LONG-RANGE FACILITY PLANNING

Per OAR 581-027-0040

Prepared 2019-2020 and submitted September 2020

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Morrow County School District

DLR Group

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Executive Summary

The Morrow County School District entered into a contract in 2018 with DLR Group Architecture & Planning for the purpose of performing a physical assessment of their facilities and facilitating a long-range facility planning process. This effort was led by Karen Montovino, who is an assessor and planner certified by the Oregon Department of Education so as to be compliant with OAR 581-027 criteria for assessment and planning and qualify for the Technical Assistance Program (TAP) grants associated with that department.

The assessment reports are submitted under separate cover as live spreadsheets complying with the templates provided by the Oregon Department of Education.

The following is an executive summary outlining the compliance components of the long-range facility plan with OAR 581-027-0040. The format of this OAR has been retained for ease of comparison and evaluation.

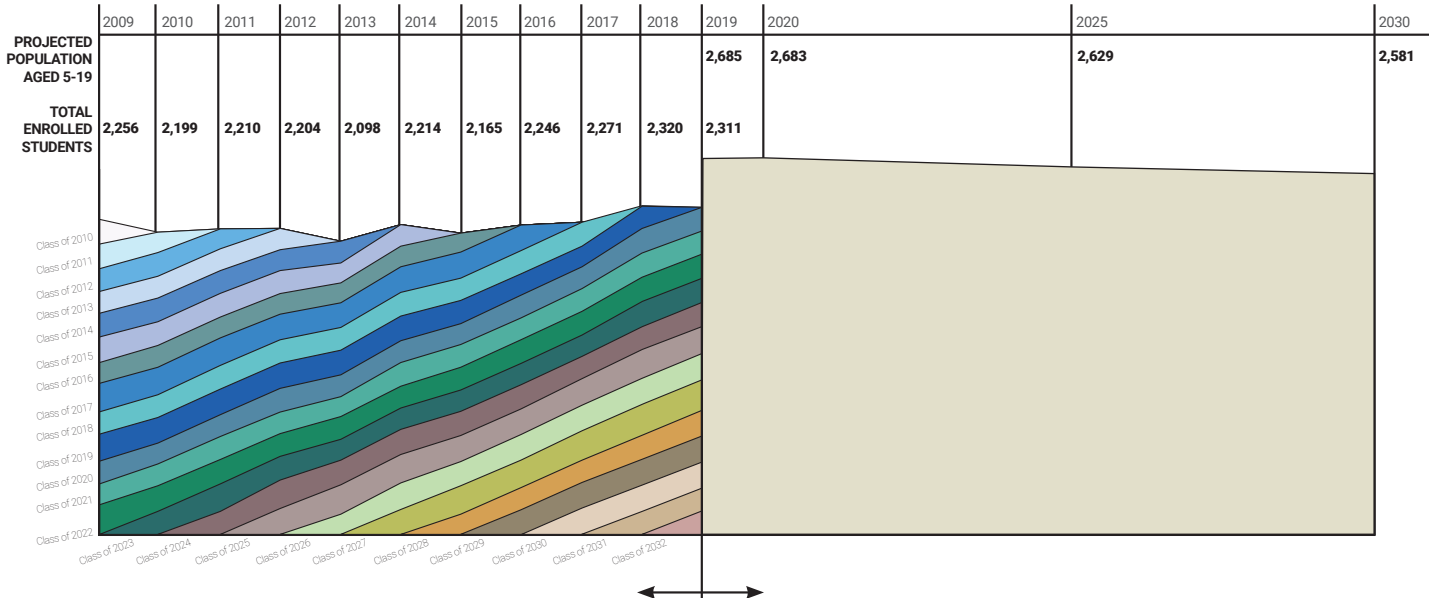
/1
Population Growth

Population projections by school age group for the next ten years using U.S. Census or Census partner data.

For population projections, the Population Research Center (PRC) College of Urban and Public Affairs Portland State University prepared a report on June 30, 2019. The report is titled "Coordinated Population Forecast for Morrow County, its Urban Growth Boundaries (UGB) and Area Outside UGBs 2019-2069". The methodology used to estimate county population uses a variety of data points including , but not limited to, changes in state and federal income tax exemptions, school enrollment, driver license issuances, natural increase, and net migration. The findings are reviewed each year by county officials.

Historically, Morrow county has seen positive annual average growth rates and PRC forecasts overall growth for Morrow County into the future. However, due to their observations around an aging population and out-migration of young adults, they are forecasting a slowed population growth in the school-age range.

PRC also compared the overall forecasted growth of the different communities within Morrow County. Boardman, Heppner, and Irrigon are the three communities in which MCSD's facilities are distributed. Boardman and Irrigon have similar population growth forecasts for the period between 2019 and 2044 (1.3% Boardman, 1.1% Irrigon). Heppner is forecasted to shrink for that same period (-0.2%).



HISTORIC
Class sizes from MCSD enrollment reports dated October of each year from 2009 through 2019

FORECAST
Growth projections for age groups 5-19 years old per Detailed Population Forecast Results: Morrow County - Population by Five-Year Age Group (By PRC, PSU, 2019)

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Collaboration with Local Government

Collaboration with local government planning agencies (city and/or county) that results in:
(a) Identification of suitable school sites if needed; and
(b) Site acquisition schedules and programs.

The City of Boardman Building Department, which issues building permits for the City of Boardman and ALL areas within Morrow County has been involved in preliminary reviews of the proposed plans. Communication with the Community Development Director from Boardman is ongoing.

Representation of the Irrigon community during the planning process included Irrigon City Manager Aaron Palmquist.

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Community Involvement

Evidence of community involvement in determining:
(a) Educational vision of local community; and
(b) Proposals to fund long-range facility needs.

Educational vision of local community

Karen Montovino and DLR Group facilitated, in collaboration with the Morrow County School District, multiple community-based committee workshops from Fall 2019 - Spring 2020. The workshops included an optional tour of the hosting school. Dates of these workshops were as follows:

Workshop 1	October 9, 2019
Workshop 2	November 6, 2019
Workshop 3	January 8, 2020
Workshop 4	February 12, 2020
Workshop 5	March 11, 2020

The community-based committee workshops included roughly 50 members and represented MCSD's three central communities: Boardman, Irrigon, and Heppner. Of the committee members, there were 37 representing the community, 9 representing district staff, and 3 representing the School Board. The materials from these meetings are collected in an appendix at the end of this report and illustrate the progression of ideas from the administration and staff to the exploration of potential solutions by grade level, facility, and community, to the eventual prioritization of projects based on strong community sentiment and affordability.

The educational vision stemming from these community engagement workshops began as a set of four values that were established during early workshop discussion sessions.

The four values are as follows and the community expressed vision behind each value is listed below:

Well Maintained Buildings

Educational Needs

Safety and Security

Community Support

Well Maintain Buildings:
- Our buildings look well cared for and are a source of pride within each community
- Physical performance of buildings keep students safe, warm, and dry
- Buildings that are energy efficient
- Ample electrical power supply
- Technology infrastructure

Educational Needs:
- Technology is up-to date or on-par with neighboring school districts

Safety and Security:
- Good site lines: seeing who is approaching the building and supervision within the building
- Secured front entry (usually a vestibule)
- Panic Alarm / intercom / connection to the police and surveillance equipment

Community Support:
- Spaces that are welcoming to parents and the community

Proposals to fund long-range facility needs

The community workshops included discussions on capital costs and methods of funding, with assistance from Piper Sandler, a financial and bonding consultant. DLR Group ran various facility plan scenarios and then had them costed by Cumming Management Group Inc., a regional firm with construction and cost estimating background. These were then compared against various projected / estimated tax rates.

