



# PARKROSE SCHOOL DISTRICT LONG-RANGE FACILITY PLANNING

Board Presentation



Parkrose School District  
Long-Range Facility Planning  
Multnomah County, Oregon

November 22<sup>nd</sup>, 2021 – Board Presentation

**Soderstrom Architects**

# Meeting Agenda

Introductions

Timeline Review

Facilities Assessment Summary

Long-Range Facilities Planning Overview



# Soderstrom Architects

## 20+ Years of Educational Architecture:

- Focused on Students
- Listen to Needs of District + Community
- Targeted Support for Areas of Highest Need
- Marlene Gillis, AIA, President, ALEP



# PROCESS TIMELINE REVIEW

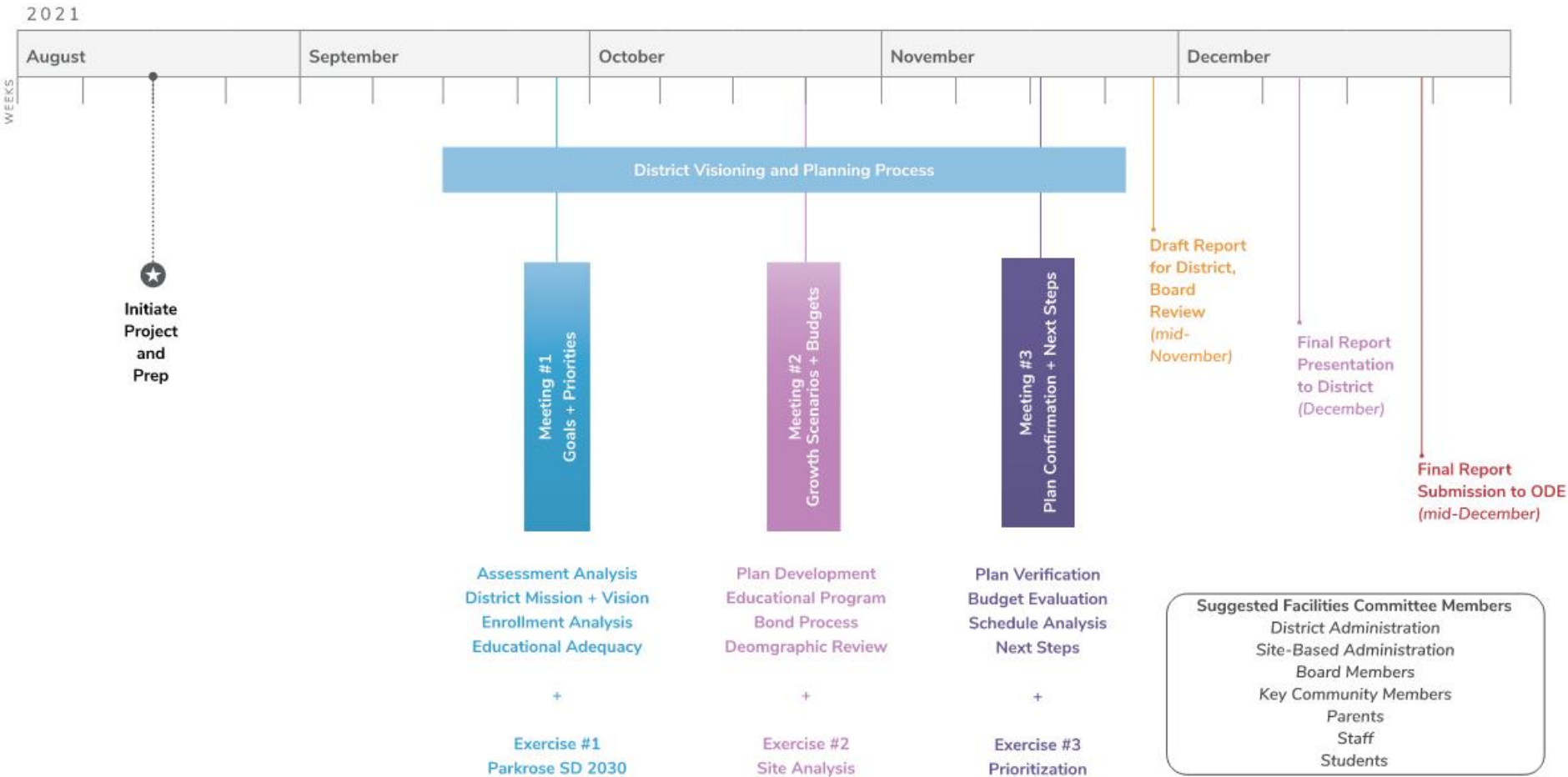


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# Assessment and Planning Timeline



