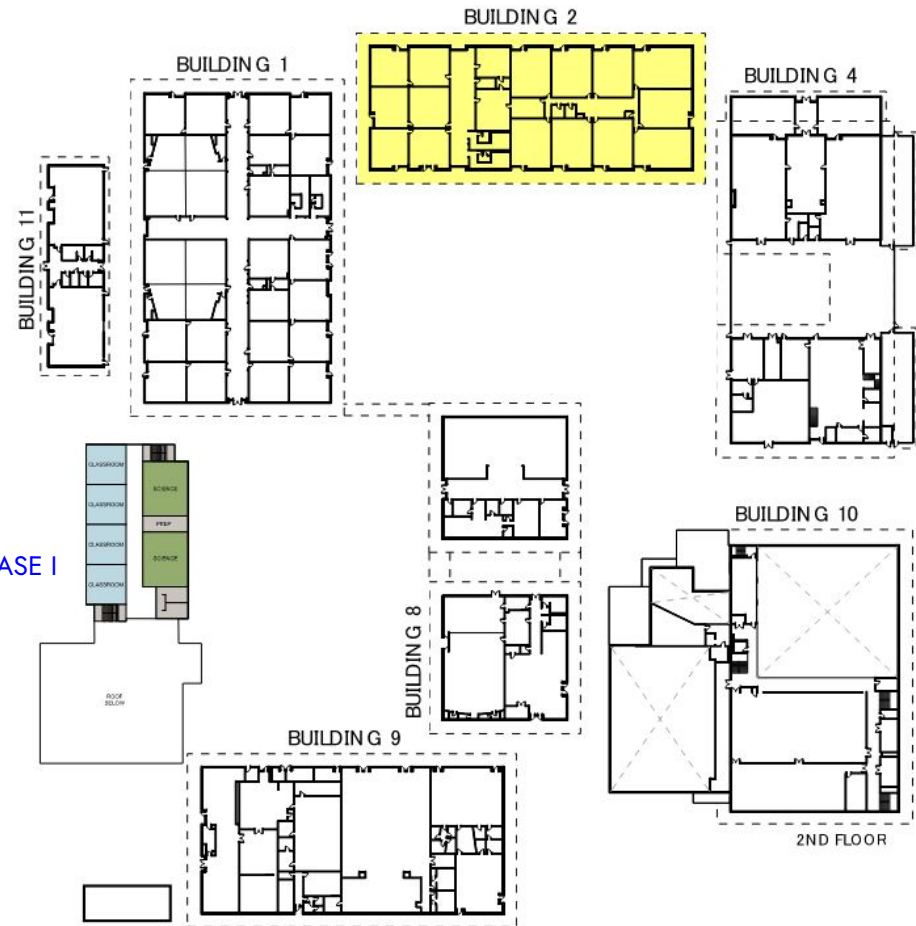
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PHASE I



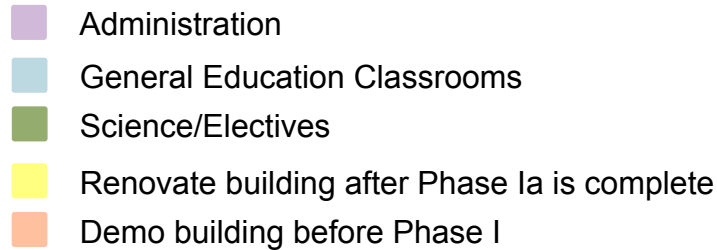
South Albany HS Plans - Option B

High Priority (0-5 years)

Phase I: 45,662 SF = \$49.1M

- Administration
- Science and Math wing
- Connecting Library and Theater

Building 2 renovated to SPED and
CTE/ART = \$7M



South Albany HS Plans - Option B

High Priority (0-5 years)

Phase I: 45,662 SF = \$49.1M

- Administration
- Science and Math wing
- Connecting Library and Theater

Building 2 renovated to SPED and CTE/ART = \$7M

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South Albany HS Plans - Option B

High Priority (0-5 years)

Phase I: 45,662 SF = \$49.1M

- Administration
- Science and Math wing
- Connecting Library and Theater

Building 2 renovated to SPED and CTE/ART = \$7M

-  Administration
-  General Education Classrooms
-  Science/Electives
-  Renovate building after Phase Ia is complete
-  Demo building before Phase I





Wows and Wonders:

What were some observations?
Any Surprises?

