HOOD RIVER COUNTY
SCHOOL DISTRICT

LONG RANGE FACILITIES PLANNING

Board Work Session Update

Hood River County School District

May 27, 2026

WENAHA GROUP

opsis

AGENDA

1. Overview of Long-Range Facilities Planning Committee (LRFPC)
2. LRFPC Key Messages
3. History of HRCSD's Buildings and Capital Improvements
4. Building Condition
5. Enrollment Projections
6. Capacity Studies
7. Optimizing Spaces
8. Athletics Master Plan – Updated Priorities
9. Current Bond Financing and Options
10. Questions

LONG RANGE FACILITIES PLANNING COMMITTEE

Committee Members

- Approx. 15-20 members
- Representative of different aspects of community
- Varied and thoughtful opinions throughout political/ social/financial spectrum
- People who are engaged in community and will share experience with others
- Representatives from City of Hood River and Hood River County

Committee "charge" defines roles and responsibilities, duration of committee work

Committee Support

District Admin Staff

- Support process
- Offer leadership & coordination
- Represent District's needs

School Board

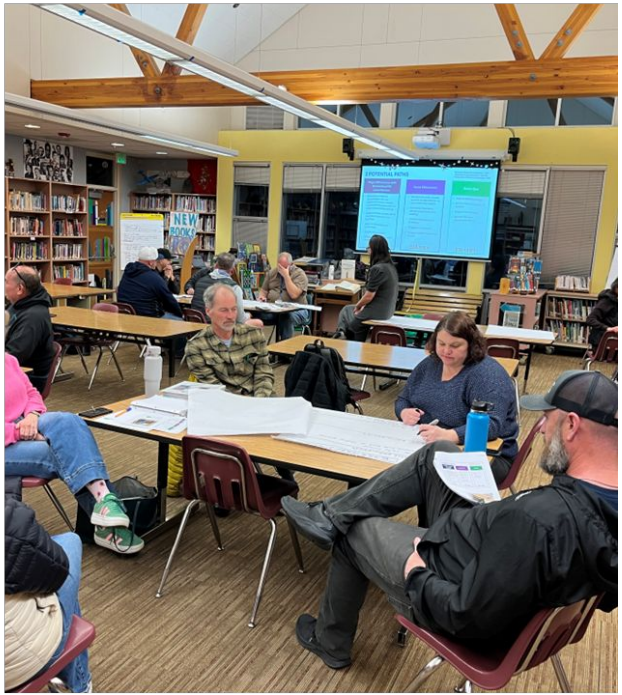
- 2 Board members as observers

Wenaha Group

- Facilitation
- Driver of the process
- "Right info at the right time"
- Subject matter expert

Opsis

- Design, subject matter expert



Wright Public Affairs

- Communications support

LRFPC CHARGE

The LRFPC shall:

- Review the facilities needs identified in the District's Building Condition Assessment;
- Consider options for financing capital construction;
- Develop a timeline and long-term plan for addressing capital improvement projects relating to facilities needs;
- Review demographic data including population and enrollment projections and projected economic growth and development;
- Review District-owned properties and assess development opportunities and constraints;
- Consider community feedback in creating the recommendation; and
- Recommend to the School Board a prioritized list of facility improvements for the next ten years and financing options.

HOOD RIVER COUNTY
SCHOOL DISTRICT

HRCSD BOARD GOALS FOR LRFPC PROCESS

1. Create a plan to fund and implement ongoing maintenance and enhancements to show good stewardship of financial resources.

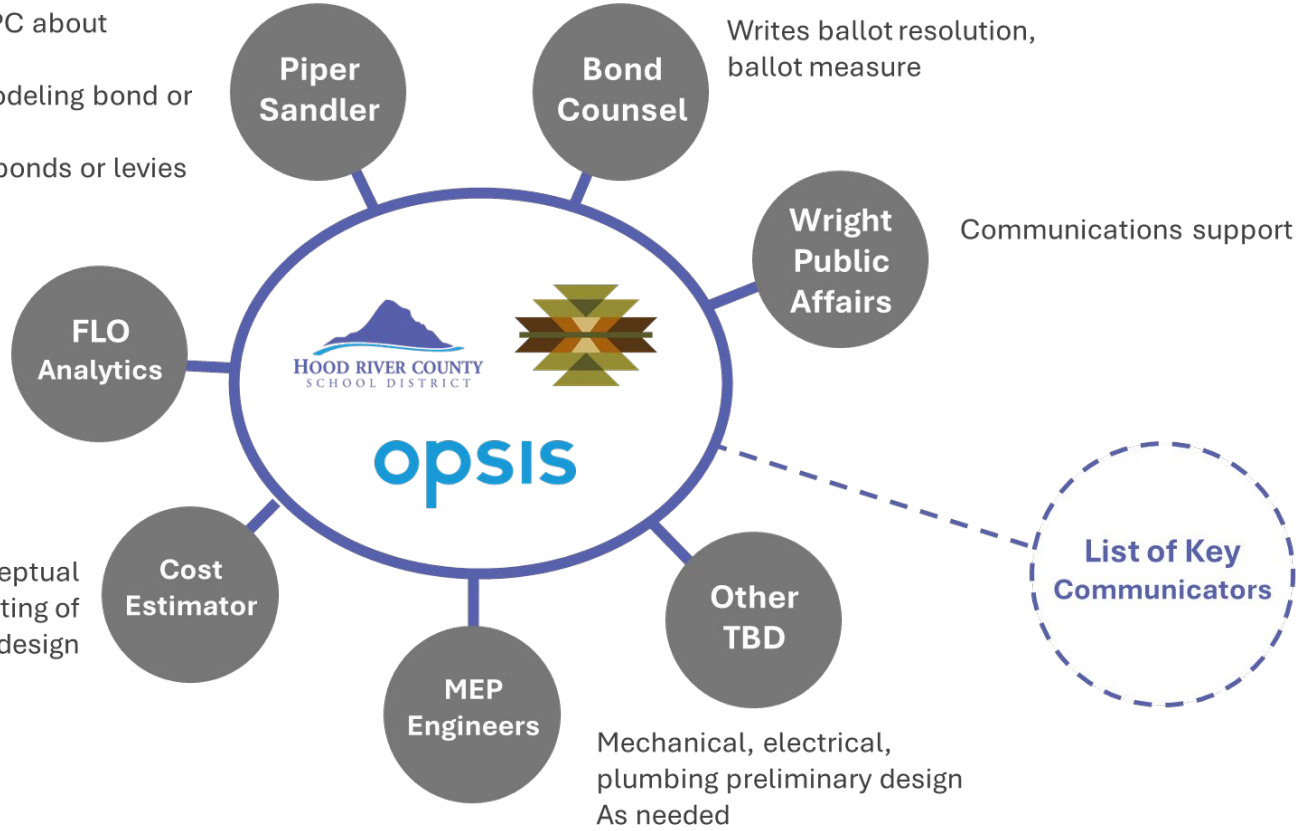
2. Explore options to gain efficiencies in operational costs.

3. Consider how spaces can be more flexible and resilient.

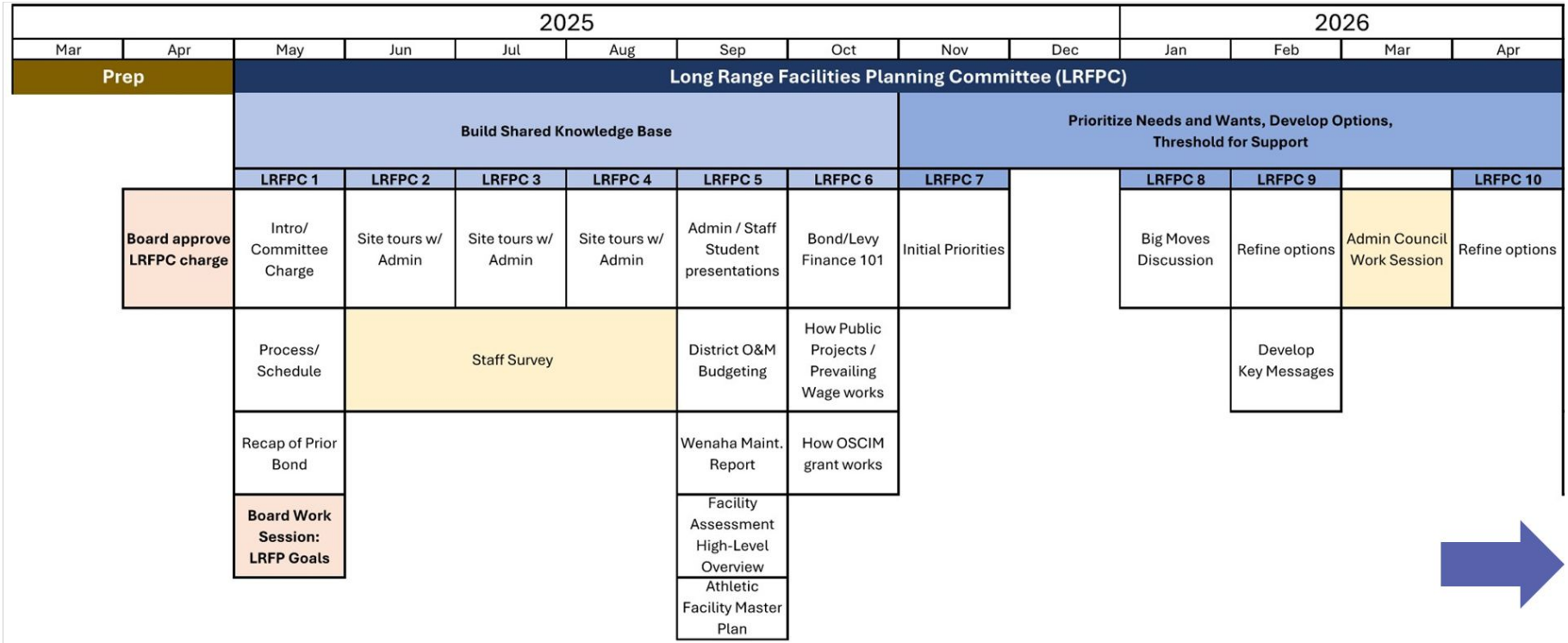
4. Explore how to share responsibilities and investments with other community and government partners.