The committee worked primarily while divided into three groups representing each of MCSD's three communities. The committee's sentiment was that the tax rate should be kept between $2.50 and $2.99 per $1,000 which would total a bond maximum of $115,355,000. With this total amount needing to be distributed among three communities, the committee first identified needs independently for each community. However, each of the three community results totaled more than one-third of what the committee felt was affordable for Morrow County taxpayers. As such, the committee looked at options to reduce project scope via prioritization and phasing of larger projects. The committee and board are in ongoing discussions of how best to structure the funding of facility needs. More information regarding tax scenarios by Piper Sandler can be found below and in the appendix.

Critical Note: It should be understood that construction costs continue to be very volatile. Confirmation of budgets should be accomplished before a final plan is adopted and a bond amount established.

MORROW COUNTY SCHOOL DISTRICT

General Obligation Bonds, Series 2021 – Summary of Structuring Scenarios

Structure		Target $2.75 Levy Rate		Target $2.99 Levy Rate	
Par Amount		**$106,100,000**		**$115,355,000**	
Dated Date		6/15/2021		6/15/2021	
Final Maturity		6/15/2041		6/15/2041	
Amortization Period		20 Years		20 Years	
Projected Average Levy Rates*					
	Prior Debt	New Bonds	Combined	New Bonds	Combined
2020	$ 0.69	$ -	$ 0.69	$ -	$ 0.69
2021	0.84	-	0.84	-	0.84
2022-2026	-	2.75	2.75	2.99	2.99
2027-2041	-	2.75	2.75	2.99	2.99
Interest Estimates					
Cushion over Current Interest Rates		+ 1.50%		+ 1.50%	
True Interest Cost (TIC)**		4.16%		4.16%	
Total Interest		$58,243,485		$63,322,693	
Total Interest as % of Par		55%		55%	

* Projected levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.

** True interest cost is the blended, overall interest rate for the issue. Includes the interest rate cushion.

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Historic Preservation

Identification of buildings on historic preservation lists including the National Historic Register, State Historical Preservation Office, and local historic building lists.

It has been confirmed through interviews and investigation on the website **http://heritagedata.prd.state.or.us/historic/** that one District owned building is on the State's register of historic places:

At 1090 NE Main Ave. in Irrigon on the same property as A.C. Houghton Elementary, is one "eligible/ significant" building listed as "Irrigon School". This building is not currently occupied, nor is there a plan to occupy it in the foreseeable future (see aerial image to the right).

At 235 E Stansbury St. in Heppner is Heppner Elementary school which is acknowledged on the website, but listed as "not eligible/out of period".

The State of Oregon's register also includes the National Historic Register, which does not list either of the above or any additional buildings or sites.

Google Earth image of A.C. Houghton campus showing the historically "eligible/ significant" unoccupied building.

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Educational Adequacy

Analysis of district's current facilities' ability to meet district-adopted educational adequacy standards:
(a) Identification of standards adopted by district that are used to determine educational adequacy for district;
(b) Identification of ability of current facility capacity to meet district-adopted educational adequacy standards;
(c) If current facilities are unable to meet district-adopted educational adequacy standards district will then:
(A) Identify deficiencies in current facilities;
(B) Identify changes needed to bring current facilities up to district-adopted educational adequacy standards; and
(C) Identify potential alternatives to new construction or major renovation of current facilities to meet district-adopted educational adequacy standards;

Identification of standards adopted by district that are used to determine educational adequacy for district
The district finds its current model of instruction is successful. Each of their schools utilize a grade level or department model as opposed to an integrated or project-based methodology.

As such, MCSD schools most closely resemble a Professional Learning Community (PLC) model. The District's description of it can be found here: **https://www.morrow.k12.or.us/page/professional-learning-communities** and is as follows:

Professional Learning Communities

Big 3 Ideas:
1. Focus on Learning - PLC's Focus on Learning rather than Teaching
2. Collaboration - Teachers, administrators, parents and students work together to seek out best practices, test them in the classroom, continuously improve processes and focus on results.
3. Focus on Results - We hold each other accountable for results

Fundamental Assumptions:
- What we do makes a difference - We can make our schools more effective
- Improving our knowledge is the key to improving our schools
- Significant school improvement will impact teaching and learning

4 Critical Questions To Guide PLC's:

Question 1- What Knowledge And Skills Do We Expect All Students To Learn?
- Power standards, learning targets, pacing considerations

Question 2- How Will We Know That Students Have Learned It?
- Common assessments, formative assessments, benchmark assessments, quick checks for understanding, results analysis

Question 3- How Will We Intervene When Students Do Not Learn?
- Differentiated instruction, lab class, after school programs, school day intervention programs, Pyramid of Interventions, RTI

Question 4. How Will We Extend Or Enrich Students That Are Above Level?
- Differentiated instruction and extension activities, enrichment opportunities

Identification of ability of current facility capacity to meet district-adopted educational adequacy standards

Based upon the district's Educational Model, the following building elements were identified as needed to support learning:

Classroom Learning Environments:
- Ability to Look at Nature
- Adjustable Lighting
- Operable Windows
- Colorful Interiors/Fun
- Appropriate Acoustics
- Moveable Furniture
- Age Appropriate Furniture
- Ability to Team Teach
- Classrooms Accommodate Active Learning
- Ample Electrical/Power Supply
- Technology infrastructure
- Sinks In All Classrooms
- Adequately Equipped Classrooms

Outside of Classroom Learning Environments:
- Supervised Ability to Work in Small Groups
- Presentation Areas
- Opportunities for Student Exhibition
- School Gardens
- Outdoor Learning
- Library/Media center adequatly supplied
- Adequate space for Indoor Play
- Cafeteria/Servery Efficiency

Opportunities to Build Relationships with School Community:
- All School Gatherings
- Way Finding - Signage
- Opportunity for informal interactions
- Informal Learning, Socialization Areas

Opportunities to Build Relationships with Surrounding Community:
- Appropriate Location of Whole Child Services
- Displays & Resources Connections
- Ability to Zone Building for After-Hours Use
- Appropriate Health Center Location
- Accommodations for Extended Day Programs

Site Functionality:
- Separation of Bus, Parent and Students
- Adequate Parking for Students, Staff, Visitors
- Adequate Event Parking
- Adequate Physical Education Fields
- Nearby Off-Site Amenities
- Adequately Sized Site for School
- Expandable Building Footprint/Reconfigure
- ADA Accessible & All-Weather Playgrounds
- Covered Outdoor Spaces
- Covered - Secured Bike Parking

Safety and Security:
- Good Site Lines to Building Approach
- Secured Front Entry
- Good Interior Site Lines
- Areas of Refuge Within Classroom
- Panic Alarm, Connection to Police, Intercom
- Good Restroom Supervision (sinks, acoustics)
- Surveillance Equipment

Identify deficiencies in current facilities

Infrastructure deficiencies were identified based on observations and interviews. A comprehensive analysis is provided in the appendix.