# FACILITIES ASSESSMENT REPORT



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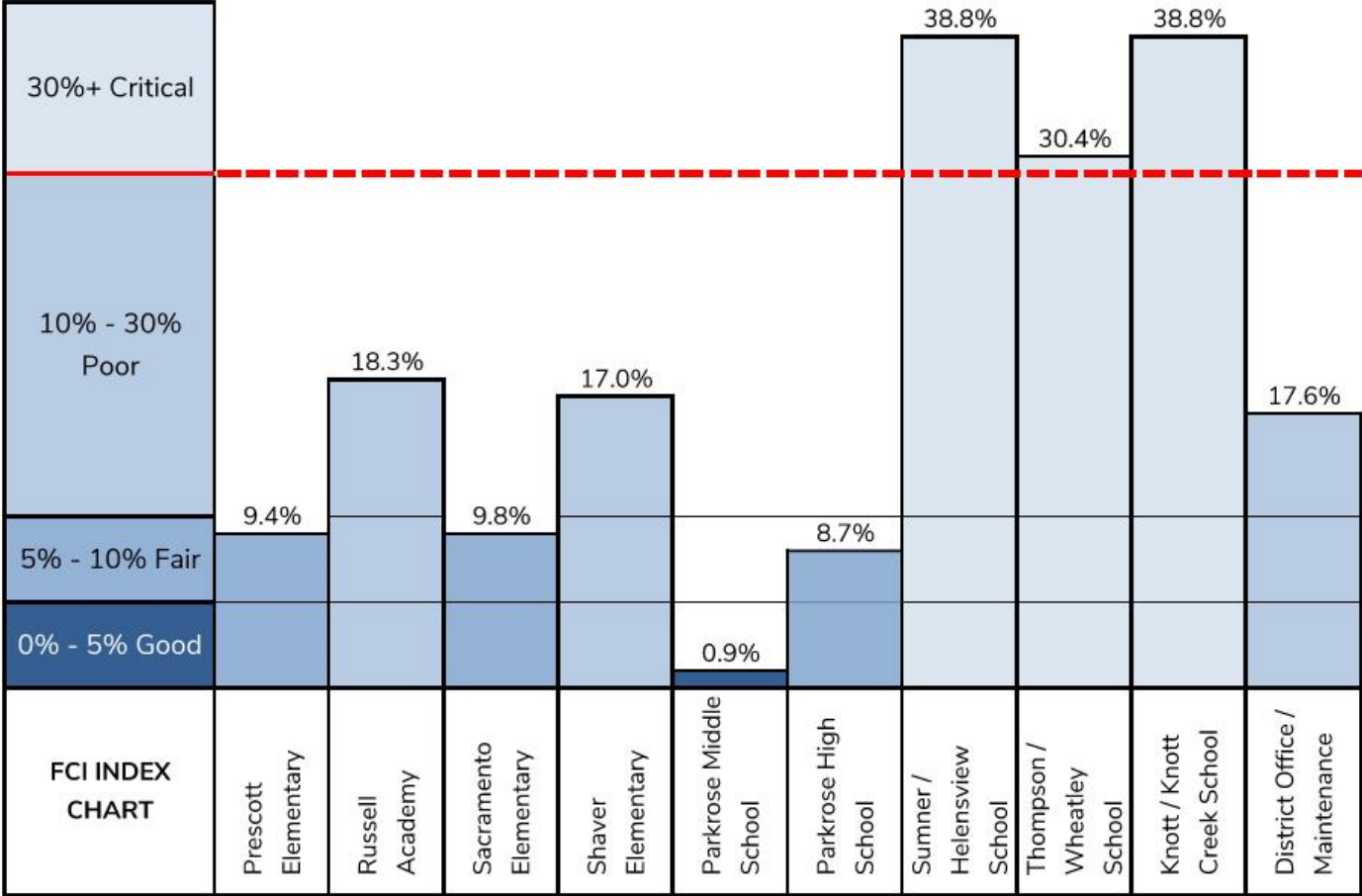
# Facility Assessment Report (FAR)

## Information to Extract from FAR for ODE:

- Facility Condition Index (FCI)
- “As New” Information
- Repair and Replacement Costs
- Does not Factor in Planning Needs, Desires



# Facility Condition Index (FCI)



Evaluating  
physical  
condition  
only



# Facility Repair / Replacement Cost Summary

#	School Name	Building Area	Repair Budget	Replacement Costs	FCI
	Elementary Schools (K - 5)				
01	Prescott Elementary School	48,544 SF	\$2,422,350	\$24,820,062	9.4%
02	Russell Academy	40,036 SF	\$3,899,749	\$20,470,006	18.3%
03	Sacramento Elementary School	41,107 SF	\$2,135,800	\$21,017,598	9.8%
04	Shaver Elementary School	43,916 SF	\$3,961,863	\$22,453,812	17.0%
	Middle Schools (6-8)				
05	Parkrose Middle School	155,453 SF	\$777,894	\$83,149,944	0.9%
	High Schools (9-12)				
06A	Parkrose High School	260,497 SF	\$13,928,573	\$153,680,205	8.7%
06B	Parkrose High School - Fine Arts Building	3,700 SF			
06C	Parkrose High School - Stadium	5,200 SF			
	District Administration and Support				
10A	District Office	4,000 SF	\$1,905,945	\$10,420,877	17.6%
10B	Maintenance Offices + Shop	4,700 SF			
10C	Bus Barn + Shop	12,000 SF			
Totals (excluding Rentals):		619,153 SF	\$29,032,174	\$336,012,504	



# Current Capacity Analysis

Parkrose School District - Existing Academic Capacity												
Schools	Classrooms (Existing)	Current Capacity	Utilization	SPED CRs (Existing)	Current Capacity	Utilization	Instructional Areas*	Current Capacity	Utilization	Total Existing Capacity	Enrollment (Current) 2019-20	Percentage of Current Capacity
Prescott ES	18	504	100%	1	15	100%	0	0	100%	519	331	64%
Russell Academy	17	476	100%	2	30	100%	0	0	100%	506	371	73%
Sacramento ES	16	448	100%	1	0	100%	0	0	100%	448	305	68%
Shaver ES	18	504	100%	1	0	100%	0	0	100%	504	275	55%
Parkrose MS	25	595	85%	2	30	100%	15	357	85%	982	778	79%
Parkrose HS	13	309	85%	3	45	100%	14	333	85%	688	976	142%
<b>TOTALS</b>	<b>107</b>	<b>2,836</b>		<b>10</b>	<b>120</b>		<b>29</b>	<b>690</b>		<b>3,647</b>	<b>2,705</b>	