ADDITIONAL SUPPORTING TEAM MEMBERS

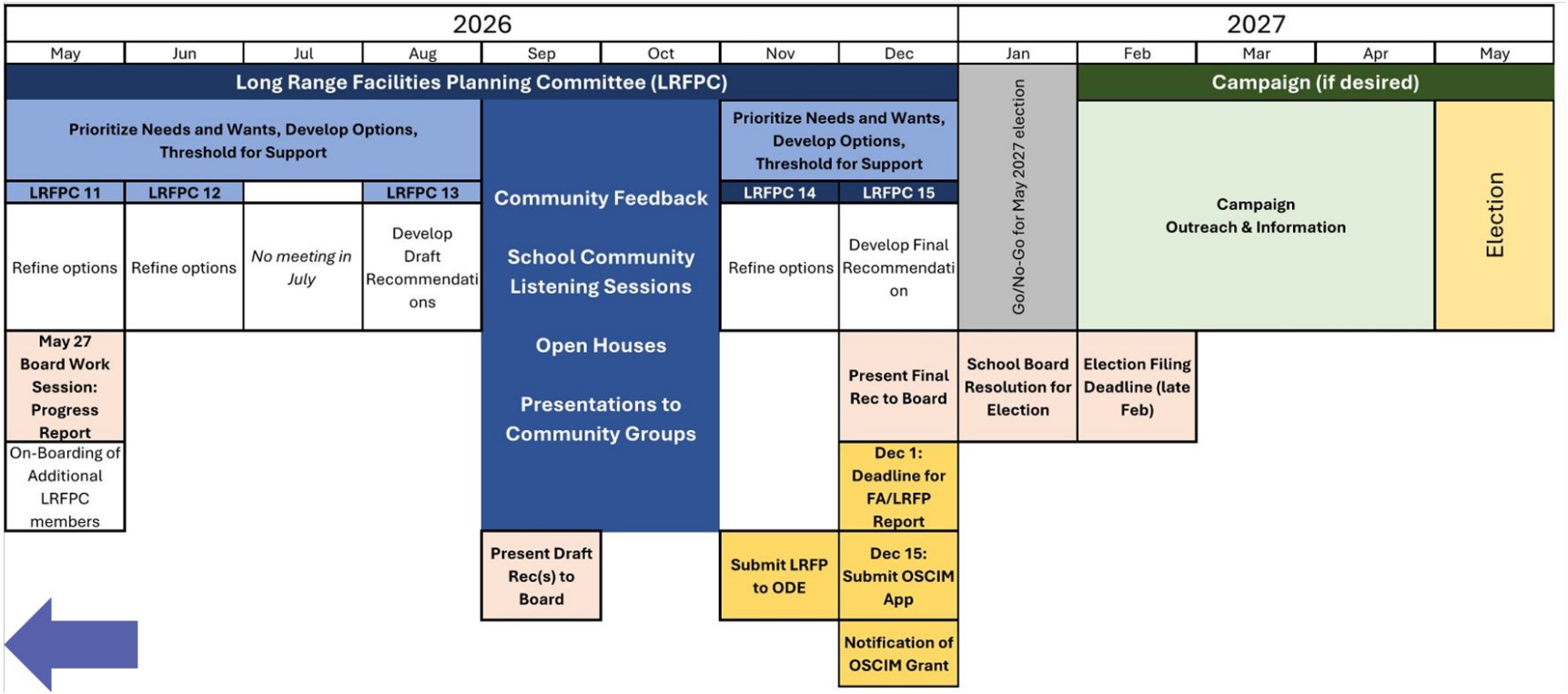
- Presents to the LRFPC about financial options
- Creates financial modeling bond or levy financing
- Administers sale of bonds or levies



LRFPC SCHEDULE



LRFPC SCHEDULE



LRFPC KEY MESSAGES

The LRFPC has developed the following key messages to summarize their findings so far:

1

Respecting Our History, Preparing for the Future

While our school facilities have served our community for generations and hold a special place in our collective memory, the average age of HRCSD buildings is now 80 years, excluding May Street Elementary. These structures were designed for a different era of education and were not built to accommodate modern security protocols or the modern technology required for today's learning.

Decades of patchwork updates have created complex, aging systems, including HVAC, fire alarms, and plumbing, that are increasingly difficult to maintain and often incompatible with 21st-century educational standards.

LRFPC KEY MESSAGES

2

Comprehensive Stewardship of District Infrastructure

Fiscal responsibility means looking beyond just the bricks and mortar to include our critical information technology and transportation infrastructure. Our school district is committed to being a diligent steward of taxpayer dollars, yet it is important to recognize that Oregon does not provide a dedicated funding source for facility upkeep.

By addressing our growing backlog of deferred maintenance now, we are protecting the community's previous investments and preventing much costlier emergency repairs later. Investing in proactive maintenance ensures that every dollar possible stays in the classroom rather than being lost to building or system failures.

LRFPC KEY MESSAGES

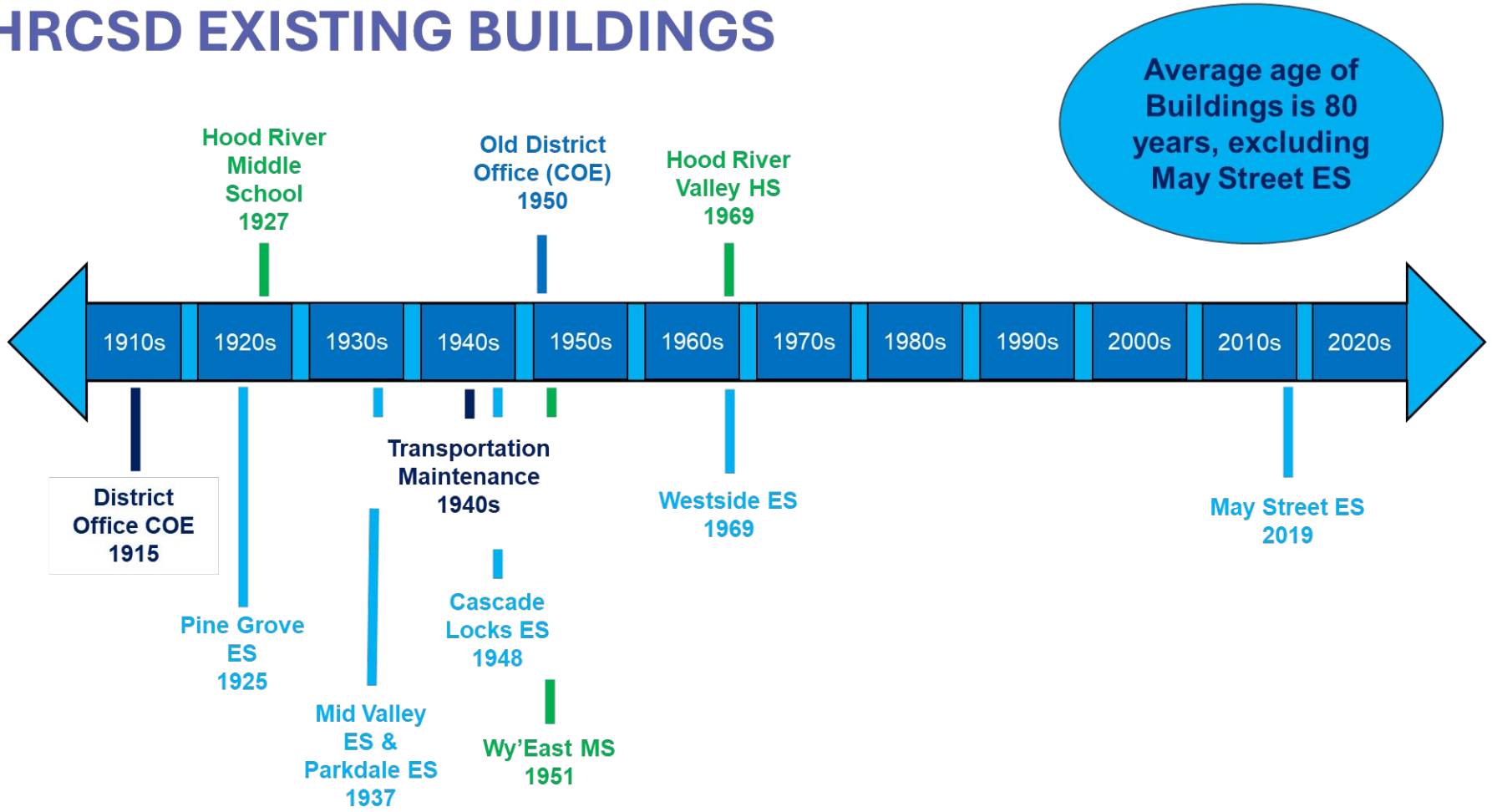
3

Optimizing Spaces for Educational Excellence

Long range facility planning allows us to take a strategic look at how our schools and support facilities are utilized. Operating buildings at significantly below capacity is an inefficient use of community resources; it diverts critical funding away from classrooms and toward heating, lighting, and maintaining empty square footage.

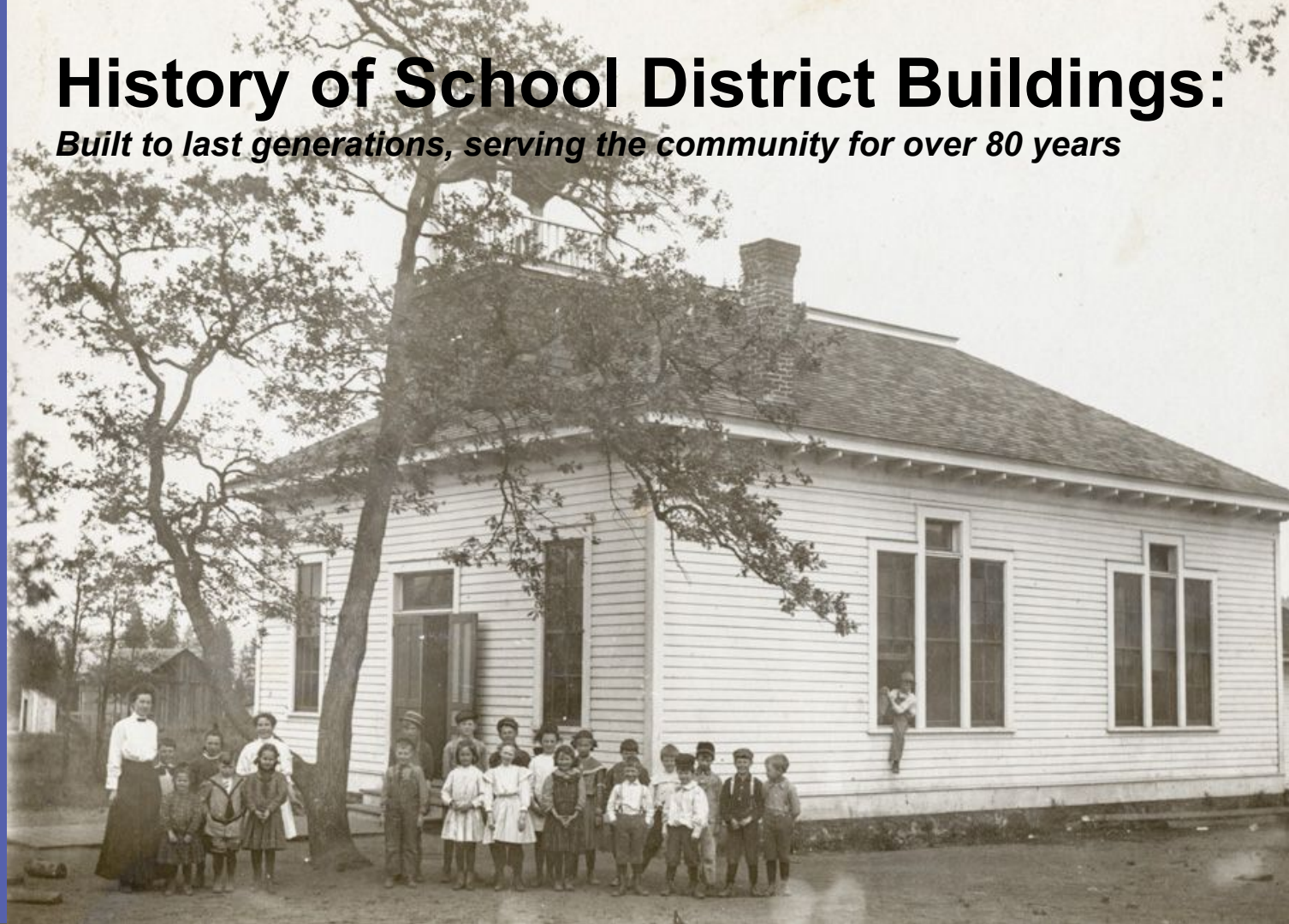
By addressing these inefficiencies, we have a unique opportunity to concentrate our students and resources into vibrant, fully utilized campuses that offer more robust programs and support. This transition ensures that every community dollar works as hard as possible, creating modern student support systems and allowing for the development of quality facilities, including athletics, that foster community pride and local economic opportunity.