A Qualitative Assessment was performed for each school to quantify how the educational adequacy standards listed on the previous page are reflected in the current facilities. Principals and core staff were interviewed during the summer of 2019 to assess the educational adequacy of their existing facility. A summary of the scores for each school is shown below. More detail is provided in the appendix.

The following were identified as top deficiencies to address in the facilities plan:

- Ample electrical power supply
- Supervised ability to work in small groups
- Ability to zone building for after-hours use
- Separation of bus/parent/student site circulation paths
- Secured front entries
- Surveillance equipment

	01 A C Houghton K-3 Elementary	02 Sam Boardman K-3 Elementary	03 Heppner K-6 Elementary	04 Heppner Jr/Sr High	05 Irrigon 4-6 Elementary	06 Irrigon Jr/Sr High	07 Morrow Education Center	08 Riverside Jr/Sr High	09 Windy River 4-6 Elementary	Total Points Possible
Classroom Learning Environments	36	39.5	39	31	45	29	27	33	40	52
Outside of Classroom Learning Environments	12	17.5	20	24	22	13	8	18	20	32
Building Relationships in School Community	6	9	8	11	10	7	4	8	9	16
Build Relationships w/ Surrounding Community	18	18	9	13	14	13	5	11	11	20
Site Functionality	21	22.5	15	25	26	22	13	21	24	40
Safety and Security	16	16	14	19	22	16	15	14	17	28
TOTAL	101	123	105	123	139	100	72	105	121	188

Educational Adequacy Analysis Summary

Identify changes needed to bring current facilities up to district-adopted educational adequacy standards

The Facility Planning Committee identified several priorities based on existing condition assessments and educational adequacy assessments. The following recommended facility changes were identified as having the most significant impacts to learning environments:

New Construction/Renovations:

- Expansion of Heppner Jr/Sr High School facility and campus to be able to serve all students from Kindergarten through 12th grade. This would consolidate resources and eliminate the need to make the many critical repairs at the current elementary school.
- Addition of an Athletic Center at each community's high school to provide adequately sized facilities to accommodate athletes and spectators. Current facilities do not have adequate capacity.
- The first phase of a two-phase replacement of A.C. Houghton, the district's oldest operating facility. The existing building is believe to have underlying conditions beyond the many physical deficiencies already surveyed.
- The facade of Irrigon Jr/Sr High School fails to project school pride and does not provide sufficient openings for daylight to classrooms. At the minimum, a new cladding system should be provided.
- The committee members representing the Boardman community have found that their community is poised for growth beyond what the capacity of their schools can currently accommodate. Additional classrooms are recommended to be added at the primary schools.
- Boardman community members also recommend modernizing Riverside High School classrooms to appropriately equip and support curriculum such as Science and the Arts.

Critical MEP:

The committee members have prioritized mechanical, electrical and plumbing (MEP) systems as being the most critical systems in need of repair.

- Mechanical: Many of the HVAC systems are original to the buildings and though they have been well maintained, do not interface with newer digital control systems and are due for replacement.
- Electrical: Increase distribution as it is not sufficient to meet the demands of student learning tools and technology.
- Electrical: Lighting is not adequate in learning spaces and should be improved with dimmers and occupancy sensors.
- Plumbing: Many fixtures do not meet ADA standards and should be replaced.

Capital Repairs:

Where the plan is for a facility or space within a facility to continue to serve the student community, it will be necessary to make other important repairs. These repairs will vary by facility but generally include:

- Replacement of light fixtures with LEDs.
- Addition of data drops in classrooms.
- Replacement of voice/data systems.
- A roof assessment performed by Tremco has identified several buildings in need of new roofs or major roofing repairs.

Safety and Security:

Improvements to school safety and security systems could help reduce trespassing and theft, and would also serve as temporary protection in remote locations where there is concern about law enforcement response time. Recommended improvements include:

- Addition of access control systems.
- Addition of locking vestibules.
- Reconfiguration of spaces to improve site lines.
- Fire sprinkler system replacements.
- Site lighting to provide sufficient coverage at parking lots, drive lanes, and pathways.

Identify potential alternatives to new construction or major renovation of current facilities to meet district-adopted educational adequacy standards

The following alternatives were considered in lieu of the proposed new construction and major renovations.

- Building a new K-12 replacement facility adjacent to the existing Heppner High School facility and demolishing the existing facility. This option was not pursued because due to the prevailing economic climate, the committee was concerned that the estimated cost would be more than the community could support.
- Making critical repairs to the existing Heppner K-6 elementary school. The committee found that the efficiencies gained in consolidating grades K-12 at the High School campus would be of significant value to both the schools and community.
- Making critical repairs to the entire A.C. Houghton elementary school facility and site. The committee found that with a high Facility Condition Index and many potential underlying issues not quantified, it would be better to replace this facility than repair it. However, the existing facility is comprised of newer and older portions with varying existing conditions, so the committee has determined that the most efficient and economical way to improve this facility would via a partial replacement that is completed in two phases.

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Ten Year Plan

A description of the plan the district will undertake to change its facility to match the projections and needs for the district for the next ten years.

The draft community plan (next phase of bond) as well as a long-term outlook is listed as projects per school. Schools are divided by community in the following order:

Boardman Community Draft Plan
- K-3 / Sam Boardman Elementary School
- 4-6 / Windy River Elementary School
- 7-12 / Riverside Jr/Sr High School

Irrigon Community Draft Plan
- K-3 / A. C. Houghton Elementary School
- 4-6 / Irrigon Elementary School
- 7-12 /Irrigon Jr/Sr High School

Heppner Community Draft Plan
- K-6 / Heppner Elementary School
- 7-12 / Heppner Jr/Sr High School

Recommendations as submitted to the District are on the following pages (detail provided in the appendix):

Boardman Community Draft Plan

K-3 / Sam Boardman Elementary School

- Mechanical and plumbing repairs.
- Improve site circulation.
- Improve entry security.
- Expansion of wing for two additional classrooms.

4-6 / Windy River Elementary School

- Improve building entry security.
- Expansion for two additional classrooms.

7-12 / Riverside Jr/Sr High School

- Mechanical, electrical, and plumbing repairs.
- Move office to front of school to improve security.
- New gym and renovation of existing athletic support spaces.
- Science & art classroom renovations.

Irrigon Community Draft Plan

K-3 / A. C. Houghton Elementary School

- Mechanical and plumbing repairs.
- First phase of a two-phase replacement of the school.
- Remodel for early learning and associated administration area.

4-6 / Irrigon Elementary School

- Improve building entry security.

7-12 /Irrigon Jr/Sr High School

- Improve building entry security.
- Replace roof.
- New gym.
- Replace lighting in existing gym.
- New Track.
- Provide adequate parking.
- Improve existing building façade.

Heppner Community Draft Plan

K-6 / Heppner Elementary School

- Repurpose older building. Utilize newer building for after school programs, athletic team practices, and community use.