5 Minute Break



Small Group Discussion:

Rank Choices

High Priority (0-5 years)

Medium Priority (6-10 years)

Low Priority (10+ years)

ELEMENTARY SCHOOLS MED PRIORITY - 3-5 YEARS		
✓ ROOF REPLACEMENT (OAK, TAKENA, SO. SHORE)	\$12,010,000	
✓ WINDOW REPLACEMENT (WAVERLY, LAFAY. SUN.)	\$1,636,000	
✓ MECHANICAL REPAIRS (NAES, CES - TEMP)	\$1,430,000	
✓ ADA UPGRADES - BLDG (ALL ES EXCEPT CES, TAN)	\$1,690,000	
✓ DOORS & HARDWARE UPGRADES (ALL ES EX CES, TAN, MEADOW, OAK GROVE)	\$850,000	
✓ BLACKTOP REPLACEMENTS (DISTRICT SELECT)	\$1,500,000	
✓ PLAYGROUND REPAIRS (DISTRICT SELECT)	\$2,000,000	
✓ CONCRETE REPAIRS (DISTRICT SELECT)	\$200,000	
PRELIMINARY TOTAL		\$21,316,000
6 CLASSROOM ADDITION AT ELEMENTARY SCHOOL (TAK)		\$7,100,000
<i>Rebuild Naes</i> <i>17,000,000</i>		
ELEMENTARY SCHOOLS MED PRIORITY - 3-5 YEARS		
♦ ROOF REPLACEMENT (OAK, TAKENA, SO. SHORE)	\$12,010,000	SYSTEMS (ALL ES) \$2,580,000
♦ WINDOW REPLACEMENT (WAVERLY, LAFAY. SUN.)	\$1,636,000	<i>10 classrooms</i> <i>11.8</i>
♦ MECHANICAL REPAIRS (NAES, CES - TEMP)	\$1,430,000	
♦ ADA UPGRADES - BLDG (ALL ES EXCEPT CES, TAN)	\$1,690,000	ALL ES) \$3,300,000
♦ DOORS & HARDWARE UPGRADES (ALL ES EX CES, TAN, MEADOW, OAK GROVE)	\$850,000	ES) \$2,500,000
♦ BLACKTOP REPLACEMENTS (DISTRICT SELECT)	\$1,500,000	
♦ PLAYGROUND REPAIRS (DISTRICT SELECT)	\$2,000,000	
♦ CONCRETE REPAIRS (DISTRICT SELECT)	\$200,000	
PRELIMINARY TOTAL		\$21,316,000
6 CLASSROOM ADDITION AT ELEMENTARY SCHOOL (TAK) \$7,100,000		
REPLACE LIGHTING/CONTROLS (ALL ES) \$4,570,000		
CARPET REPLACEMENT (ALL ES) \$2,500,000		
MODULARS - REPLACE W/ PERMANENT (6 ES) \$21,100,000		
IRRIGATION & SITE UPGRADES (ALL ES)	\$5,720,000	
REPLACE INTERNAL CLOCK SYSTEMS (ALL ES)	\$2,580,000	
<i>Total \$49,383,191</i>		

*mill grant for MS.
es w/ HS 82 million*

Updated cost estimates:

HIGH PRIORITY		MIDDLE SCHOOLS
Item	Location	Cost
Roof Replacement - MS	NAMS, Timber	\$3,254,748
Mechanical Repair	NAMS, Cal, Mem	\$3,584,970
ADA - Door Hardware	Cal, Mem, Timber	\$555,651
Asbestos	Cal, NAMS	\$2,389,946
ADA - Fixtures	Cal, Mem, NAMS	\$147,393
ADA - Restrooms	Cal, Mem, NAMS, Timber	\$238,081
Doors and Hardware	Cal, Mem, NAMS	\$685,787
	Total	\$10,856,576