HRCSD EXISTING BUILDINGS



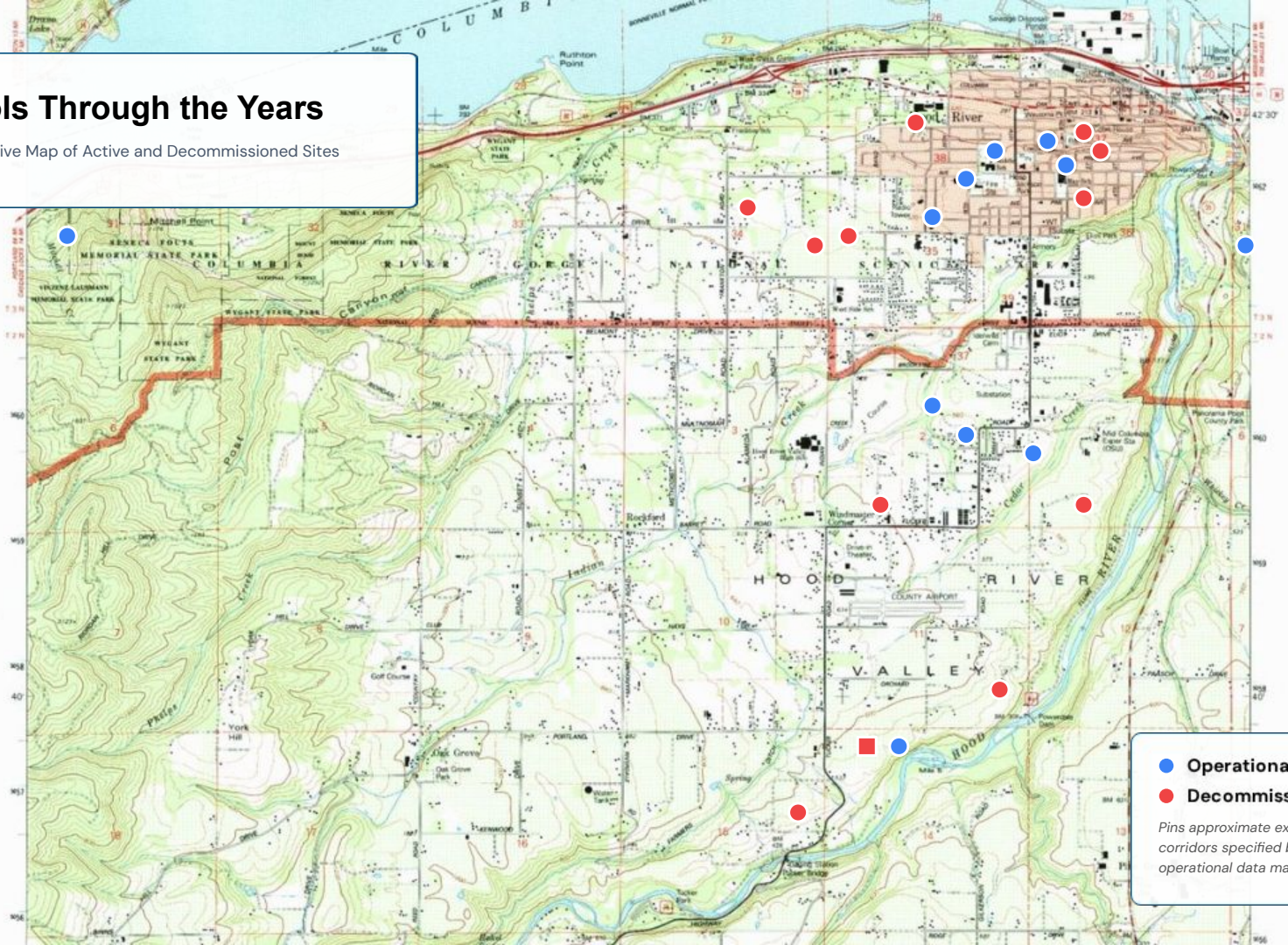
History of School District Buildings:

Built to last generations, serving the community for over 80 years



Schools Through the Years

Comprehensive Map of Active and Decommissioned Sites



- **Operational Facilities (11)**
- **Decommissioned Sites (12)**

Pins approximate exact roadway corridors specified by District operational data maps.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Active Learning Centers

Secondary and Support

Wy'east Middle School
Hood River Middle School
Hood River Valley High School
Transportation Center

Elementary

Cascade Locks Elementary
May Street Elementary
Westside Elementary
Mid Valley Elementary
Parkdale Elementary

Specialty and Admin

Hood River Options Options Academy
Nathaniel Coe Admin Center
Pine Grove Campus

HOOD RIVER COUNTY
SCHOOL DISTRICT

Legacy Facilities and Repurposed Sites

Barrett School
Closed 1970; students transitioned out to Westside and Wy'east.

Mt. Hood School
Closed 1970; now serving as the Mt. Hood Town Hall.

Frankton School
Decommissioned 1984; converted to a church.

HOOD RIVER COUNTY
SCHOOL DISTRICT

The Eras of Consolidation

Early 1920s

Valley Crest moves to Parkdale; State Street building transitions into the County Courthouse.

1930–1950s

Pleasant View transitions to the American Legion. Central Vale closes down.

1970

The Great Consolidation: Barrett, Oak Grove, and Mt. Hood close as infrastructure unifies.

Late 1970s–1984

Park Street closes (now Children's Park). Frankton leaves active duty in 1984.

HOOD RIVER COUNTY
SCHOOL DISTRICT

New Lives for Old Foundations

Nathaniel Coe School

Built in 1916, this facility now serves as the District Office and houses the Hood River Options Academy.

Parkdale Community Center

Constructed as Parkdale Primary, it was closed as an active campus in 1968. Today, it operates as the Parkdale Community Center.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Late 19th Century (The Pioneer Era)

Barrett School/East Barrett School

1907 East Barrett School. Notice kid in window.

Photo: Hood River History Museum

1910 West Barrett School.

Photo: Hood River History Museum

- **1873: The first schoolhouse was established.**
- 1910: The new brick Barrett School (West Barrett) was built on Barrett Road.
- 1913: East Barrett School (a wooden frame building) was built on Orchard Road; it was sold and converted to a residence in 1925.
- 1920s: A new Barrett Grade School was constructed.
- **1970: Officially closed as a public campus; students were moved to Westside Elementary or Wy'east Junior High.**
- Current: The 1910 brick building is now a private residence/has been demolished.

Frankton School

Frankton school approximately taken 1888.

Photo: Hood River History Museum

2013 Photo

Photo: Columbia Gorge News

- **1880s: Established as one of the original neighborhood schools for pioneer families.**
- 1941: The original wooden buildings were replaced with a poured concrete structure at 455 Frankton Road.
- **1984: Decommissioned as a public school because the site was too small for modern expansion needs.**
- 2013: Sold March 25th, 2013 for $750,000
- Current: Sold and converted into a large private residence (church).

Crapper School/Oak Grove School

Left: Old Crapper School photo shows two additions approx. in 1893.

Photo: Hood River History Museum

Right: New school building, photo dated 1893.

Photo: Hood River History Museum

- **1880s: Established as a neighborhood pioneer school.**
- 1912: The wooden schoolhouse was replaced with a permanent two-story brick structure.
- 1920: Earned standard school status from the state.
- 1948–1950: Modernized to handle the post-WWII Baby Boom.
- **1970: Officially closed as a public school; students were redirected to Westside Elementary.**
- Current: Sold and converted into a private residence.

HOOD RIVER COUNTY
SCHOOL DISTRICT

State Street School (Courthouse School)

Note on back: In 1882 a one room school building was erected in the newly platted town of Hood River, later its capacity was doubled by extending the plan east, thus giving two rooms. When the Park School was built in the early nineties, this original building was used for the primary department. Hood River County was organized in 1908 and purchased this building from the district for a Court House, adding more rooms. It is still used as such. - September 1925

Photo: Hood River History Museum

- **1882: A wooden, two-story school was built at State and 3rd Street.**
- 1908: The district began leasing space to the newly formed county government; it became known as the Courthouse School.
- **1921: The property and 1882 building were sold to the county.**
- Early 1950s: The original wooden building was demolished.
- 1954: The current stone/concrete Hood River County Courthouse was built on that footprint.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Pine Grove School

Pine Grove School students and staff from 1900. This image is also well documented, with everyone identified

Photo: Hood River History Museum

- **1887: An original schoolhouse was established to serve the children of early orchardists in the district.**
- 1927: The current main brick building was completed, designed as a consolidated elementary school for the surrounding farming community.
- 2011: Officially closed as a standard K-5 neighborhood school; it briefly sat empty before the Early Childhood Center moved to this campus.
- 2026: Currently used for Early Intervention and Early Special Education and rental.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Park Street School

1896 Photos

Photos: Hood River History Museum

- **1896: It was built in the neighborhood that was developing rapidly as Hood River grew from a small settlement into an established town**
- 1921: Rebuilt as brick/tile building
- **Late 1970s: Closed as a primary school; students moved to May Street Elementary.**
- 2004: Volunteers built a massive wooden fort-style playground on the site.
- Current: Known as Children's Park/Gibson Park; the building has been used for various district and community purposes and rebuilt.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Early 20th Century (The Agriculture Bloom)

Pleasant View School/Heights Public School

This was on the SE corner of 11th and June Streets in the Heights. It appears in the 1905 Sanborn map on the corner of H and Jago Streets. No date on photos.

Photos: Hood River History Museum

- **1905: Built on June Street to serve the Heights neighborhood.**
- 1921: The original building was destroyed by fire; students were temporarily moved to the Park Street site.
- 1922: Rebuilt on the same site.
- **Closure 1930: Became redundant due to consolidation and was sold to the American Legion (Post 22).**
- 1959: After the Legion sold the property, it was torn down to make a doctors office complex.

Middle Valley School

- 1920: Construction date not fully verified, but around 1920
- Location: Highway 35 at Hillcrest

1920s Photo: Hood River History Museum

2026 Photo: Google Maps

HOOD RIVER COUNTY
SCHOOL DISTRICT

Valley Crest School

- **1907: Built to replace an earlier China Hill School.**
- **1920: Building was sold and students were funneled into the Parkdale High School when it was constructed.**

The term Valley Crest comes into usage about 1909 and fades out sometime about 1920. The papers have sections for news from Mt. Hood and Valley Crest about 1910, then start adding a section for Parkdale about 1911 and eventually Valley Crest fades away.

Photo: Hood River History Museum

HOOD RIVER COUNTY
SCHOOL DISTRICT

May Street Elementary School

- **1908: The first modern high school was built at 9th and Eugene (massive wooden structure).**
- 1916: New auditorium added.
- 1927: Repurposed as Hood River Junior High.
- 1957: The 1908 building was demolished as a fire hazard; a new finger plan elementary school was built. Original gym kept as part of new school.
- 2002: Added four classrooms.
- 2019: The current modern campus opened; the 1957 building was demolished.

Here's the 1908 Hood River High School building (photo taken in 1955) just two years before it was demolished to make room for the May Street Elementary School.

Photo: Hood River History Museum

Central Vale School

The visible footprint seen in satellite imagery remains as the final physical trace of the school's historical site on Central Vale Drive.

Photo: Hood River County GIS Map

1920s Playshed Photo
Photo: Hood River History Museum

- **1910: The Central Vale School was built as a modern wood-frame schoolhouse to serve the growing community of orchard families in the Upper Hood River Valley.**
- 1920s: A large covered playshed was constructed on the property to give students a dry place to play during the valley's notoriously muddy winters.
- **1950s: The school officially closed its doors as part of a county-wide consolidation effort that moved students into larger districts like Parkdale.**
- Early 1970s: The property was sold to the Matthews family, who converted the former schoolhouse into a private residence for their family..
- 1980s & 1990s: The original structure was tragically destroyed after burning twice during these decades, leaving behind only the foundation.
- Current: The visible footprint seen in satellite imagery remains as the final physical trace of the school's historical site on Central Vale Drive.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Mt. Hood School

This view of the Mt. Hood School was taken during the winter of 1938-39. The building still exists, now part of the Mt. Hood Town Hall. According to the sign out front it was constructed in 1911.

Photo: Hood River History Museum

- **1910s: Built as a classic two-story wooden structure.**
- **1970: Closed as a school during the same consolidation that closed Oak Grove and Barrett.**
- Current: Converted into the Mt. Hood Town Hall, serving as a community center for the upper valley.

Parkdale Elementary School

Photo of Parkdale High School 1931-32 faculty and students.