\* Instructional Areas for MS + HS: Gyms, Computer Labs, Performing Arts, CTE

## Capacity Assumptions Variables

Students per Classrooms:	28
Students per CR - SLC / SPED:	15

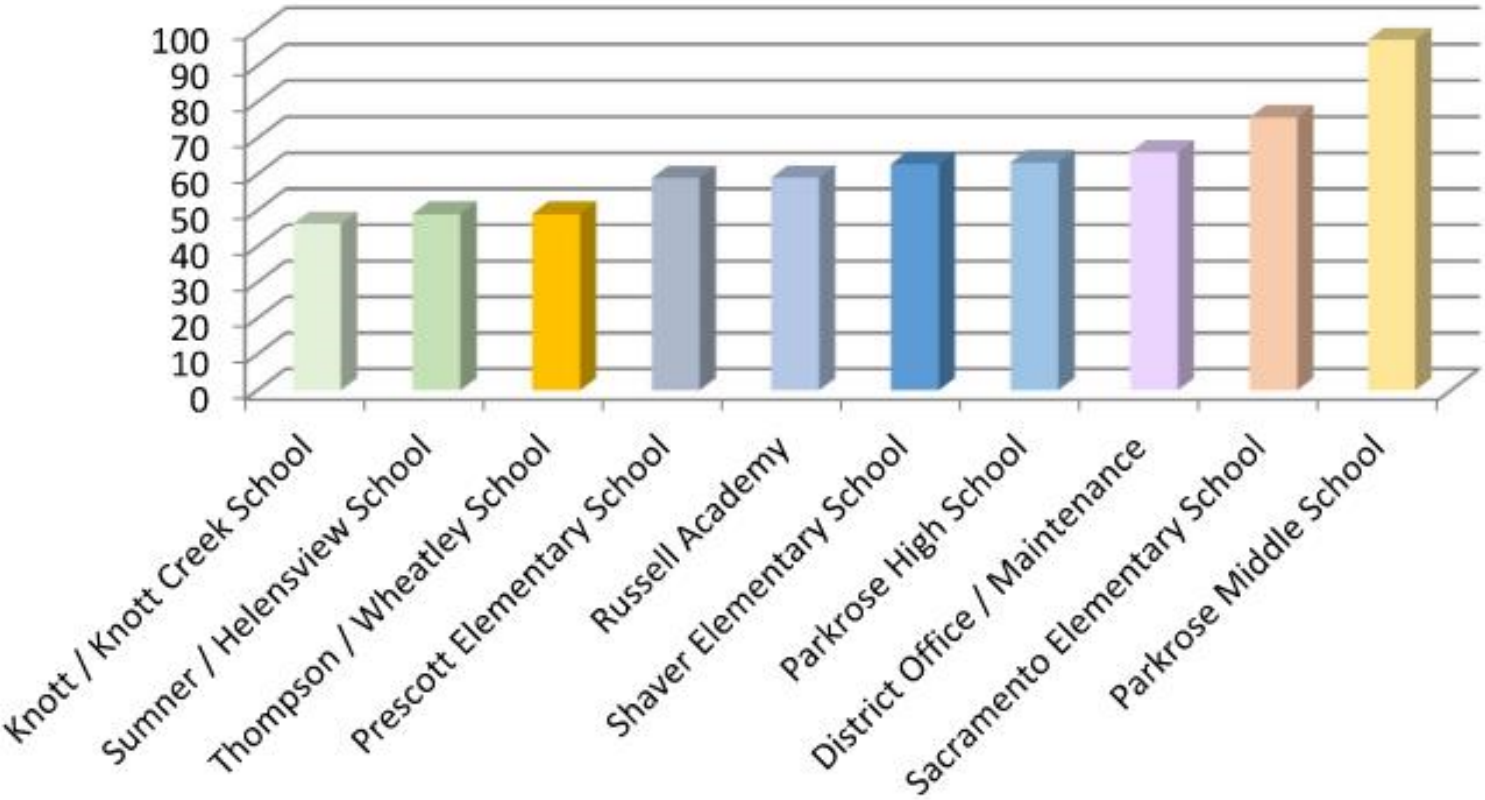
## Utilization Factor for Capacity Calculation:

Elementary School (All):	100%
Middle + High School GenEd:	85%
High School Computer Labs:	75%
Middle + High School Elective / CTE:	50%



# District Building Overall Need Ranking

Summary - All Buildings: Average



## Also Considers:

- ✓ Seismic Safety
- ✓ Hazardous Materials
- ✓ Accessibility
- ✓ Educational Adequacy



# District-Identified Facility Needs

## District Wide

- ✓ Improved ventilation and air circulation overall.
- ✓ Accessibility upgrades to restrooms, access.
- ✓ Secure entry and site access, site safety.
- ✓ Lighting and controls retrofit and upgrade.
- ✓ Upgrade interior finishes and exterior envelope.
- ✓ Additional cameras and / or exterior lighting desired.



# District-Identified Facility Needs

## Prescott Elementary

- ✓ Create accessible main entry, path inside building.
- ✓ Create a Nurse / “Sick Room.”
- ✓ Create on-site parking (none existing).
- ✓ Significant storage needed (many support programs).
- ✓ Replace failing windows that were replaced.
- ✓ Repair and / or replace exterior siding.
- ✓ Cafeteria undersized and needs expansion.
- ✓ Mechanical system upgrades to main building, Annex.
- ✓ Entire building is listed as ‘Very High’ seismic risk.



# District-Identified Facility Needs

## Russell Academy / Elementary School

- ✓ Front entry needs secure vestibule / controlled access.
- ✓ Replace individual unit ventilators in each classroom.
- ✓ Classroom restrooms not accessible typically.
- ✓ Remove folding walls between classrooms.
- ✓ More storage needed (Music Room, etc.).
- ✓ Upgrade existing signage for accessibility, consistency.
- ✓ Provide additional electrical outlets throughout school.
- ✓ Original building is listed as 'Very High' seismic risk.



# District-Identified Facility Needs

## Sacramento Elementary School

- ✓ Evaluate expanding Cafeteria for capacity.
- ✓ Review Served expansion - undersized, not accessible.
- ✓ Evaluate covered play structures (both) for needs:
- ✓ Roof replacement needed for part of building.
- ✓ Roof repair and coating needed urgently for rest.
- ✓ Desire to add a walking track to the site.
- ✓ Original building is listed as 'Very High' seismic risk.



# District-Identified Facility Needs

## Shaver Elementary School

- ✓ Connect buildings with interior hallway.
- ✓ Fix water intrusion under covered canopy.
- ✓ Additional general building storage requested.
- ✓ Refurbish mechanical units.
- ✓ Replace older electrical panels and hot water heater.
- ✓ Original building is listed as 'Very High' seismic risk.