7-12 / Heppner Jr/Sr High School

- Mechanical, electrical, and plumbing repairs.
- Identify wing for elementary students and provide appropriate classrooms.
- Identify wing for Jr./Sr. high students and provide appropriate classrooms.
- Renovation of existing gym.
- New multi-purpose/ commons/cafeteria addition with adjacent kitchen.
- Provide adequate roadways, play areas, and parking.

End of Executive Summary

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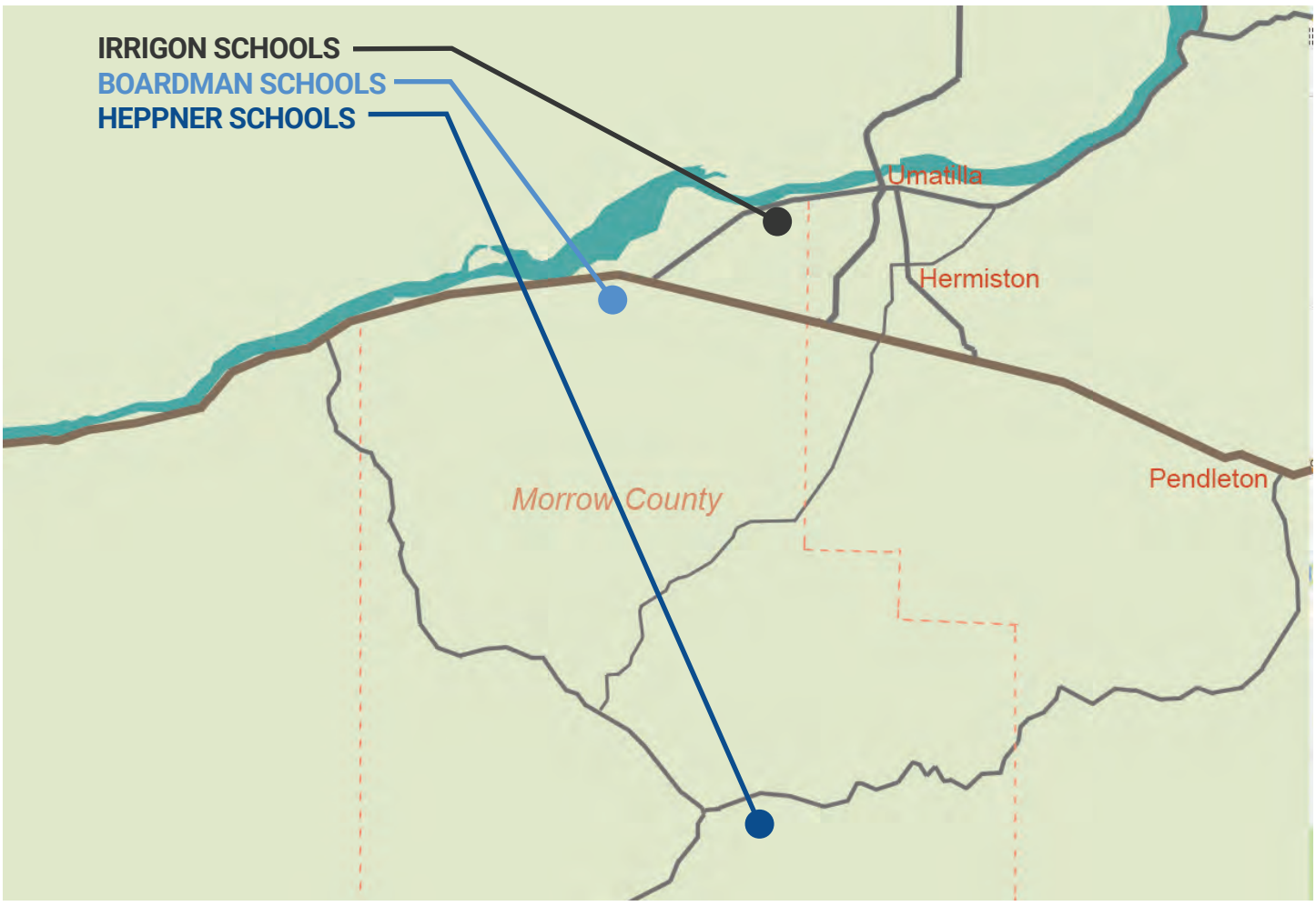
PSU Population Projections Report 2019
Morrow County School District Enrollment Report
Community Workshop Supporting Documents
- Workshop 1
- Workshop 2
- Workshop 3
  - Piper Sandler Tax Analysis Report
- Workshop 4
- Workshop 5

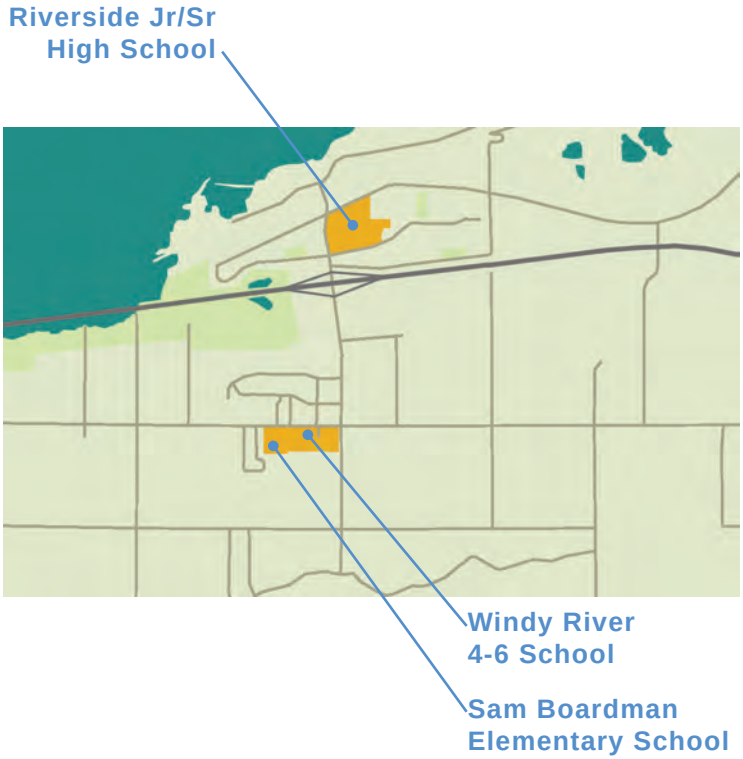
DISTRICT FACILITIES OVERVIEW

SCHOOL INDEX

01 A C Houghton K-3 Elementary School
02 Sam Boardman K-3 Elementary School
03 Heppner K-6 Elementary School
04 Heppner Jr/Sr High School
05 Irrigon 4-6 Elementary School
06 Irrigon Jr/Sr High School
07 Morrow Education Center
08 Riverside Jr/Sr High School
09 Windy River 4-6 Elementary School
10 District offices (portables)