Photo: Hood River History Museum

2026 Parkdale Elementary Photos: Opsis & HRCSD

- **1914: First formal school established in a wooden building.**
- 1923/1937: The grand brick school was built. (Discrepancies exist between sources regarding the specific date.).
- 1950s–1970: Significant expansions were added to separate younger and older students.
- 1978/1994: Added classrooms, a computer lab, and a playshed.
- 2010: New Library addition
- 2020: Received major infrastructure upgrades, including security and HVAC modernization.
- Current: Remains an active elementary school.

Nathaniel Coe (District Office)

1955 photo of the Coe Primary school.
Photo: Hood River History Museum

- **1916: The original building was constructed and served as an elementary school.**
- 1950: An addition was built for the District Office (DO).
- 1969: Continued as an elementary school until Westside Elementary opened.
- Current: Functions as the HRCSD Administration Office and Hood River Options Academy.

Odell School (Transportation/Maintenance Department)

1994 photo labeled Old Odell Grade

Photo: Hood River History Museum

1912 photo of Odell Grade School

Photo: Hood River History Museum courtesy of Olga Plog

- **1921: A concrete and masonry building was erected on Summit Drive to handle the agricultural boom, serving students k-12.**
- 1935: Received significant mechanical upgrades, including a new hot water tank.
- 1951: Continued serving the community's younger students after Wy'east High School opened.
- 1950s–1970s: Transitioned through various grade-level configurations.
- Current: Retired from classroom use; serves as the warehouse basically a central storage hub out at transportation/maintenance center.

Dee School

2024 photo of Dee School

Photo: Google Maps

- **1926: Building completed and opened to serve the Oregon Lumber Company.**
- Mid-20th Century: Served as a central site for cultural integration, particularly for the local Japanese-American population.
- Late 1960s–1970s: Enrollment dropped as the timber industry declined, leading to consolidation.
- **Closure: Closed as an elementary school; students were moved to Parkdale Elementary or Mid Valley.**
- Current: Used for private residence.

Hood River Middle School

Aerial view of school, estimated 1950s.
Photo: Hood River History Museum

Photo from 1928 Katherine Vaughan's album.

Photo: Hood River History Museum

- **1927: Built in Jacobethan style to replace the overcrowded 1908 high school.**
- 1934: The auditorium was painted as a Works Progress Administration (WPA) project.
- 1971: Transitioned from a high school to a junior high/middle school.
- 1995/2002: Added a library building and a two-story addition.
- 2010: The Music & Science Building was completed, becoming the first certified Net Zero public school building in the U.S.
- 2022: Entry way completed and other upgrades including seismic retrofit to the MPR and HVAC upgrades to the historic building.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Mid-20th Century (Consolidation and Growth)

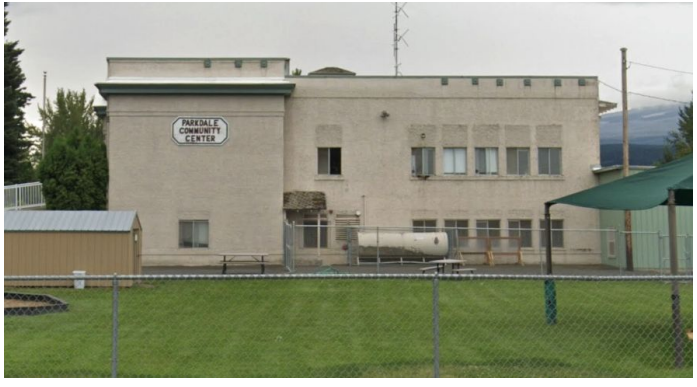
Mid Valley Elementary School

HRCSD Photos

- **1937: Core construction of the current building was established as a fireproof high school.**
- 1950s: Expanded significantly to handle the influx of students after Wy'east High was built nearby and became a middle school.
- 1955/1995: Multiple remodels, including the addition of eight new classrooms and a gym in 1995.
- 1960s: Late 1960s became an elementary school as the students transitioned to Wy’east Middle.
- 1995: Classroom and Gymnasium addition
- 2010: Cafeteria and kitchen addition
- 2020: Completed a massive overhaul, including seismic retrofitting and modernization of the library, gym, and classroom wings.

Parkdale Primary (Parkdale Community Center)

2024 Google Maps Photos



- **1937: Constructed as a primary school building to serve the Upper Valley's younger students (grades K–4).**
- **1968: Closed as an active school campus during district-wide consolidation; students were moved to the expanded Parkdale Elementary (the former high school building).**
- 1970s–Present: Repurposed and operated as the Parkdale Community Center, serving as a migrant early childhood center and library.

HRCSD Bus Barn

Photo: 2026 Google Earth Image

- 1940s: The original Bus Barn was located at an unverified place in Hood River County.
- 1980s: Moved department out to 3066 Odell Hwy.
- 2020: The district added a portable office.

Westside Elementary

Photo: HRCSD Website

- 1948: Established as a modest school to address post-WWII growth.
- 1969–1970: The current open concept campus was constructed.
- 1995: New Gymnasium and Classroom Addition.
- 2010: Classroom Addition
- 2016: Underwent critical modernizations, including HVAC upgrades and roofing repairs.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Cascade Locks School

1950s Photo
Photo: Steve & Mary Sinor via facebook

- **1948–1949: The current brick facility was built at 300 Wa-Na-Pa Street, opening as a K-12 school in 1949.**
- 1996: Elementary wing added.
- 2000: Band room addition completed.
- 2009: The high school portion was closed due to declining enrollment; high school students were moved to HRVHS.
- 2009: The middle school students transitioned to Hood River Middle School.
- 2016: Significant safety and exterior envelope repairs were completed.
- Current: Operates as Cascade Locks Elementary (K-5) and a community hub.

HOOD RIVER COUNTY
SCHOOL DISTRICT

Late 20th Century (Modernization)

Hood River Valley High School

- **1970: Opened as a purpose-built super-school to unify the county's high school students.**
- 1975/1980: A little theatre was built, collapsed in 1980, and was replaced by the Bowe Theatre.
- 1994/2002: Major expansions added an enclosed commons, social studies wing, library remodel, and extra classrooms.
- 2010–2021: Extensive modernization added a 16,000-square-foot Science Wing, dedicated Music Wing, CTE and Stadium improvements.

May Street Elementary School (Complete Rebuild)

May Street Elementary 2019

Photos: Opsis

- 2019: The current modern campus opened; the 1957 building was demolished.

HRCSD Facility Closure and Transition Timeline

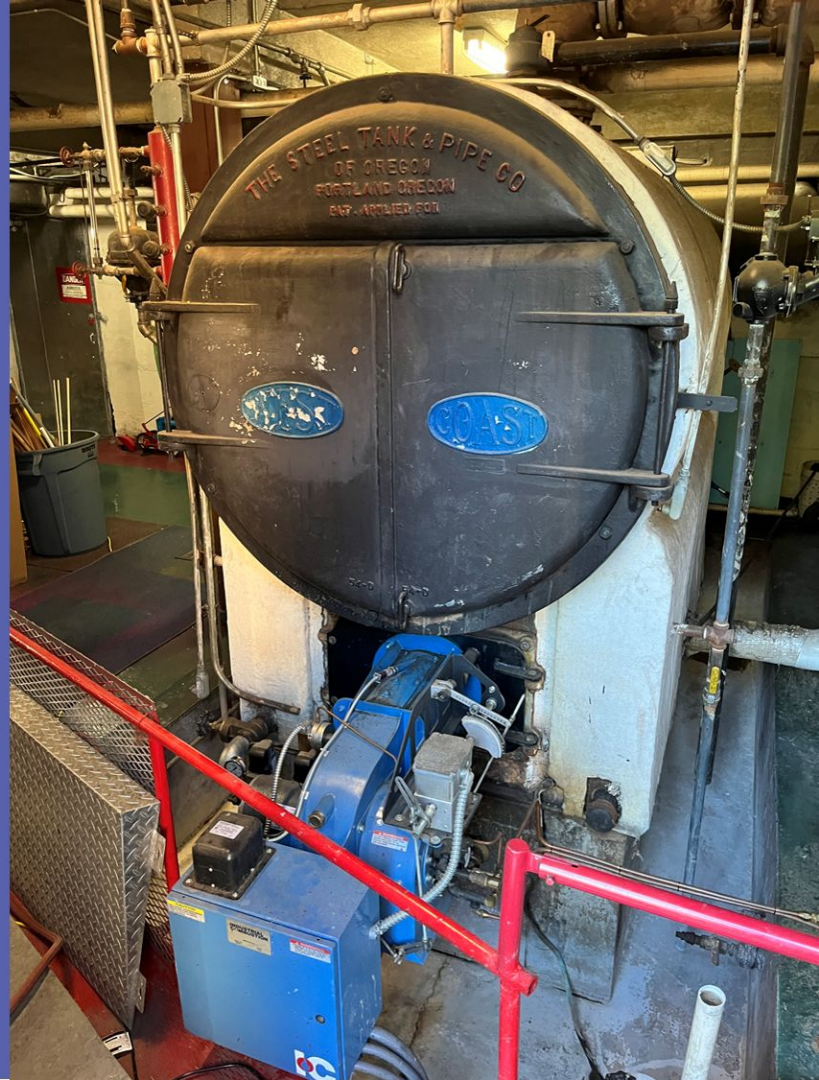
1920: Valley Crest School: Sold and students consolidated into the newly constructed Parkdale High School.
1921: State Street School: Property and original 1882 building sold to the county; the site now serves as the Hood River County Courthouse.
1925: East Barrett School: Wooden frame building on Orchard Road sold and converted into a private residence.
1930: Pleasant View / Heights School: Became redundant due to consolidation and sold to the American Legion (Post 22). (Later demolished in 1959 for medical offices).
1950s: Central Vale School: Officially closed during county-wide consolidation; students moved to Parkdale. Building later became a residence before being lost to fire.
1968: Parkdale Primary: Closed as an active campus; students moved to the expanded Parkdale Elementary (the former High School). Now the Parkdale Community Center.
1969: Nathaniel Coe School: Ceased operation as an elementary school upon the opening of Westside; transitioned into the District Office/Options Academy.
1970: The Great Consolidation: A pivotal year for the district following the opening of the unified High School.

- Barrett School: Closed; students moved to Westside or Wy'east.
- Oak Grove School: Closed; students moved to Westside.
- Mt. Hood School: Closed; repurposed as the Mt. Hood Town Hall.

Late 1960s/1970s: Dee School: Enrollment dropped due to timber industry decline; students moved to Parkdale or Mid Valley.
Late 1970s: Park Street School: Closed as a primary school; students moved to May Street. Now Children's Park.
1984: Frankton School: Decommissioned due to site size constraints; sold in 2013 and converted to a private residence.
2009: Cascade Locks (Secondary): High school and middle school portions closed due to enrollment; students moved to HRVHS and HRMS. Site remains Cascade Locks Elementary.
2011:Pine Grove School: Closed as a K-5 neighborhood school; repurposed for Early Childhood/Special Education.

Thank you to the Hood River County History Museum for documenting this important information for our community.

Building Condition



PRIORITY ISSUES FOR HRCSD ADMIN

Issues that school administrators and maintenance team identified most frequently as critical, in order of priority:

1. Mechanical, Electrical, Plumbing Deficiencies
2. Worn Finishes & Amenities
3. ADA & Title IX Compliance
4. Fire/Life Safety & Security
5. Structural, Envelope (Building Exterior), Energy Efficiency, & Drainage Issues

LRFPC THEMES FROM BUILDING TOURS

Issues that LRFPC identified as critical:

- HVAC/Critical Systems – Mechanical/Electrical/Plumbing, Building Exterior (Envelope)
- ADA and State mandates, especially ADA in outdoor locations
- Transportation and Maintenance Facility
- Safety & Security
- Patchwork / Lack of Cohesion

DEFERRED MAINTENANCE

- We have utilized the ODE Facility Assessment as a resource to identify potential deferred maintenance issues that the District should address in the next decade and beyond.
  - **Replacement Reserves**
  - **Condition Assessment**
- The cost estimates provided by ODE are not reliable as indicators of the actual anticipated cost, but they do clarify the magnitude of the challenges in relation to one-another.
- Significant issues involve roofing, flooring, MEP, fire suppression, security/fire alarm, pavement/parking, athletic/playground, and kitchen/food scopes.