# District-Identified Facility Needs

## Parkrose Middle School

- ✓ Elevator access, custodial closet at lower floor desired.
- ✓ Replace carpet in high traffic areas (showing wear).
- ✓ Add sun control in gym for projection (high windows).
- ✓ Repair warped door frames at Commons CMU wall.
- ✓ Repair / replace easily damaged grille covers (custom).
- ✓ Mitigate cracking in polished concrete flooring.
- ✓ Grounds garage needs improved access.



# District-Identified Facility Needs

## Parkrose High School – Site and Athletics

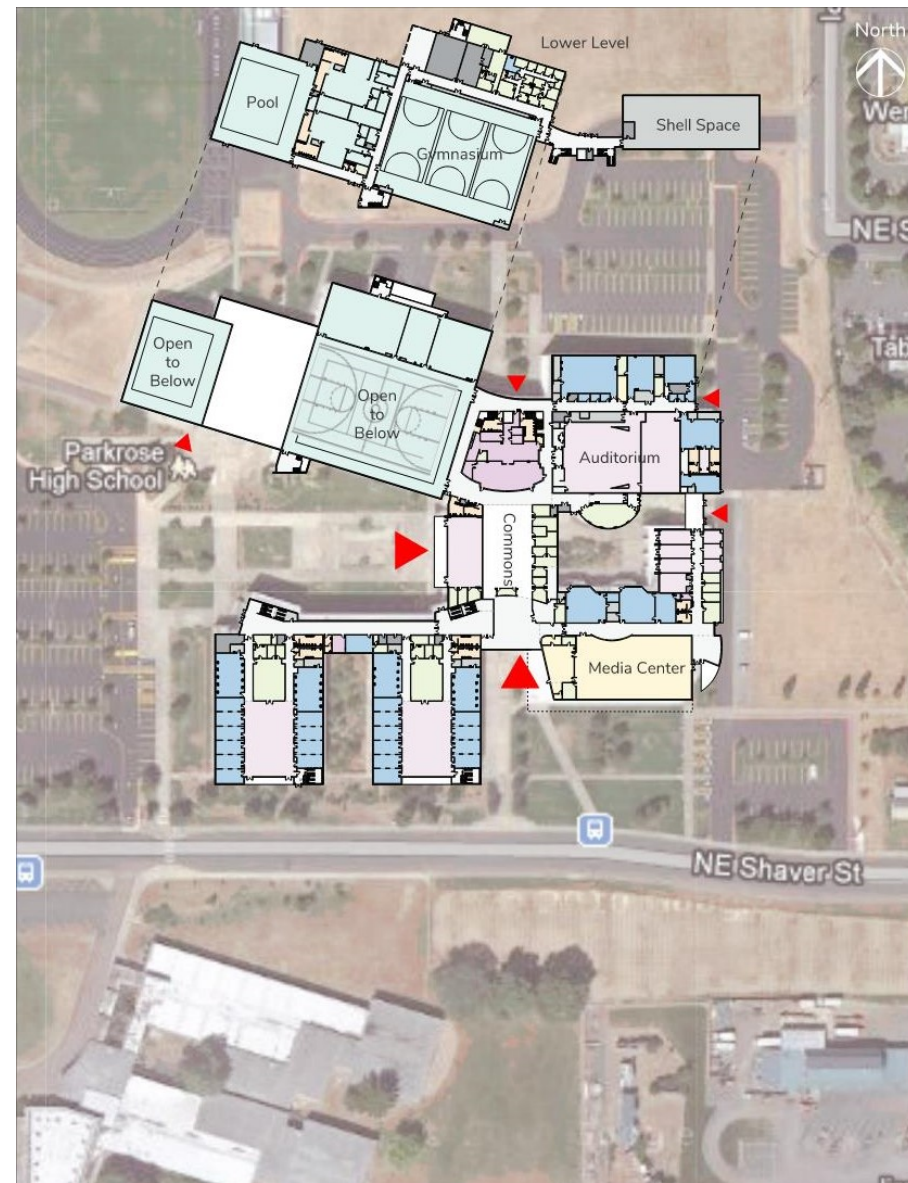
- ✓ Replace all bleachers and locker room lockers.
- ✓ Repair building canopies and columns.
- ✓ Evaluate converting football field to turf.
- ✓ Stadium / Grandstand needs upgrades.
- ✓ Improve track amenities to host meets / events.
- ✓ Clean, repair tennis courts, add spectator support area.
- ✓ Clean, rebuild and re-stripe track.
- ✓ Irrigation system is beyond practical lifespan, leaking.
- ✓ Pool needs improved ventilation, separate lockers.



# District-Identified Facility Needs

## Parkrose High School – Building Overall

- ✓ Repaint, repair exterior stucco, add / repair ext. lighting.
- ✓ Create direct entry / access to Rossi Field House (gym).
- ✓ Evaluate use of courtyard, added CTE building.
- ✓ Add more cameras throughout for security.
- ✓ Fix security alarm zoning to be more efficient, clear.
- ✓ Replace Auditorium, interior lighting that's inaccessible.
- ✓ Upgrade existing boiler, condensing unit / chiller.
- ✓ Replace hot water heaters, fixtures and piping.
- ✓ All but Fine Arts Building is 'High' seismic risk.



# District-Identified Facility Needs

## Parkrose High School – Fine Arts Building (FAB)

- ✓ Improve ventilation throughout.
- ✓ Upgrade finishes, windows and casework throughout.
- ✓ Improve interior circulation for wayfinding, safety.
- ✓ Renovate to improve program inefficiencies.



# District-Identified Facility Needs

## District Offices, Maintenance and Transportation

- ✓ District Office needs added space (infill courtyard?):
  - ✓ Renovate Work Room, Student Services.
  - ✓ Add cameras at problem areas (side).
  - ✓ Repair roof, fix gutter drainage issues.
  - ✓ Consolidate multiple AC units with central system.
- ✓ Maintenance Building needs repainting:
  - ✓ Metal roofing needs complete restoration.
- ✓ Warehouse / Bus Barn needs exterior alarms added:
  - ✓ Added Grounds storage is needed.
  - ✓ Overhead door headers damaged and need repair.
  - ✓ Evaluate adding automatic overhead doors.
- ✓ All three buildings 'High' or 'Very High' seismic risks.