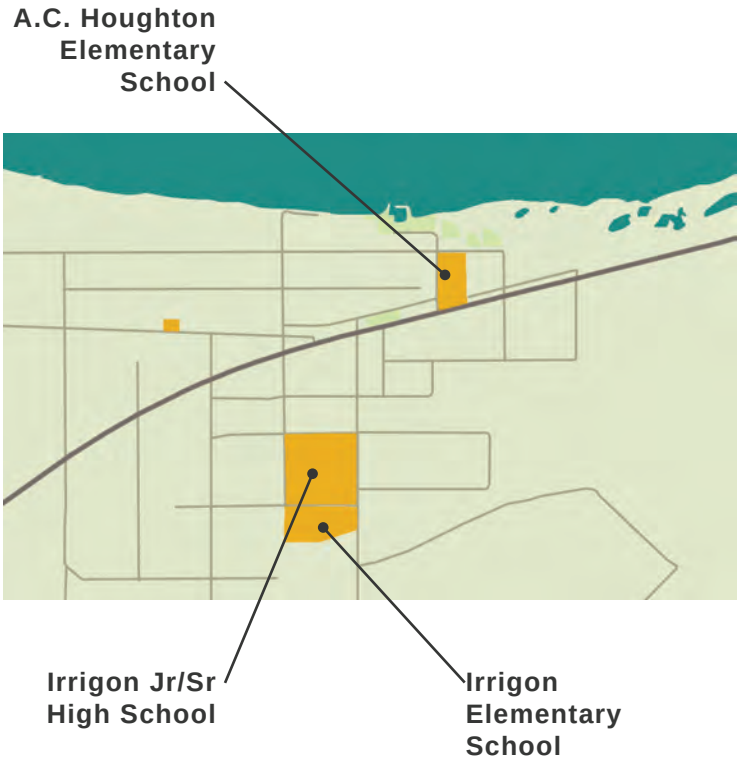
BOARDMAN SCHOOLS SUMMARY



Riverside Jr./Sr. High School currently houses grades 7-12. This school has had multiple additions including new classroom wings and expansions of interior spaces. Older spaces are in severe need of renovation and modernization. Junior and Senior students cross paths several times each day and do not have separate common areas. The previous committee and community had expressed a desire to see grades 7&8 hosted at a different facility.

With Sam Boardman Elementary and Windy river located immediately adjacent to each other and sharing a bus loop, there is un-captured value to be found in sharing site surveillance and amenities.

IRRIGON SCHOOLS SUMMARY

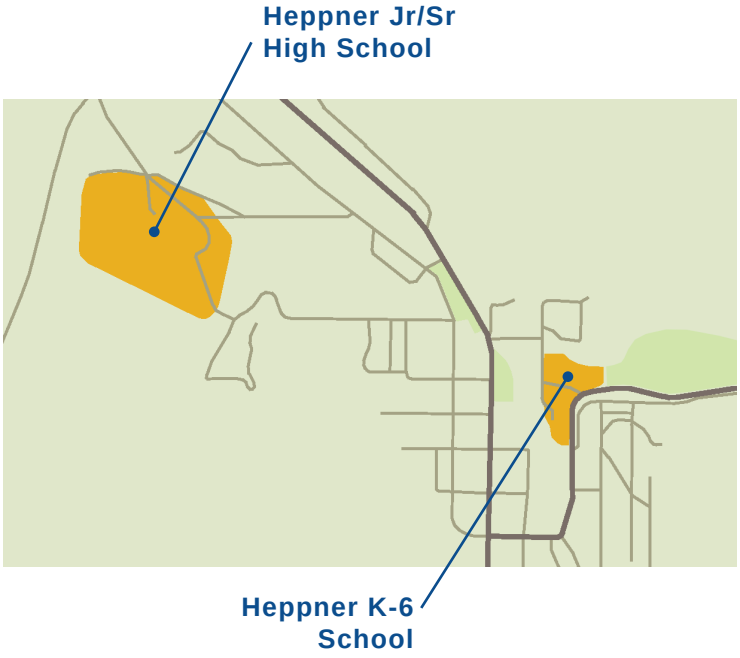


A.C. Houghton has survived as the district's oldest facility. Its older areas were designed for obsolete systems and teaching environments, while it has newer additions that are in good condition and functioning well. The school's location is its best asset.

Irrigon Jr./Sr. High School was designed to keep students and community safe in the event of a chemical spill. This is no longer a threat, and as a result, the building configuration does not support modern safety concerns in the form of secure entries, surveillance opportunities, and broad site lines.

The Morrow Education Center has been adaptively reused since being acquired from a previous owner. The adapted facility was not designed to fully serve the unique needs of its students, except by the nature of its isolation from other facilities.

HEPPNER SCHOOLS SUMMARY



Heppner schools host the smallest student population in the district with more educational space than the students need. There is a significant amount of recreation space that the community would like to share, specifically, the newer Gymnasium and Cafeteria facility built across the street from Heppner Elementary School.

FACILITY CONDITION ANALYSIS

in 2019, DLR Group completed the Oregon Department of Education's Facility Assessment Template for each facility. The data generated by the completed templates established the combined value of deficiencies and the replacement value of each facility. By identifying these two costs, the Facility Conditions Index (FCI) can be calculated:

Facility Condition Index (FCI) %

$ Replacement Value of Building / **($ Combined Value of Deficiencies)**

FCI%	Leave as-is	Renovate	Off-load or Replace
	<5%	5%-40%	>40%

Recommended action based on Facility Condition Index

	FCI
01 A C Houghton K-3 Elementary School	33%
02 Sam Boardman K-3 Elementary School	30%
03 Heppner K-6 Elementary School	43.1%
04 Heppner Jr/Sr High School	46.4%
05 Irrigon 4-6 Elementary School	14.6%
06 Irrigon Jr/Sr High School	32.3%
07 Morrow Education Center (+Portables)	23%
08 Riverside Jr/Sr High School	22.5%
09 Windy River 4-6 Elementary School	13.7%