REPLACEMENT RESERVES – 5 AND 10 YEAR OUTLOOK

Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis.

Facilities	5 Year Total w/o Escalation	10 Year Total w/o Escalation
Cascade Locks School	$2,590,295	$5,094,535
Coe District/HROA	$212,391	$673,095
Hood River Middle School	$1,226,002	$3,404,131
Hood River Valley High School	$14,178,546	$27,066,883
May Street Elementary School	$1,552,360	$2,845,375
Mid Valley Elementary School	$534,847	$2,433,818
Odell Transportation/Facilities	$1,661,838	$1,875,566
Parkdale Elementary School	$2,037,078	$4,014,758
Pine Grove	$559,744	$1,913,435
Westside Elementary School	$1,059,113	$3,887,935
Wy'east Middle School	$768,868	$3,993,505
Grand Total	**$26,381,082**	**$57,203,036**

REPLACEMENT RESERVES – WITH ESCALATION

Year	Totals, Unescalated	Totals, Escalated (4.0% inflation, compounded annually)
2025	$1,186,375	$1,186,375
2026	$1,187,640	$1,235,146
2027	$2,185,862	$2,364,229
2028	$3,538,369	$3,980,184
2029	$5,561,889	$6,506,623
2030	$12,720,917	$15,476,940
2031	$4,751,608	$6,012,300
2032	$3,289,578	$4,328,861
2033	$3,601,170	$4,928,450
2034	$5,776,560	$8,221,845
2035	$13,402,993	$19,839,704
Total	$57,202,961	$74,080,657

BCA DEFICIENCIES COSTS – 20 YEARS

Summary of building deficiencies and associated costs for the next 20 years detailed in the Building Condition Assessment.

Facilities	20 Year Total of Building Condition Assessment Deficiencies
Cascade Locks School	$13,884,600
Coe District/HROA	$1,740,862
Hood River Middle School	$17,620,400
Hood River Valley High School	$92,488,399
May Street Elementary School	$17,171,400
Mid Valley Elementary School	$16,250,300
Odell Transportation/Facilities	$6,550,300
Parkdale Elementary School	$10,176,000
Pine Grove	$4,680,700
Westside Elementary School	$19,464,200
Wy'east Middle School	$19,401,300
Grand Total	**$219,428,461**

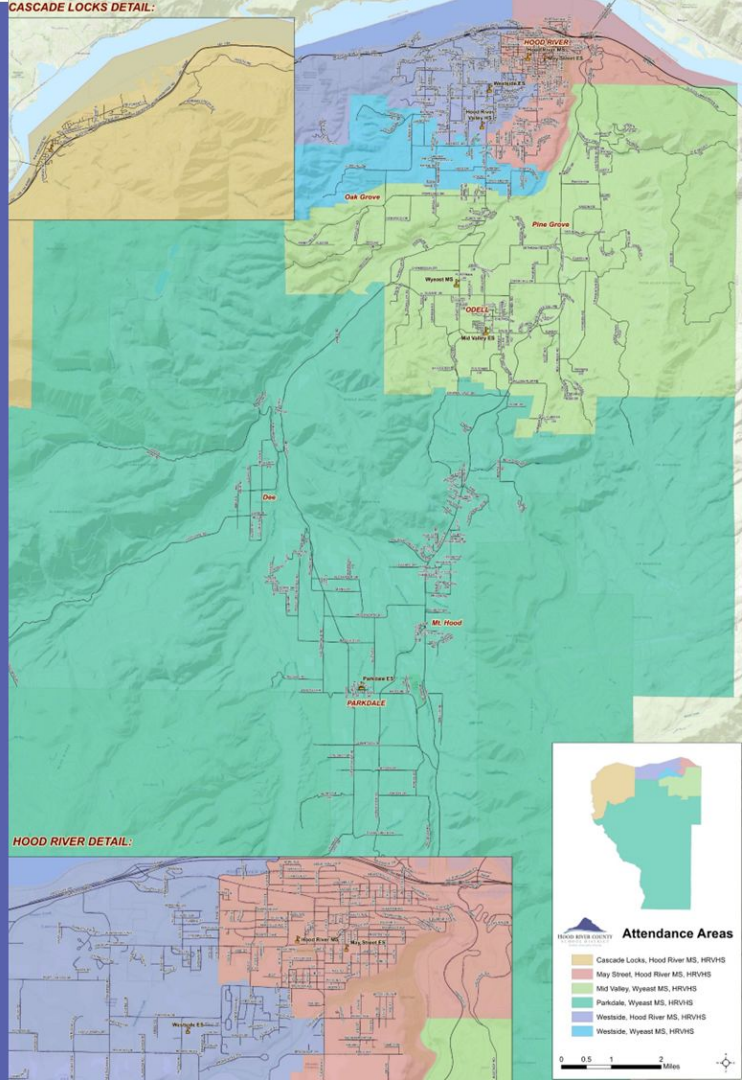
DEFERRED MAINTENANCE CONCLUSIONS

- Deferred maintenance needs of the District are substantial and likely exceed the estimates provided by ODE.
- ODE figures that a certain amount needs to be spent on a regular basis to maintain the efficacy of each building at its standard of operation.
- Deferred maintenance needs do not end when funds are spent to replace and update spaces. Ongoing expenditure is needed on a regular basis to keep systems functional, buildings dry and warm, etc.
- **Thought Experiment:** $50M on deferred maintenance, distributed across 11 buildings, means $4.5M per building if evenly distributed. This could be significant for some buildings, but wouldn't make a dent in more systemic issues at larger facilities.

Luke's high school car.

2026 sedan.

Enrollment Projections



HRCSD Enrollment Over Time*

Capacity Studies

Capacity Factors

-Design Capacity (Size)

-Functional Capacity (Physical Attributes)

-Program Capacity (effect of instructional programs)

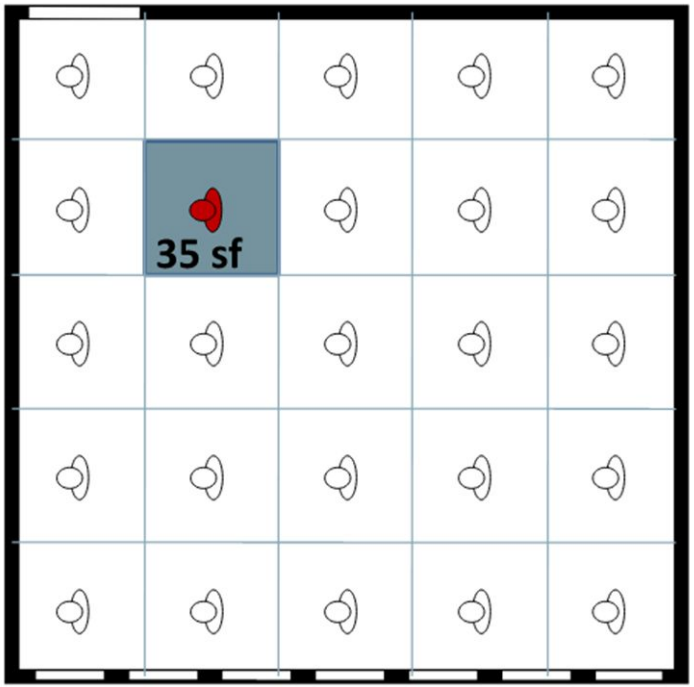
-Attendance Areas and feeder schools

-Current vs. Projected Enrollment

Room Capacity

Classroom VS Class Size

- number of students
- size of classroom
- furniture & equipment
- classroom activities
- desired flexibility



875 sf classroom ÷ 35 sf = 25 students

For this exercise:

Target Capacity per Classroom:

Elementary = **25** students

Middle / HS Schools = **25/27** students

Classroom Size Capacity:

400-700 square feet = **15** Students

700-950 square feet = **25/27** Students

> 950 square feet = **30** Students

Example: Maximum Capacity

- considers
  - total student "seats"
  - largely hypothetical – difficult/impossible to operate in a traditional school setting

400

In this example:

25 students each

used **8 of 8** periods

= 100% utilization

= 400 students/day

25 students x 2 rooms = 50 students at a time

50 students x **8** periods = 400 students per day

Bold Text = *Variables to be determined for each project's specific parameters*

For this exercise:

Elementary Schools:

Apply seating capacity from General Instruction Spaces only.

Middle / High School:

Include Electives such as Fitness (gyms), CTE, Science Instructional spaces in Capacity Calculations

Utilization: Time

Rules of Thumb

higher utilization

usually equals

tighter scheduling

School Type	avg. utilization
Elementary	90-100%
Middle/Jr. High	65-85%
High	75-95%

For this exercise:

Target Utilization per Classroom:

Elementary Schools = **100%**

Middle Schools = **75%**

HRVHS = **85%**

MID VALLEY ELEMENTARY SCHOOL

Mid Valley ES

Available Area	Target Ratio[1]	Increased Capacity[2]	Current Enrollment
Counted Toward Capacity			
1044	25	30	1
1044	25	30	1
1044	25	30	1
1044	25	30	1
1044	25	30	1
1044	25	30	1
1044	25	30	1
1044	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
950	25	30	1
Not Counted Toward Capacity			
6500	Gym	30	0
5700	Gym	30	0
1700	Library	30	0
1200	SPED	30	0
1160	SPED	30	0
916		25	0
800		25	0
800		25	0
461		10	0
330		10	0
310		10	0
300		10	0
300		10	0
276		10	0
199		10	0
160		10	0

Used SF: 21,652
SF/Counted Student: 984 SF /student

Available Area	Target Ratio	Increased Capacity	Current Enrollment
42,764	550	660	22
	100% 550		380 69%

Enrollment 4/5/2025

Summary

Based upon Enrollment numbers from April of 2025

Cascade Locks 37%

Upper Valley
- Mid Valley ES 69%
- Parkdale ES 87%
- WyEast MS 71%

Lower Valley
- May Street ES 76%
- Westside ES 82%
- HRMS 87%

HRVHS 87%

Projected Enrollment

Facility Optimization to address capacity
- Blended Classrooms
- Specialized Program Equity
- Program base analysis at HRMS / WyEast / HRVHS
- Boundary Adjustments
- Specialized Facilities
  - Pine Grove
  - Options Academy
  - Coe

Sherman Street Site – Land Banking

Optimizing Spaces

OPTIMIZING SPACES

- In the LRFPC's work, they explored what we're calling **"Optimizing Spaces"**
- **"Optimizing Spaces"** is a major rethinking of how District educational facilities are used and structured
  - The goal is to provide greater resiliency and educational opportunity long-term
  - This is different than simply addressing proactive maintenance needs in older buildings, which is also being reviewed by the LRFPC
  - Optimizing Spaces exclude changes to admin or specialty service buildings – those are a separate topic for evaluation
- We sought **Adminstrative Council (AdCo) input** on the educational opportunities and challenges related to these optimization ideas in early April.