Updated cost estimates:

MEDIUM PRIORITY		MIDDLE SCHOOLS
Item	Location	Cost
Envelope Improvements	Cal, Mem, NAMS, Timber	\$1,530,027
Roof Repairs	Cal, Mem, Timber	\$495,167
Window Replacement	Cal, Mem, NAMS	\$2,146,448
Mechanical Repair	Timber	\$2,947,042
ADA - Site	Cal, Mem, NAMS, Timber	\$1,955,738
	Total	\$9,074,421

Updated cost estimates:

[illegible]

Updated cost estimates:

HIGH PRIORITY		HIGH SCHOOLS
Item	Location	Cost
Mechanical Repair	WAHS, SAHS	\$6,415,100
ADA - Door Hardware	SAHS, WAHS	\$125,300
Asbestos	WAHS	\$2,035,472
ADA - Fixtures	SAHS, WAHS	\$139,749
ADA - Restrooms	AOS, SAHS, WAHS	\$120,712
Doors and Hardware	AOS, SAHS, WAHS	\$853,052
Track Resurfacing	WAHS	\$1,000,000
Total		\$10,689,385

Updated cost estimates:

MEDIUM PRIORITY		HIGH SCHOOLS
Item	Location	Cost
Envelope Improvements	SAHS	\$882,281
Roof Replacement	SAHS	\$289,052
Roof Repairs	SAHS	\$2,371,546
Window Replacement	SAHS, WAHS	\$1,024,785
ADA - Site	AOS, WAHS	\$34,888
Total		\$4,602,552

Updated cost estimates:

[illegible]

Bond Dollar Amounts:

SUMMARY OF STRUCTURING SCENARIOS

Max Par Amount Structure		\$2.20 Levy		\$2.25 Levy		\$2.30 Levy		\$2.35 Levy	
Par Amount									
Current Interest Bonds		\$	136,595,000	\$	142,560,000	\$	148,510,000	\$	154,445,000
Deferred Interest Bonds			31,311,080		30,935,427		30,572,615		30,219,025
Total Par Amount		\$	167,906,080	\$	173,495,427	\$	179,082,615	\$	184,664,025
% Current Interest Bonds			81%		82%		83%		84%
% Deferred Interest Bonds			19%		18%		17%		16%
Dated Date			6/15/2027		6/15/2027		6/15/2027		6/15/2027
Final Maturity			6/15/2047		6/15/2047		6/15/2047		6/15/2047
Amortization Period			20 Years		20 Years		20 Years		20 Years
Projected Average Levy Rates*									
	Prior Debt	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined
2025.....	\$ 2.16	\$ -	\$ 2.16	\$ -	\$ 2.16	\$ -	\$ 2.16	\$ -	\$ 2.16
2026-2027.....	2.17	-	2.17	-	2.17	-	2.17	-	2.17
2028-2037.....	1.12	1.09	2.20	1.14	2.25	1.19	2.30	1.24	2.35
2038-2047.....	-	2.20	2.20	2.25	2.25	2.30	2.30	2.35	2.35
Interest Estimates									
Cushion over Current Interest Rates			+2.00%		+2.00%		+2.00%		+2.00%
True Interest Cost (TIC)**			6.67%		6.66%		6.66%		6.65%
Total Interest			\$198,986,487		\$204,005,342		\$209,020,311		\$214,029,373
Total Interest as % of Par			119%		118%		117%		116%

Small Group Discussion:

**Rank choices based on High,
Medium and Low priorities**

**How does that change your plan
with thinking of tiered choices?**

Any Surprises?



45 Minutes



Wows and Wonders:

What were some observations?

Any Surprises?

NEXT WORKSHOP

June 2, 2026

Agenda:

- **Review Elementary, Middle, and High School Priorities**
- **Confirm Tiered choices for Long-range Facility Plan**
- **Review and make recommendations for Elementary Consolidation**