EDUCATIONAL ADEQUACY ANALYSIS

Qualitative Assessment of Existing Facilities	Irrigon JH/HS	Irrigon ES	Hepner ES	Hepner JH/HS	Windy River ES
Classroom learning environments					
Ability to look at nature	2	3	3	3	1
Adjustable Lighting	1	3	1	2	1
Operable Windows	1	1	1	3	2
Colorful Interiors/Fun	2	1	2	2	1
Appropriate Acoustics	2	1	2	2	1
Moveable Furniture	2	1	1	2	1
Age Appropriate Furniture	1	1	1	3	1
Ability to Team Teach	1	1	2	2	1
Classrooms Accommodate Active Learning	3	1	2	3	3
Ample Electrical/Power Supply	1	1	2	2	1
Technology infrastructure	3	1	1	3	1
Sinks In All Classrooms	1	1	1	1	1
Adequately Equipped Classrooms	3	1	1	3	1
Outside of Classroom learning environments					
Supervised Ability to Work in Small Groups	1	2	1	2	1
Presentation Areas	1	1	1	3	3
Opportunities for Student Exhibition	1	1	3	3	3
School Gardens	1	1	1	3	1
Outdoor Learning	1	2	1	3	1
Library/Media center adequatly supplied	2	1	3	3	1
Adequate space for Indoor Play	1	2	3	3	3
Cafeteria/Servery Efficiency	2	2	1	1	1
Opportunities to Build Relationships with School Community					
All School Gatherings	1	1	1	1	1
Way Finding - Signage	1	1	2	3	3
Opportunity for informal interactions	1	1	1	3	1
Informal Learning, Socialization Areas	1	1	1	3	1
Opportunites to Build Relationships with Surrounding Community					
Appropriate Location of Whole Child Services	1	2	2	3	2
Displays & Resources Connections	1	1	2	3	2
Ability to Zone Building for After-Hours Use	1	1	1	2	2
Appropriate Health Center Location	1	3	2	2	3
Accommodations for Extended Day Programs	3	1	2	3	2
SITE FUNCTIONALITY					
Separation of Bus, Parent and Students	1	3	1	1	2
Adequate Parking for Students, Staff, Visitors	1	1	2	1	3
Adequate Event Parking	2	2	1	3	1
Adequate Physical Education Fields	2	3	1	2	1
Nearby Off-Site Amenitites	1	1	1	2	1
Adequately Sized Site for School	2	3	1	1	1
Expandable Building Footprint/Reconfigure	3	3	1	2	1
ADA Accessible & All-Weather Playgrounds	2	1	2	2	3
Covered Outdoor Spaces	1	1	1	1	1
Covered - Secured Bike Parking	1	2	1	1	1
SAFETY AND SECURITY					
Good Site Lines to Building Approach	3	1	2	2	2
Secured Front Entry	1	2	1	2	1
Good Interior Site Lines	2	1	1	3	1
Areas of Refuge Within Classroom	1	1	1	1	1
Panic Alarm, Connection to Police, Intercom	2	1	2	2	1
Good Restroom Supervision (sinks, acoustics)	2	1	2	1	1
Surveillance Equipment	2	3	2	2	1
	100	139	105	123	121

EDUCATIONAL ADEQUACY ANALYSIS

Qualitative Assessment of Existing Facilities	Sam Boardman	AC Houghton	Riverside JH/HS	MEC
Classroom learning environments				
Ability to look at nature	3	3	3	2
Adjustable Lighting	1	1	3	2
Operable Windows	2	3	1	3
Colorful Interiors/Fun	1	2	1	1
Appropriate Acoustics	3.5	4	3	3
Moveable Furniture	4	3	4	3
Age Appropriate Furniture	4	4	3	3
Ability to Team Teach	2	1	1	1
Classrooms Accommodate Active Learning	3	2	2	1
Ample Electrical/Power Supply	4	2	2	2
Technology Infrastructure	4	3	3	3
Sinks In All Classrooms	4	4	3	1
Adequately Equipped Classrooms	4	4	4	2
Outside of Classroom learning environments				
Supervised Ability to Work in Small Groups	1	1	1	1
Presentation Areas	3	2	4	1
Opportunities for Student Exhibition	3	1	3	1
School Gardens	1	1	1	1
Outdoor Learning	1	1	1	1
Library/Media center adequatly supplied	3	1	4	1
Adequate space for Indoor Play	2	2	2	2
Cafeteria/Servery Efficiency	3.5	3	2	1
Opportunities to Build Relationships with School				
All School Gatherings	4	3	3	1
Way Finding - Signage	3	1	2	1
Opportunity for informal interactions	1	1	1	1
Informal Learning, Socialization Areas	1	1	2	1
Opportunites to Build Relationships with Surrou.				
Appropriate Location of Whole Child Services	4	1	2	1
Displays & Resources Connections	3	1	1	1
Ability to Zone Building for After-Hours Use	4	4	2	1
Appropriate Health Center Location	3	2	3	1
Accommodations for Extended Day Programs	4	2	3	1
SITE FUNCTIONALITY				
Separation of Bus, Parent and Students	0.5	2	2	1
Adequate Parking for Students, Staff, Visitors	3	4	2	4
Adequate Event Parking	1	2	1	1
Adequate Physical Education Fields	4	2	4	1
Nearby Off-Site Amenitites	1	1	1	1
Adequately Sized Site for School	4	4	3	1
Expandable Building Footprint/Reconfigure	4	1	3	1
ADA Accessible & All-Weather Playgrounds	3	3	3	1
Covered Outdoor Spaces	1	1	1	1
Covered - Secured Bike Parking	1	1	1	1
SAFETY AND SECURITY				
Good Site Lines to Building Approach	3	3	1	4
Secured Front Entry	1	1	1	3
Good Interior Site Lines	3	3	3	2
Areas of Refuge Within Classroom	1	1	1	1
Panic Alarm, Connection to Police, Intercom	4	3	3	1
Good Restroom Supervision (sinks, acoustics)	3	2	2	2
Surveillance Equipment	1	3	3	2
	123	101	105	72

CAPACITY ANALYSIS

There are multiple methods for analyzing school capacity. The following two methods were used to evaluate the capacity of MCSD schools:

1. Physical Space: GSF per Student
Considers the gross square footage of indoor educational spaces on a campus divided by the total student population enrolled at that campus. Low indicates a generous amount of capacity and High indicates the potential need for more space.

	LOW	MODERATE	HIGH
Elementary	>130	120-130	<120
Middle	>145	135-145	<135
High	>170	150-170	<150

	Sept. 2019 Enrollment	GSF/Student
01 A C Houghton K-3 Elementary School	253	199
02 Sam Boardman K-3 Elementary School	340	156
03 Heppner K-6 Elementary School	179	261
04 Heppner Jr/Sr High School	142	375
05 Irrigon 4-6 Elementary School	227	165
06 Irrigon Jr/Sr High School	378	150
07 Morrow Education Center	43	171
08 Riverside Jr/Sr High School	479	173
09 Windy River 4-6 Elementary School	270	163

2. Class Sizes
Considers the School District policies that set target class sizes by grade and/or type of instructional use.

KINDERGARTEN - 3rd GRADE	**25 Students**
4th GRADE - 6th GRADE	**25 Students**
7th GRADE - 12th GRADE	**25 Students/varies by use**

A C Houghton Elementary School

1105 N. Main Avenue
Irrigon, OR 97844

A C Houghton Elementary School

FACILITY SUMMARY

YEAR BUILT: 1953

GRADES: Kindergarten - 3rd Grade

BUILDING GSF: 50,504

ACRES: 5.0

ADDITION/RENOVATION: 1970, 1995, 2017

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Exterior siding repairs
- Replace HVAC system
- Replace Lighting
- General site work

33%
FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Provide opportunities for informal learning and socializing
- Add covered outdoor spaces
- Provide a secure front entry and areas of refuge within classrooms

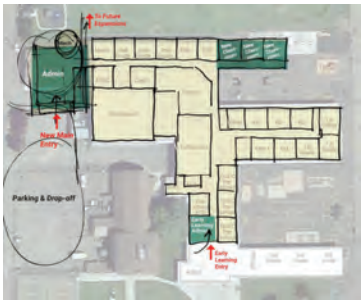
101

CLASS CAPACITY

K-6 Classrooms		Students per Class		
12	X	25	=	300

253 Enrolled **300** Capacity

COMMITTEE RECOMMENDATION



- Phase 1 of a multi-phase replacement that demolishes the oldest classroom wing and main entry and rebuilds in a new location.
- By the final phase, the school will be reoriented the school to the northeast with fields along the south side of the site.

- Once the final phase is complete, the new facility would have improved learning environments, relationship building, site functionality, safety, and security.
- Provisions to be made to include space for the regional preschool program to continue to operate and lease space within A.C. Houghton.