"OPTIMIZING SPACES" IDEAS

OPTION 1
One MS at Wy'east

- Consolidate Grades 7-8 at Wy'East
- Repurpose or surplus HRMS
- Elementaries become Grades K-6

OPTION 2
One MS at HRMS

- Consolidate Grades 7-8 at HRMS
- Repurpose or surplus Wy'east
- Elementaries become Grades K-6

OPTION 3
New High School

- Develop a plan to build a new HS
- Existing HS becomes a MS for Grades 6-8

OPTION 4
One Upper Valley ES

- Consolidate Parkdale ES and Mid Valley ES students at Mid Valley site
- Close or surplus Parkdale ES

OPTION 5
Cascade Locks

- Cascade Locks ES students go to other schools
- Close or surplus Cascade Locks ES

Note: we excluded Coe/Options Academy, Pine Grove, and the operations/ transportation facilities from the AdCo discussion in order to focus their expertise on key educational facilities

AdCo Feedback on Optimizing Spaces

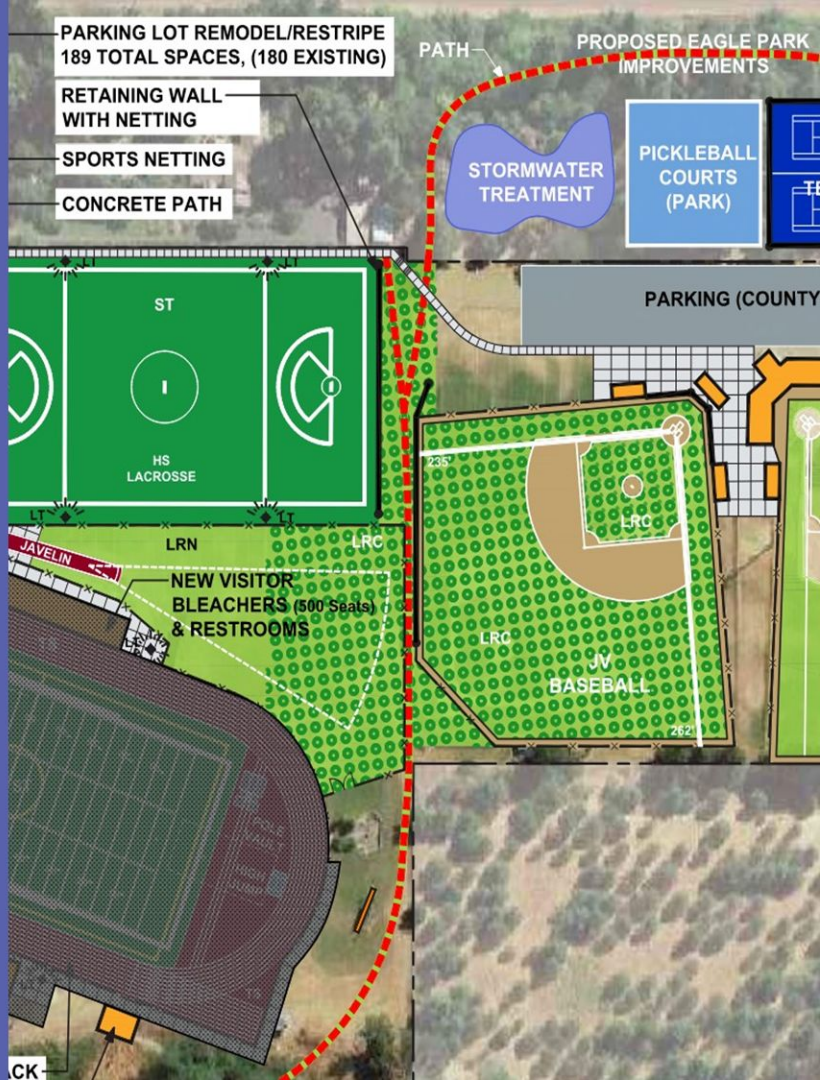
Rank the degree of Educational Opportunities/Challenges for each Option (0 is low; 10 is high)

“OPTIMIZING SPACES” IDEAS

Option 1 – One MS at Wy’east		
1a	New 130,000 SF MS at Wy’east property, demo existing	$129,220,000
1b	New 40,000 SF addition, remodel 55,000 SF of existing space	$49,400,000
Option 2 – One MS at HRMS		
2a	New 40,000 SF addition, remodel 55,000 SF of existing space	$52,520,000
Option 3 – New High School		
3a	New 200,000 SF High School, remodel existing HS into MS	$283,400,000 plus property purchase, road improvements
Option 4 – One Upper Valley ES		
4a	New 80,000 SF elementary at Mid Valley property	$72,020,000
4b	New 80,000 SF elementary at Wy’east property	$64,350,000
Option 5 – Cascade Locks		
5a	No new construction	$0

All budgets include construction cost, escalation to 2029 (projected mid-point of construction), development/soft costs, and contingency.

Athletics Master Plan – Priority Updates



LRFPC REVIEW OF 2017 ATHLETIC MASTER PLAN

- Projects accomplished since 2017: HRVHS Stadium Track & Turf, WES Softball Fieldhouse, MVES Playground, PES Playground, CLES Playground
- Prioritized projects still remaining (costs estimated for 2029 construction)

Tier 1 (Highest Priority)	*Round to nearest $1,000*		**Tier 2**	*Round to nearest $1,000*		**Tier 3**	*Round to nearest $1,000*
HRVHS Fence	$38,000		HRVHS Stadium Enhancements	$1,435,000		HRVHS JV Baseball Rotate/Rebuild	$899,000
HRVHS Practice Field Turf Conversion	$4,664,000		Westside Softball Field Lights	TBD		HRVHS Varsity Baseball Renovations (excludes turf)	$192,000
HRVHS Tennis (2 courts)	$424,000					HRMS Track Improvement/ Field Rotation	$1,423,000
WES Softball Rotation and Field Renovations	$1,281,000					Mid Valley ES Field & Path Renovations	$233,000
WMS Stadium Field Turf Conversion	$6,079,000					Parkdale ES Field & Path Renovations	$383,000
WMS West “Soccer Complex” Improvements	$6,935,000					Cascade Locks ES Field & Court Renovations	$143,000
						ADA Accessibility Throughout	TBD
						HRVHS Gym Enhancements	TBD
						HRVHS Scoreboards	TBD
						HRVHS Turf Field Replacement	TBD
Total	**$19,421,000**		**Total**	**$1,435,000**		**Total**	**$3,273,000**

Current Bond Financing and Options

Prior to 2016 bond, pattern was to have smaller 10 year bonds that stacked to reach a combined levy in the 1.83 range.

As the AV in HRC has increased, that rate has dropped.

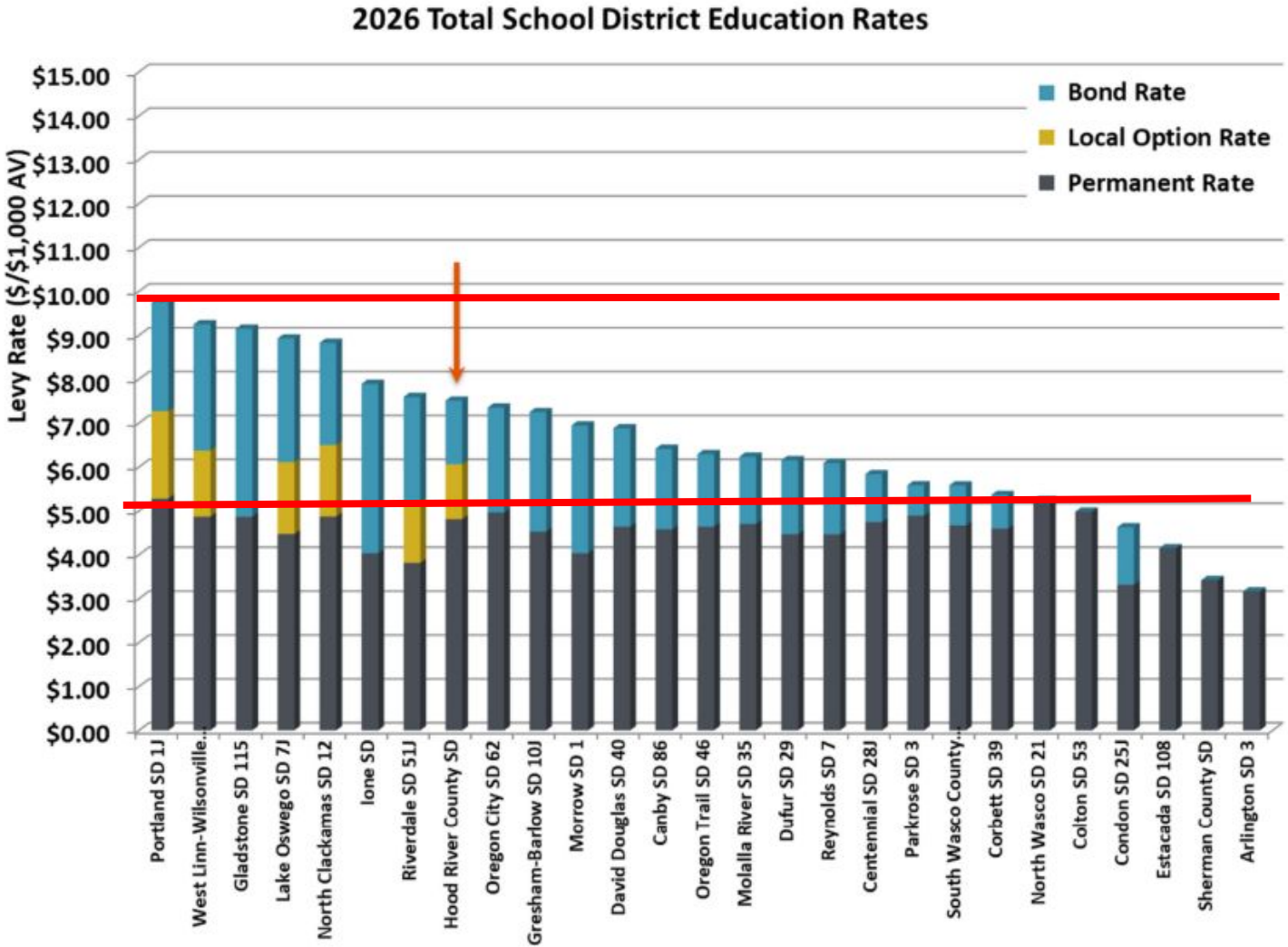
HOOD RIVER COUNTY SCHOOL DISTRICT

Outstanding General Obligation Bonds – Actual and Projected Levy Rates

		Outstanding General Obligation Bonds										
	Approval	Before 10/6/01	Before 10/6/01	After 10/6/01	After 10/6/01	After 10/6/01						
	Fiscal Year[1]	Debt Service 2000 Bonds	2001 Bonds	2008 Bonds	2010 Bonds	2016 Bonds[3]	Total	Total Assessed Value	% Total AV Growth	Actual Bond Rate	Taxes Collected[2]	Projected Bond Rate
Historical	2006	$ 847,155	$ 1,870,083	$ -	$ -	$ -	$ 2,717,238	$ 1,389,092,128	---	$ 2.1163		
	2007	867,590	1,930,320	-	-	-	2,797,910	1,488,682,094	7.17%	1.7456		
	2008	894,128	1,989,120	-	-	-	2,883,248	1,572,977,015	5.66%	1.8788		
	2009	912,503	-	2,001,905	-	-	2,914,408	1,649,375,499	4.86%	1.8173		
	2010	937,503	-	2,167,200	-	-	3,104,703	1,759,405,769	6.67%	1.8694		
	2011	851,207	-	2,346,738	73,694	-	3,271,638	1,817,954,211	3.33%	1.8150		
	2012	-	-	2,473,138	917,850	-	3,390,988	1,909,777,591	5.05%	1.8406		
	2013	-	-	2,551,575	938,100	-	3,489,675	1,983,959,495	3.88%	1.8804		
	2014	-	-	2,634,275	967,350	-	3,601,625	2,048,897,255	3.27%	1.8299		
	2015	-	-	2,716,900	990,950	-	3,707,850	2,144,814,792	4.68%	1.7872		
	2016	-	-	2,804,275	1,018,050	-	3,822,325	2,245,768,138	4.71%	1.7280		
	2017	-	-	1,389,800	-	2,640,140	4,029,940	2,347,414,882	4.53%	1.6910		
	2018	-	-	1,445,600	-	2,726,350	4,171,950	2,470,444,657	5.24%	1.7241		
	2019	-	-	-	-	4,285,750	4,285,750	2,616,820,775	5.93%	1.6665		
	2020	-	-	-	-	4,425,400	4,425,400	2,784,326,011	6.40%	1.6174		
	2021	-	-	-	-	4,572,700	4,572,700	2,911,182,045	4.56%	1.4345		
	2022	-	-	-	-	4,693,900	4,693,900	3,037,742,498	4.35%	1.5831		
	2023	-	-	-	-	4,823,400	4,823,400	3,188,183,006	4.95%	1.5334		
	2024	-	-	-	-	4,956,800	4,956,800	3,299,684,284	3.50%	1.5067		
	2025	-	-	-	-	5,095,600	5,095,600	3,432,186,499	4.02%	1.4846		
est	2026	-	-	-	-	5,232,600	5,232,600	3,616,688,177	5.38%	1.4467		
Projected	2027	-	-	-	-	5,379,400	5,379,400	3,725,188,822	3.00%		97.5%	1.48
	2028	-	-	-	-	5,524,600	5,524,600	3,836,944,487	3.00%		97.5%	1.48
	2029	-	-	-	-	5,680,800	5,680,800	3,952,052,822	3.00%		97.5%	1.47
	2030	-	-	-	-	5,836,400	5,836,400	4,070,614,406	3.00%		97.5%	1.47
	2031	-	-	-	-	5,994,000	5,994,000	4,192,732,838	3.00%		97.5%	1.47
	2032	-	-	-	-	6,163,000	6,163,000	4,318,514,824	3.00%		97.5%	1.46
	2033	-	-	-	-	6,332,400	6,332,400	4,448,070,268	3.00%		97.5%	1.46
	2034	-	-	-	-	6,506,600	6,506,600	4,581,512,376	3.00%		97.5%	1.46
	2035	-	-	-	-	2,874,800	2,874,800	4,718,957,748	3.00%		97.5%	0.62
	2036	-	-	-	-	2,953,600	2,953,600	4,860,526,480	3.00%		97.5%	0.62

