

WORK SESSION**LONG-RANGE FACILITIES PLANNING****SUMMARY**

School districts must engage in long-range planning to inform facility-related decisions. Superintendent Gustavo Balderas has directed the establishment of a new advisory committee, the Facilities Planning Committee, to serve as a permanent community-based body to advise the superintendent on facilities and facility-related matters. Long-range planning staff will present for the board's information and discussion the new committee's charter, start-up timeline and initial project scope.

BACKGROUND

Under ORS 195.110, large school districts in the State of Oregon are required to have a Long-Range Facilities Plan (LRFP) to guide facility investments. The LRFP is required for districts to apply for state grants, to participate in Construction Excise Tax (CET) revenue programs with agencies responsible for building permits, and to develop and promote capital bond programs.

The school facility plan must cover a period of at least ten years and must include, but need not be limited to, the following elements:

- Population projections by school age group
- Identification by the city or county and by the school district of desirable school sites
- Descriptions of physical improvements needed in existing schools to meet the minimum standards of the school district
- Financial plans to meet school facility needs, including an analysis of available tools to ensure facility needs are met
- An analysis of:
 - The alternatives to new school construction and major renovation; and
 - Measures to increase the efficient use of school sites including, but not limited to, multiple-story buildings and multipurpose use of sites
- Ten-year capital improvement plans
- Site acquisition schedules and programs

The LRFP synthesizes these elements into a ten-year facilities blueprint, which guides facility investments, including any future bond program. The [most recently adopted LRFP](#) was initiated in 2019 and drafted over the initial course of the COVID-19 pandemic. It was adopted by the School Board in June 2021, in advance of the successful passage of the November 2022 bond package. The 2022 bond program has a duration of six years, ending in 2028.

The 2021 LRFP and its 2018-based enrollment forecast predicted modest decline in enrollment over time. However, the COVID-19 pandemic and underlying demographic changes affecting Oregon and the Beaverton area have resulted in a much faster and steeper enrollment decline. At the same time, future residential development is expected to decrease as the finite supply of developable land in the district is

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consumed. FLO Analytics, a Portland-based demographics forecasting firm, recently prepared a new [ten-year forecast](#), which shows Beaverton’s enrollment declining to 2000–01 levels by 2032.

This significant and dramatic enrollment shift prompted the creation of the Facilities Planning Committee. The central function of the Facilities Planning Committee (FPC) is to be a standing body that can provide thoughtful discussion, advice and analysis to the superintendent for the betterment of district facilities planning.

Recruitment for the FPC will begin in fall 2023, with an inaugural meeting targeted in January 2024. The first project of the FPC will be to study and recommend to the superintendent one or more systemic alternative approaches for managing the district’s facilities in a declining enrollment environment. The project is expected to take approximately six months to complete and will result in a report to the superintendent with findings and recommendations. These recommendations will be short-term (such as boundary adjustments), and long-term to inform the eventual development of a new LRFP. A new LRFP will need to be adopted in advance of any proposed bond package.

The following is a tentative timeline.

Tentative Timeline	
June 2021	LRFP adopted
Nov. 2022	2022 bond program approved
Jan. 2024	FPC launch & initial project
Aug. 2024	FPC recommendations
2024–2025	Near-term FPC recommendations implementation
Sept. 2026	Begin LRFP update
June 2027	LRFP adoption
May or Nov. 2028	Potential bond program election

Membership of the FPC will consist of seven to ten members, appointed by the superintendent from across the district. FPC members will reflect a diversity of experiences and expertise, but they need not be subject matter experts on school facilities per se. Membership on the FPC will be governed by an ethics policy, in accordance with district practices.

The work of the FPC will have three primary themes: 1) receipt of regular updates on enrollment, facility utilization, and other topics; 2) research projects, where a specific issue or question will be studied; and 3) occasional service as the community involvement body for district plans, including but not limited to long-range facilities plans, facility condition assessments and future bond planning. The superintendent will prepare an annual workplan for the FPC, and the committee will be supported by long-range planning and operations staff. The FPC will meet at least once per quarter, and more as needed depending on the workplan. The FPC will issue an annual report to the superintendent.

The FPC will function solely in an advisory capacity to the superintendent. No decision-making authority will be delegated to the FPC. Furthermore, the FPC will be separate and distinct from the Bond Accountability Committee, which oversees currently active bond programs. The FPC’s charter is attached for further information.

RECOMMENDATION

Staff will present information on long-range facilities planning and the Facilities Planning Committee for board information and discussion. No action is needed.