- Once the final phase is complete, the new facility will have a similar capacity to the existing.

Sam Boardman Elementary School

301 Wilson Lane
Boardman, OR 97818

Program Legend

- K-6 Classroom
- Other Classroom
- Music/Arts Classroom
- Physical Education
- Dining
- Media Center

DLR Group

Sam Boardman Elementary School

FACILITY SUMMARY

YEAR BUILT: 1980

GRADES: Kindergarten - 3rd Grade

BUILDING GSF: 53,125

ACRES: 6.1

ADDITION/RENOVATION: 1991, 2017

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Replace roofing
- Replace HVAC system
- Replace lighting
- Site Improvements

30%
FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Provide opportunities for informal learning and socializing
- Add covered outdoor spaces
- Provide a secure front entry and areas of refuge within classrooms

123

CLASS CAPACITY

K-6 Classrooms		Students per Class		
16	X	25	=	400

340 Enrolled **400** Capacity

COMMITTEE RECOMMENDATION

- Access control system to be added.
- Fire Sprinklers to be added.
- HVAC controls and instrumentation to be replaced.
- Approximately 33% of plumbing fixtures will be replaced to meet ADA requirements.

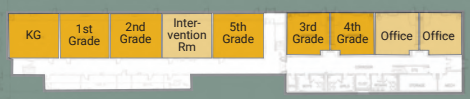
- Site improvements to be made to improve drop-off circulation and increase parking capacity.

- Front entry and Administration area to be renovated to create a safer entry with improved circulation and site lines.
- Gym restrooms to be remodeled to better serve community visitors

- Two new classrooms will be added to the south corridor to increase classroom capacity by 50 students.

Heppner Elementary School

235 E. Stansbury
Heppner, OR 97836



Lower Level

Program Legend

- K-6 Classroom
- Other Classroom
- Music/Arts Classroom
- Physical Education
- Dining
- Media Center

Heppner Elementary School

FACILITY SUMMARY

YEAR BUILT: 1954, 2003 (Gym)

GRADES: Kindergarten - 6th Grade

BUILDING GSF: 46,861

ACRES: 1.3

ADDITION/RENOVATION: 1998

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Ceiling Finishes
- Replace Heat Generating System
- Pedestrian paving site improvements
- Replace lighting

43.1%
FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Provide opportunities for informal learning and socializing
- Improve site functionality
- Add covered outdoor spaces
- Improve safety and security. Provide a secure front entry and areas of refuge within classrooms

106

CLASS CAPACITY

K-6 Classrooms		Students per Class		
7	X	25	=	175

179 Enrolled **175** Capacity

COMMITTEE RECOMMENDATION

- No critical repair investments recommended for this facility.

- No educational investments recommended at this facility.

- Student capacity to be relocated to Heppner Jr/Sr. High School site,

Heppner Jr/Sr High School

710 NW Morgan Street
Heppner, OR 97836

DLR Group

Heppner Jr/Sr High School

FACILITY SUMMARY

YEAR BUILT: 1962, 197 (CTE), 2006 (Storage)

GRADES: 7th - 12th Grade

BUILDING GSF: 53,372

ACRES: 5.5 + Fields: 4.5

ADDITION/RENOVATION: 2001, 2017

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CURRENT CONDITION

COMMITTEE RECOMMENDATION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Exterior siding repairs
- Built-up roofing replacement
- ADA accessible hardware for interior doors
- Carpet replacement
- Refinish gym floor
- Locker room ceiling repairs
- ADA accessible restrooms and locker room plumbing fixtures
- HVAC boiler and digital controls replacement, piping repairs
- Lighting replacement
- Low voltage systems replacement (PA, access, surveillance, fire alarm)
- Electrical service expansion for site
- Replace track
- Baseball field repairs

46.4% FCI

- Critical mechanical, electrical, and plumbing repairs and replacements to be made.
- Renovation of existing gym.
- Add or replace building security and access control systems.
- Restore roof.

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Add covered outdoor spaces

123

- Renovation and addition to add a Multi-purpose space and relocate kitchen to be adjacent to new space.
- Add play area for elementary students.
- Provide adequate parking.
- Addition to relocate district Administration from K-6 facility.
- Remodel locker rooms.

CLASS CAPACITY

General Ed Classrooms		Students per Class		
6	X	25	=	150

142 Enrolled **150** Capacity

- Renovate existing classroom wing to serve K-6 students reloacted from Elementary facility.
- Renovate existing wing for consolidation of 7-12 students.

Irrigon Elementary School

490 SE Wyoming
Irrigon, OR 97844

DLR Group

Irrigon Elementary School

FACILITY SUMMARY

YEAR BUILT: 2003, 2017 (portable)
GRADES: 4th - 6th Grade
BUILDING GSF: 37,594
ACRES: 13.3
ADDITION/RENOVATION: -
ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Roadway and parking improvements
- Minor repairs to HVAC system piping
- Additional surveillance cameras

14.6% FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Provide opportunities for informal learning and socializing
- Add covered outdoor spaces

139

CLASS CAPACITY

K-6 Classrooms		Students per Class		
9	X	25	=	225

227 Enrolled **225** Capacity

COMMITTEE RECOMMENDATION

- Improve security with addition of access control system and with addition of secure doors between main entry and classroom hallway.

- No educational investments recommended at this facility.

- No capacity investments recommended at this facility.

Irrigon Jr/Sr High School

315 E. Wyoming
Irrigon, OR 97844

DLR Group

Irrigon Jr/Sr High School

FACILITY SUMMARY

YEAR BUILT: 1978, 2006 (CTE), 2011 (stadium)

GRADES: 7th - 12th Grade

BUILDING GSF: 56,724

ACRES: 18.4

ADDITION/RENOVATION: 1994

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium, Wrestling Room, Weight Room

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Exterior siding repairs
- Exterior window and door repairs
- Roof replacement & roof drain improvements
- ADA accessible interior door hardware
- Carpet replacement
- Gym floor repairs
- Restroom Upgrades
- HVAC system improvements and controls replacement
- Lighting replacement
- Low voltage systems replacement (PA, access, surveillance, fire alarm)
- Food service equipment partial replacement
- Science lab improvements
- Furniture improvements
- Parking lot repairs
- Track replacement

32.3% FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Improve outside of classroom learning environments
- Improve opportunities to build relationships with the school community
- Provide opportunities for informal learning and socializing
- Add covered outdoor spaces
- Provide secure front entry

100

CLASS CAPACITY

General Ed Classrooms		Students per Class		
18	X	25	=	450

378 Enrolled **450** Capacity

COMMITTEE RECOMMENDATION

- Improve security
- Replace roof
- Replace lighting in existing gym
- Add or replace building security and access control systems.

- Add new gymnasium.
- Add new Track.
- Provide adequate parking.
- Clad or improve existing facade to create a more welcoming appearance to students, staff, and visitors.
- Front entry to be renovated to create a safer entry with a vestibule.

- No capacity investments recommended at this facility.