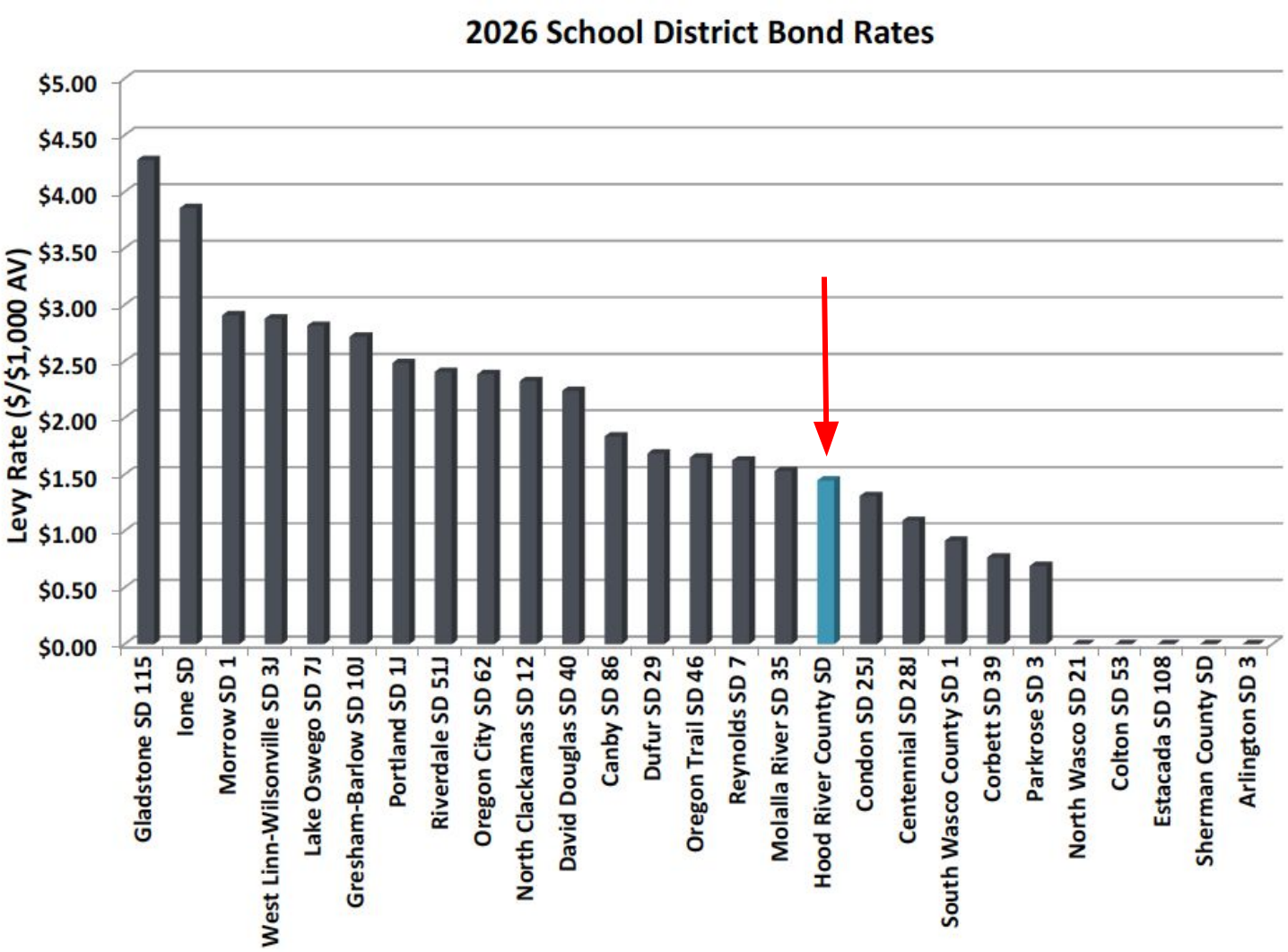
Avg $1.80-$1.90

(1) Fiscal years ended June 30.
(2) Assumes collection year delinquencies will be offset by back tax collections.
(3) Estimated Levy Rate per the 2016 ballot title was $1.83/$1,000.



Comparison overall tax rates for selected districts (Piper Sandler).

Districts with local options are at higher end, but HRCSD has much smaller GO bond for capital work.

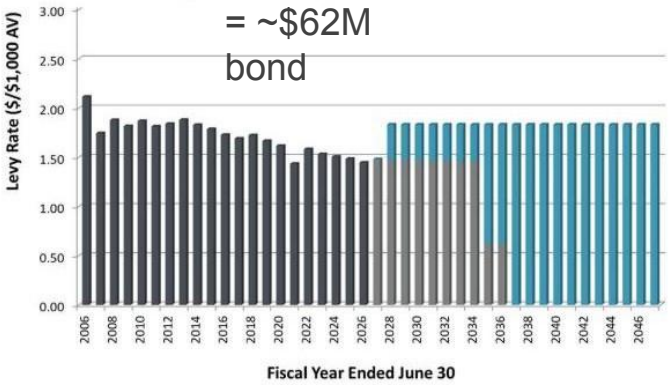


But now if we focus only on the GO Bonds (which is the primary vehicle for funding capital maintenance and construction), we are one of the lowest Districts in Piper Sandler's comparison group.

PROJECTED LEVY RATES

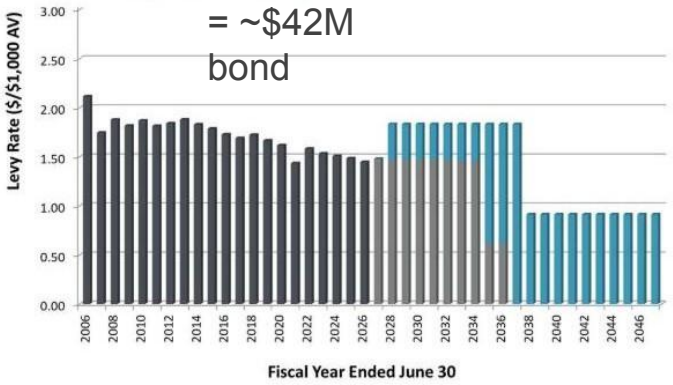
Target $1.83 Levy Rate for 20 Years

= ~$62M bond



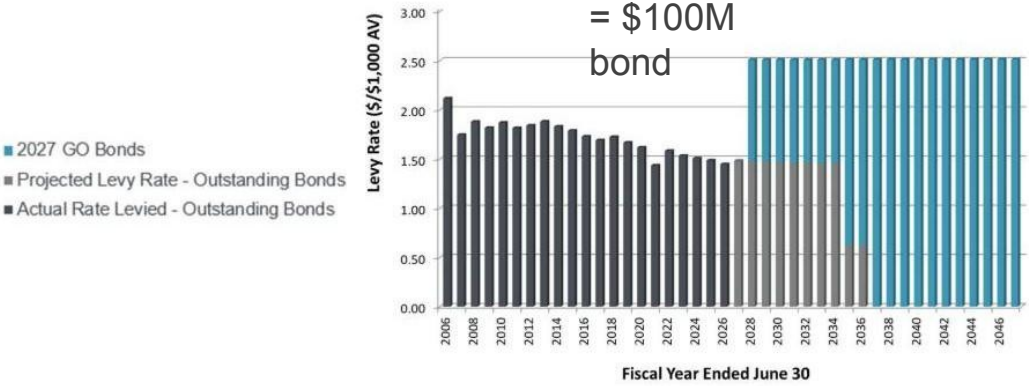
Target $1.83 Levy Rate with 10 Year Step

= ~$42M bond



Issue $100 Million

= $100M bond



Why $1.83?

$1.83 was the rate for the first year of the 2016 bond. The rate has since declined due to an increase in overall County assessed value.

3 POTENTIAL PATHS

Major Efficiencies with Elementary/MS consolidation

- Elementary and/or MS consolidation with new construction/major remodel; surplus/sell Cascade Locks and other excess ES/MS buildings
- Surplus/sell Coe and Pine Grove; relocate programs to other buildings
- Deferred Maintenance on 6-8 facilities
- Program improvements
- Replace Transpo/Maintenance Facility
- Athletic Facility Improvements