# Cost Study Summary – Priority Items District

DISTRICT SITE	Total Project Costs
Prescott Elementary School	\$ 3,444,472
Russell Elementary School	\$ 4,212,015
Sacramento Elementary School	\$ 3,260,980
Shaver Elementary School	\$ 2,154,892
Parkrose Middle School	\$ 631,205
Parkrose High School	\$ 9,588,872
District Office, Maintenance + Bus Barn	\$ 1,095,120
<b>PRIORITY ITEMS DISTRICT</b>	<b>\$ 24,387,556</b>



# Cost Study Summary – Priority Items Rentals

DISTRICT SITE	Total Project Costs
Helensview School (Sumner)	\$ 5,692,950
Wheatley School (Thompson)	\$ 3,944,700
Knott Creek School (Knott)	\$ 3,496,500
<b>PRIORITY ITEMS RENTALS</b>	<b>\$ 13,134,150</b>



# PLANNING STUDIES BY SITE

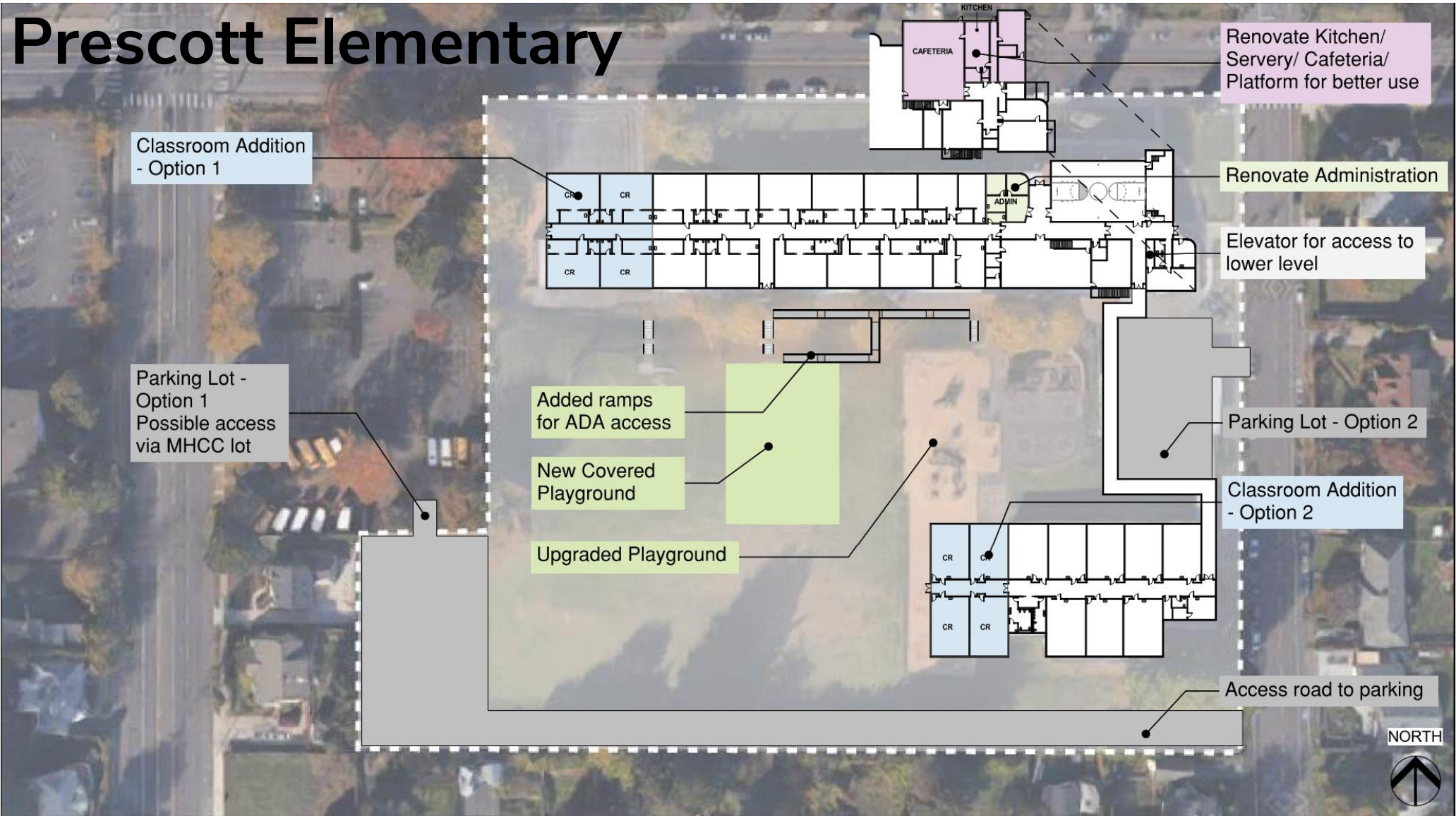


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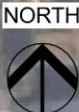
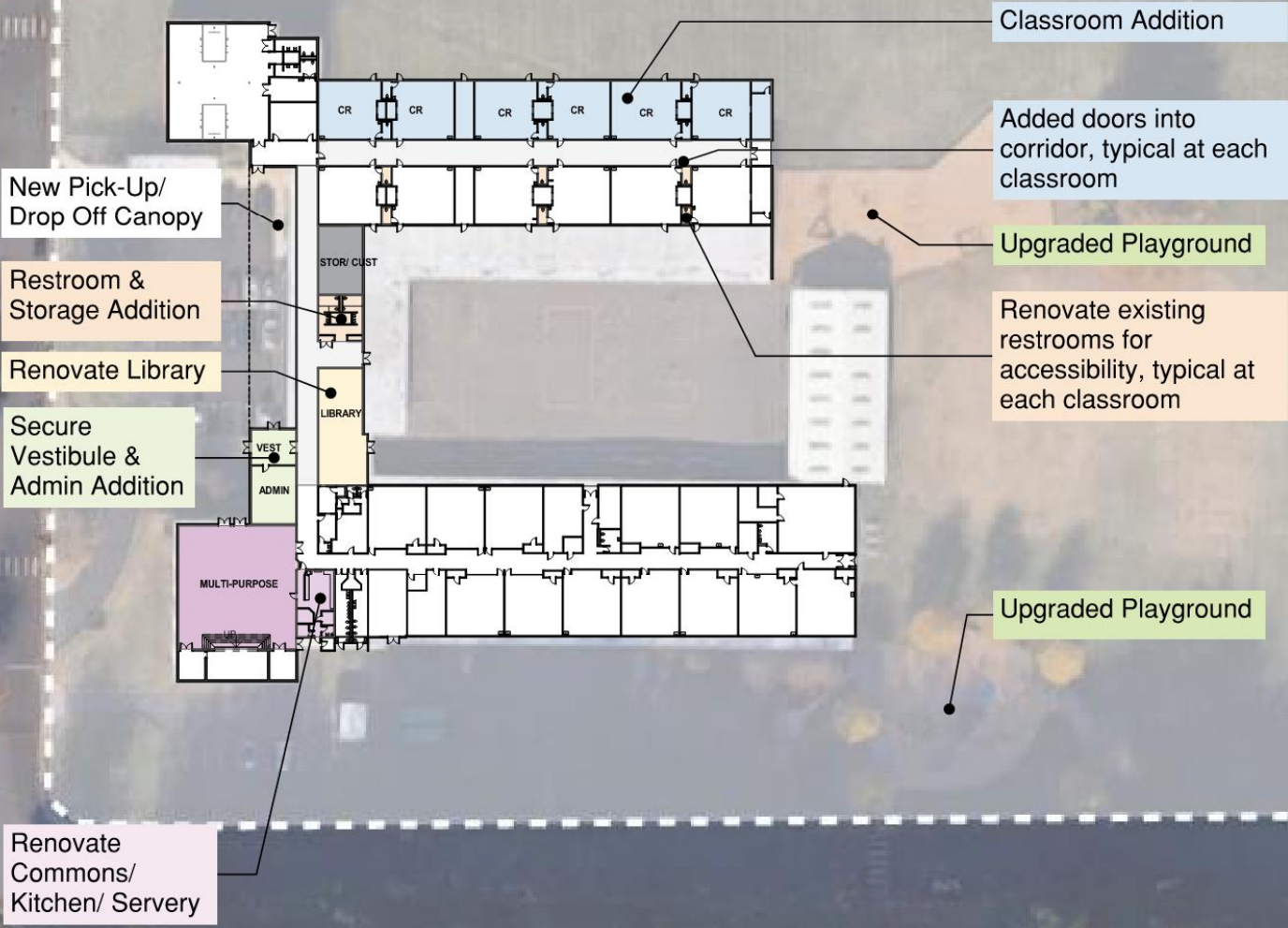
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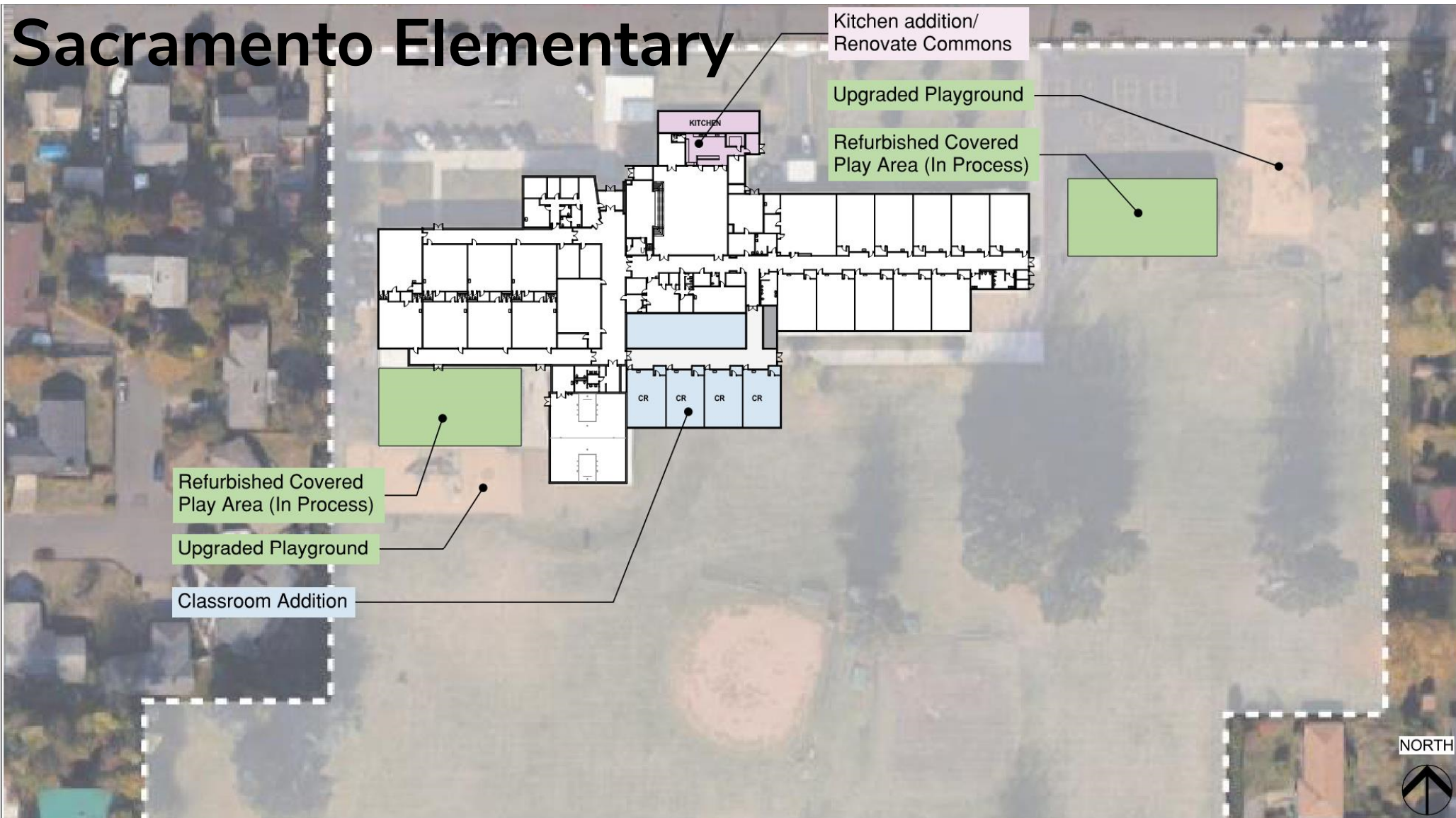
# Prescott Elementary