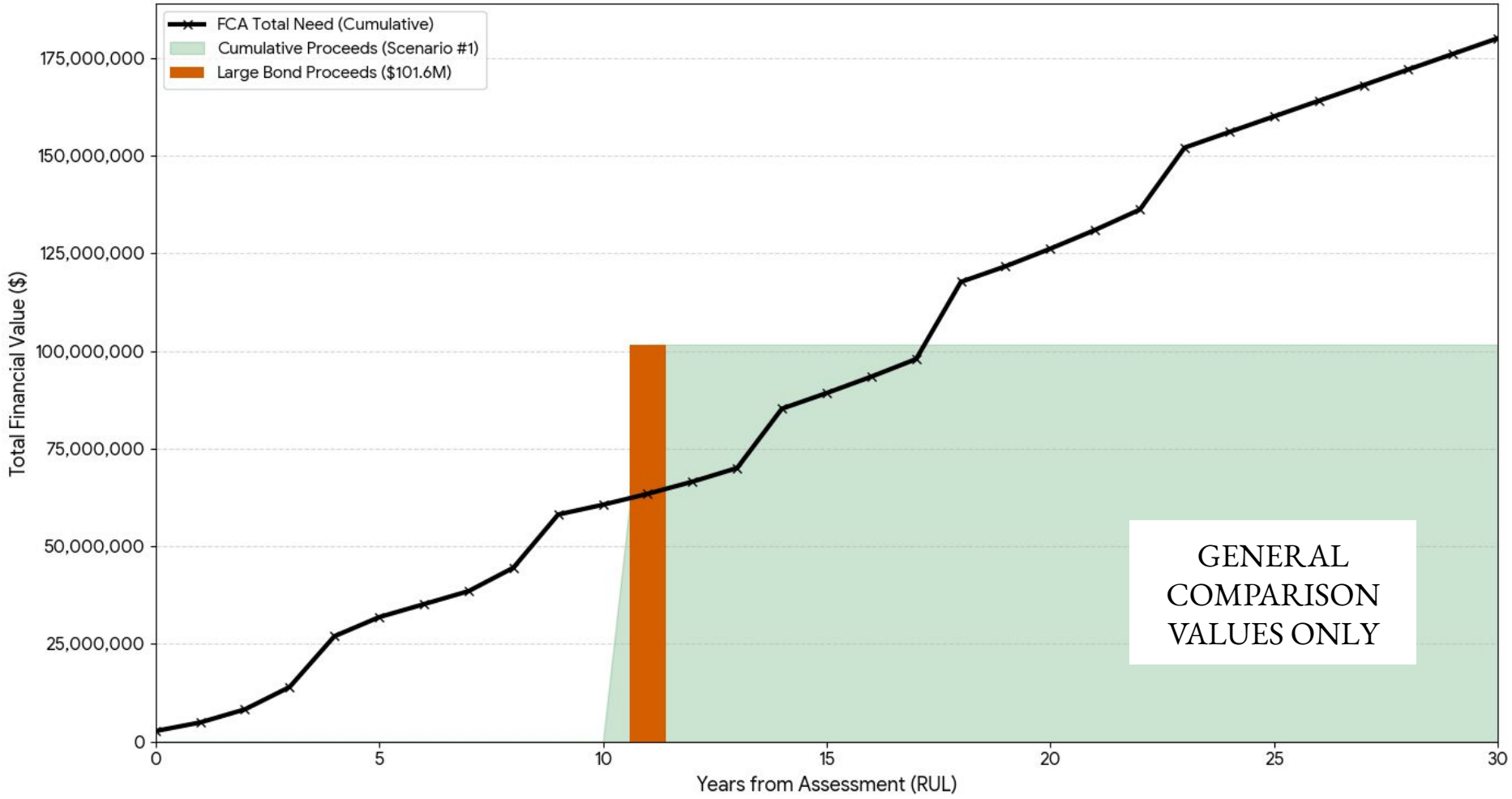
Some Efficiencies

- Maximize Capacity:
  - Relocate programs to other buildings to maximize capacity.
  - Relocate students to other schools – no new construction needed
  - Consider Deferred Maintenance on fewer facilities
- Program improvements
- Replace Transpo/Maintenance Facility
- Athletic Facility Improvements

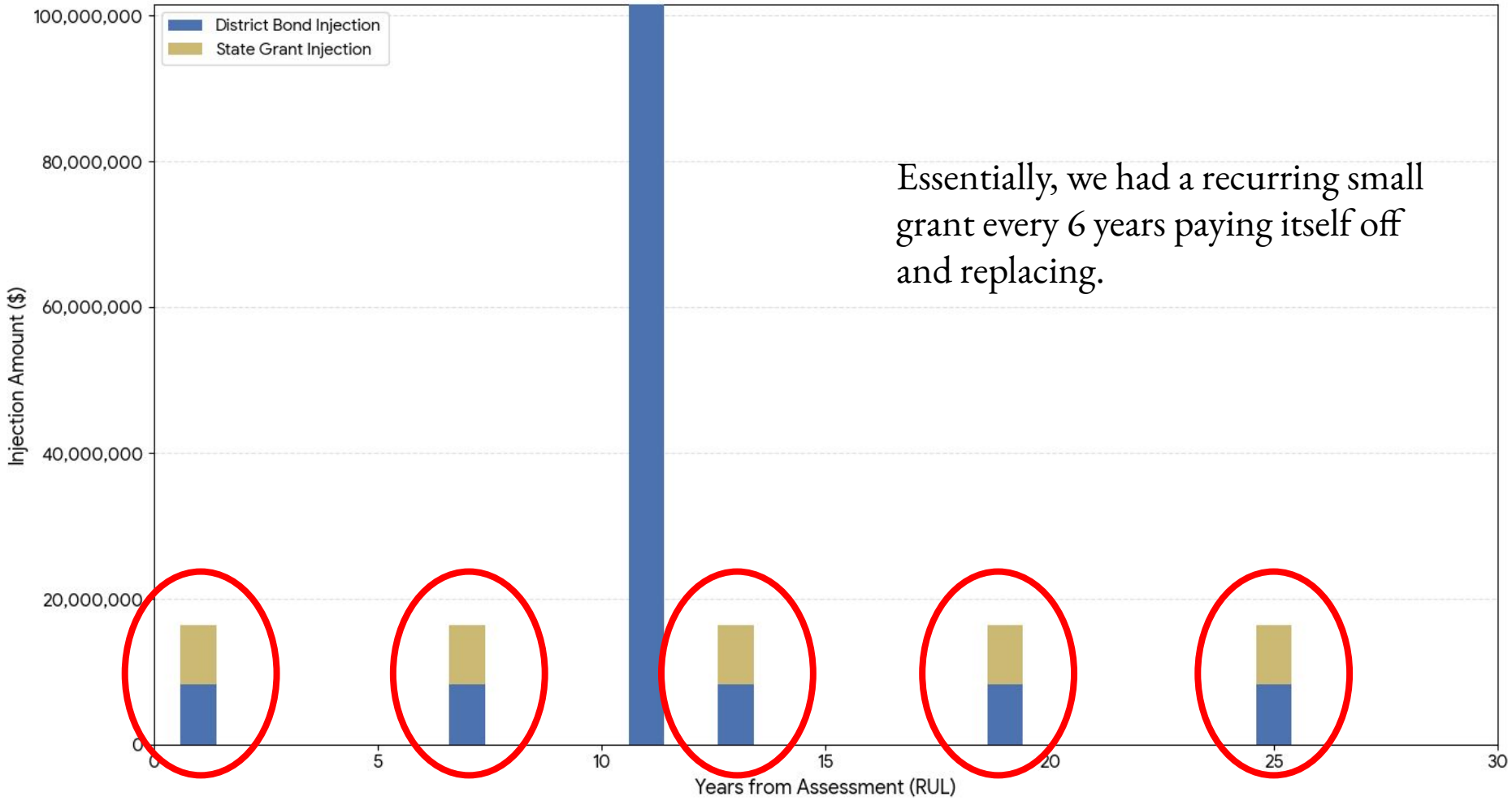
Status Quo

- Keep all current buildings
- Deferred Maintenance on 11 facilities
- Program improvements
- Remodel Transpo/ Maintenance Facility
- Athletic Facility Improvements

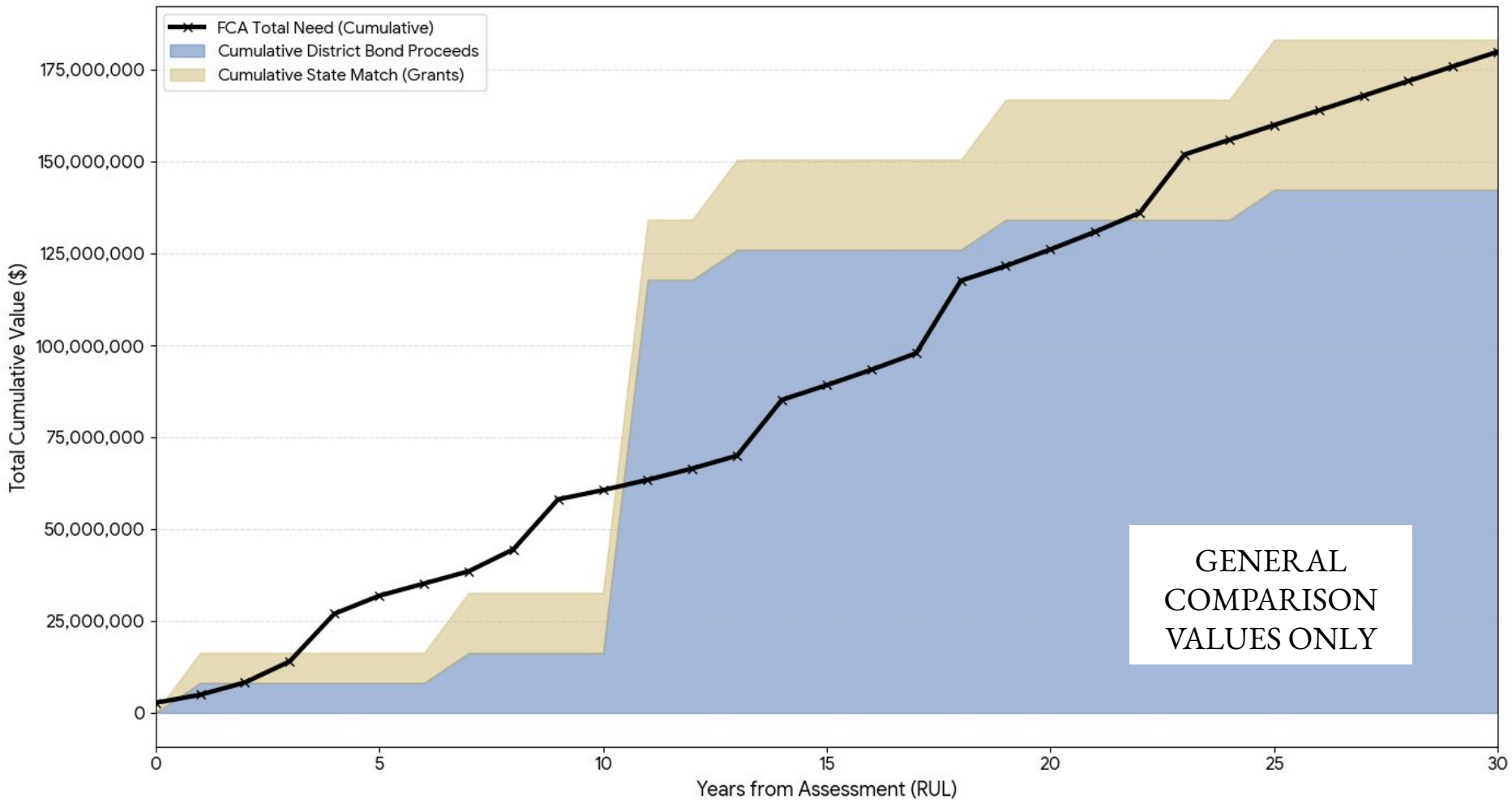
Scenario #1: Large Bond Replacement vs. Cumulative FCA Need (30-Year Horizon)



Scenario #2: Discrete Capital Injections (District Bonds & State Grants)



Essentially, we had a recurring small grant every 6 years paying itself off and replacing.


Scenario #2: Cumulative Revenue vs. Total Facility Need
FCA Total Need (Cumulative)
Cumulative District Bond Proceeds
Cumulative State Match (Grants)
Total Cumulative Value ($)
175,000,000
150,000,000
125,000,000
100,000,000
75,000,000
50,000,000
25,000,000
0
0
5
10
15
20
25
30
Years from Assessment (RUL)
GENERAL COMPARISON VALUES ONLY

HOOD RIVER COUNTY
SCHOOL DISTRICT

Summary of Scenarios

- Scenario #1 - Large Replacement Bond
  - Maintain the current tax rate of $1.56
  - No meaningful Capital Work for 10 years while current bond expires
  - Creates the same problem at the end that we are now facing with deferred maintenance
- Scenario #2 - Replacement Bond + OSCIM Grant Routine Bonds
  - Increases the current tax rate back to $1.86 (+$0.40)
  - Still has a gap in the first 10 years, but provides a long term solution
- However, for all scenarios, we can't just cover the FCA costs. It must also cover:
  - 2017 Athletics Master Plan and Community Recreation needs
  - New Schools or Expansions
  - Large Facility Improvement Needs (i.e. Transportation Yard facilities $10m-$14m)
  - Facility improvements (i.e. thermal control, other upgrades)
  - New program investments (CTE, etc.)
  - This forms the basis of the Long Range Facilities Planning Recommendations to the Board

HOOD RIVER COUNTY
SCHOOL DISTRICT

QUESTIONS

Are there other considerations that we haven't discussed?

Is there anything you've seen tonight that you would instruct the LRFP committee to no longer explore?

What did you see tonight that are exciting opportunities for improving education?

HOOD RIVER COUNTY
SCHOOL DISTRICT

LONG RANGE FACILITIES PLANNING

Board Work Session Update

Hood River County School District

May 27, 2026

WENAHA GROUP

opsis