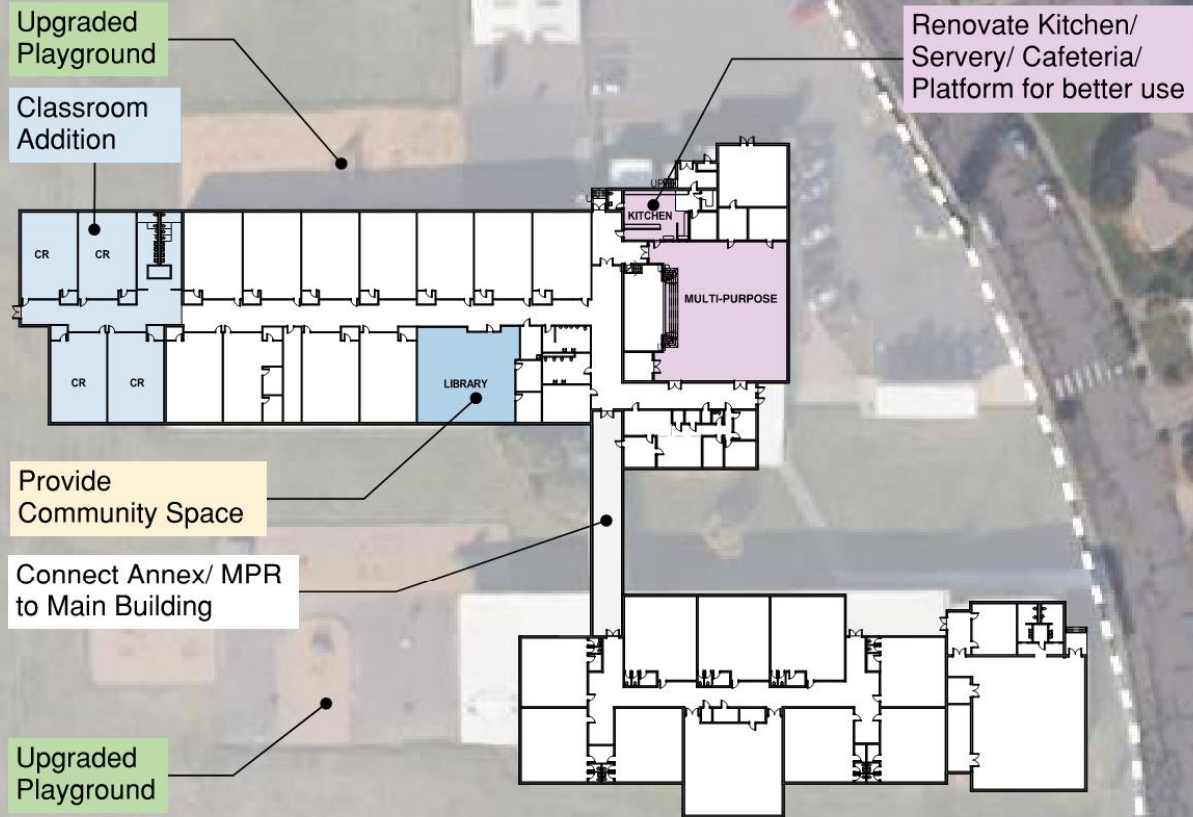
# Russell Elementary



# Sacramento Elementary



# Shaver Elementary



NORTH



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# Parkrose Middle

New lights, scoreboard,  
and seating

New Site  
Restrooms

New Elevator to  
lower level

Cover and  
Upgrade Courtyard

Allow access to  
Upper Play Area

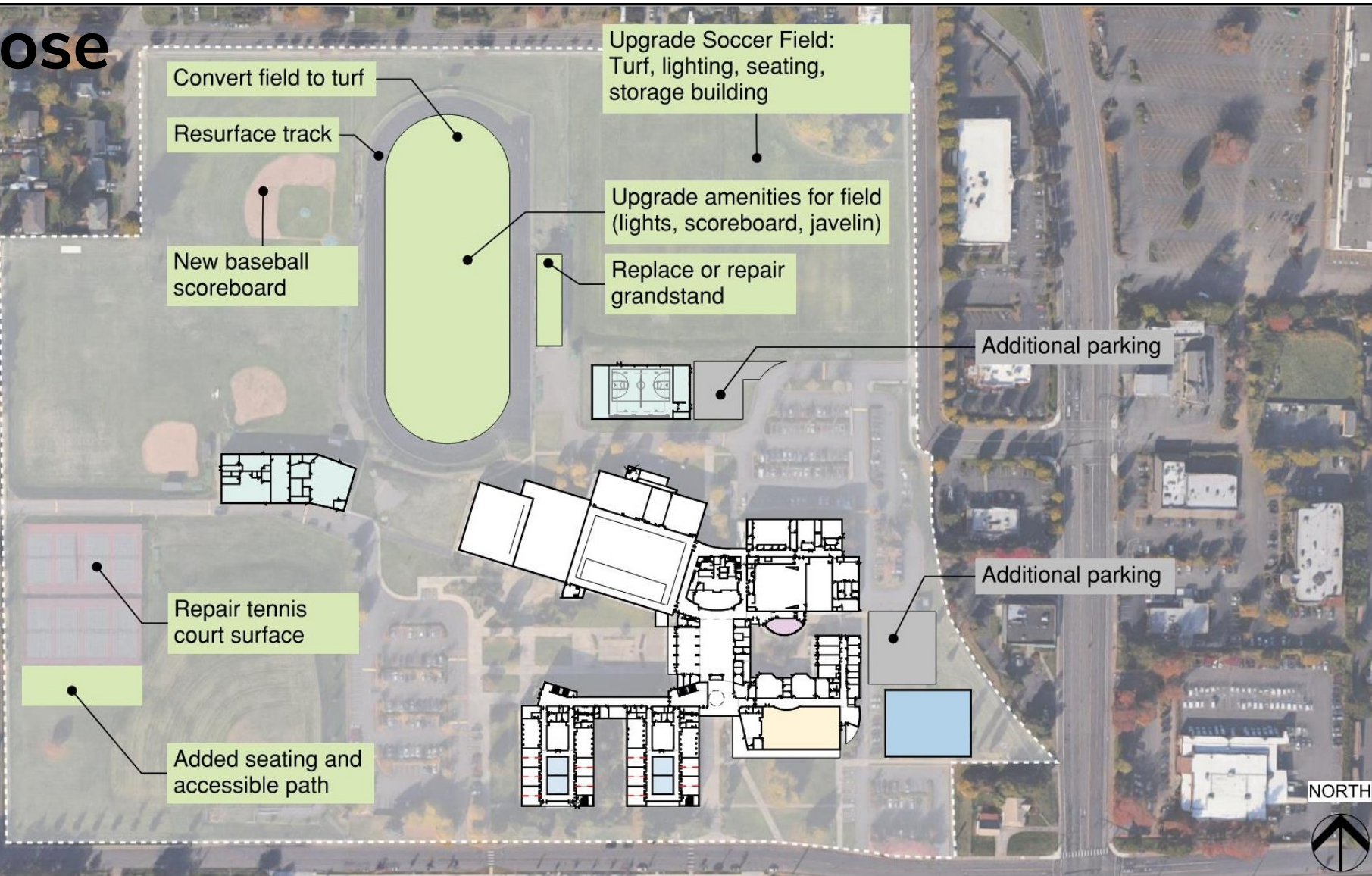


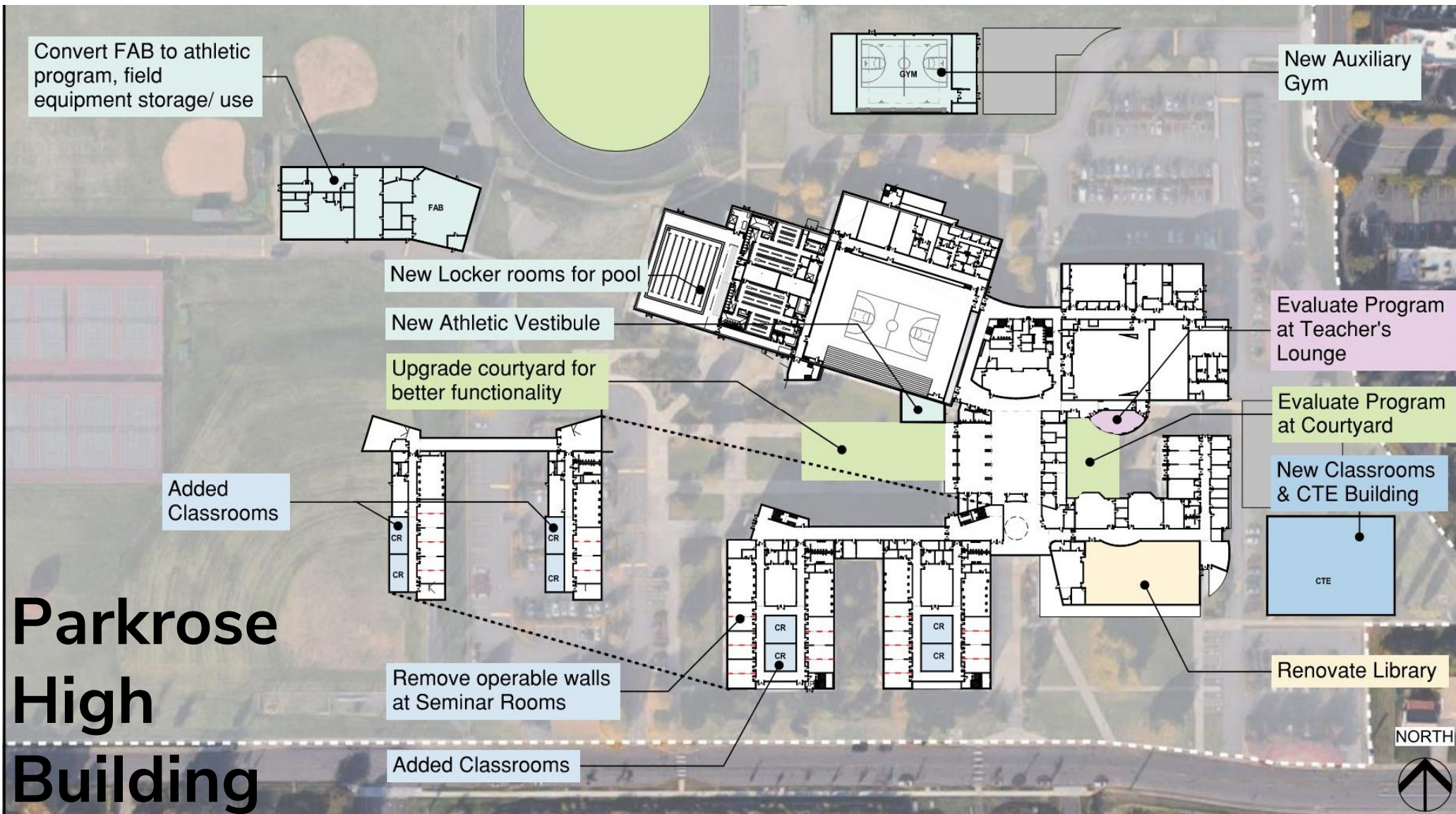
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# Parkrose High Site





# QUESTIONS?



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