Morrow Education Center + District Portables

240 Columbia Lane
Irrigon, OR 97844

FACILITY SUMMARY

YEAR BUILT: 1985, 2000 (admin)

GRADES: Kindergarten - 12th Grade

BUILDING GSF: 7,377

ACRES:

ADDITION/RENOVATION:

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR):

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Replace HVAC system
- Replace lighting
- Pedestrian paving site improvements
- Site ADA requirements

23%
FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Improve outside of classroom learning environments
- Provide opportunities for informal learning and socializing
- Improve wayfinding
- Build relationships with surrounding community
- Improve site functionality
- Add covered outdoor spaces
- Improve safety and security.

Provide a secure front entry and areas of refuge within classroomsv

72

CLASS CAPACITY

K-6 Classrooms × Students per Class =

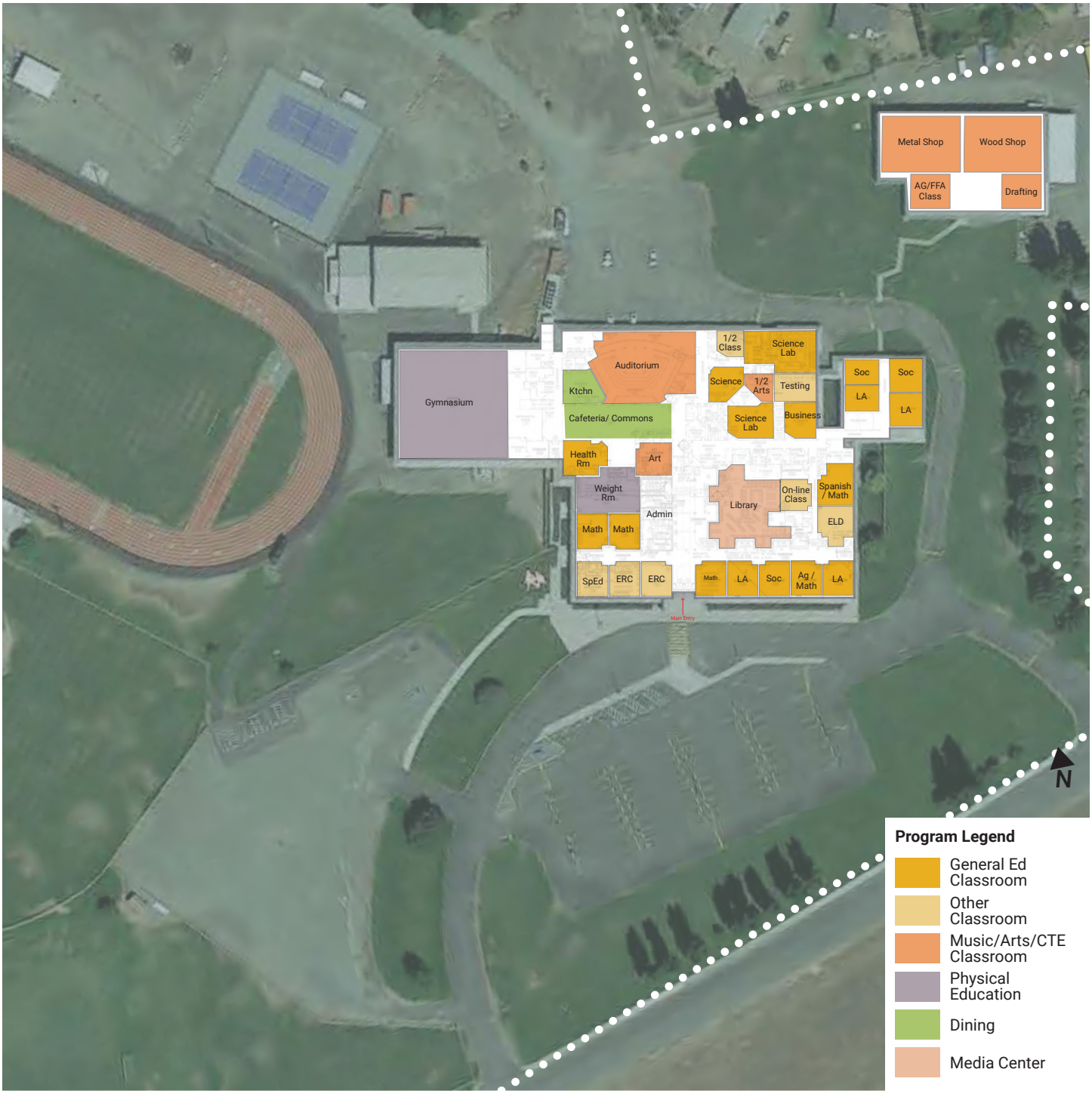
NA Enrolled **NA** Capacity

COMMITTEE RECOMMENDATION

- No critical repair investments recommended for this facility.
- No educational investments recommended at this facility.
- No capacity investments recommended at this facility.

Riverside Jr/Sr High School

210 Boardman Ave
Boardman, OR 97818



DLR Group

Riverside Jr/Sr High School

FACILITY SUMMARY

YEAR BUILT: 1968, 1979 (CTE), 1980 (Sta

GRADES: 7th - 12th Grade

BUILDING GSF: 82,871

ACRES: 20.0

ADDITION/RENOVATION: 1976, 1997, 2018

ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium, 1 Auditorium, Commons

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Exterior siding repairs
- Interior finish repairs
- Replace HVAC system
- Replacing lighting
- Site Improvements
- ADA improvements

22.5% FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Add covered outdoor spaces
- Improve safety and security. Provide a secure front entry and areas of refuge within classrooms

105

CLASS CAPACITY

General Ed Classrooms		Students per Class		
17	X	25	=	425

479 Enrolled **425** Capacity

COMMITTEE RECOMMENDATION

- Critical mechanical, electrical, and plumbing repairs and replacements to be made.
- Add or replace building security and access control systems.
- Relocate office to front of school to improve site lines and entry security.

- Add new gymnasium and renovate existing athletic support spaces.
- Renovate Science and Art classrooms

- No capacity investments recommended at this facility, however, renovations and expansions should conform to a long range plan that allows for additional classrooms in a future phase.

Windy River Elementary School

500 Tatone Street
Boardman, OR 97818

DLR Group

Windy River Elementary School

FACILITY SUMMARY

YEAR BUILT: 2003
GRADES: 4th - 6th Grade
BUILDING GSF: 44,130
ACRES: 5.6
ADDITION/RENOVATION: 2006, 2018
ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CURRENT CONDITION

FACILITY CONDITION

CRITICAL REPAIR OR REPLACEMENT NEEDS OBSERVED:

- Replace lighting

13.7% FCI

EDUCATIONAL FUNCTIONALITY

ASSESSMENT RECOMMENDATIONS FOR IMPROVED FUNCTION:

- Provide opportunities for informal learning and socializing
- Add covered outdoor spaces
- Provide secure front entry and areas of refuge within classrooms

121

CLASS CAPACITY

K-6 Classrooms		Students per Class		
12	X	25	=	300

270 Enrolled **300** Capacity

COMMITTEE RECOMMENDATION

- Improve security with addition of access control system and with addition of secure doors between main entry and classroom hallway.

- No educational investments recommended at this facility.

- Two new classrooms will be added to to increase classroom capacity by 50 students.

Long Range Facility Plan

Presentation of Draft to School Board
05.12.2020

Morrow County School District

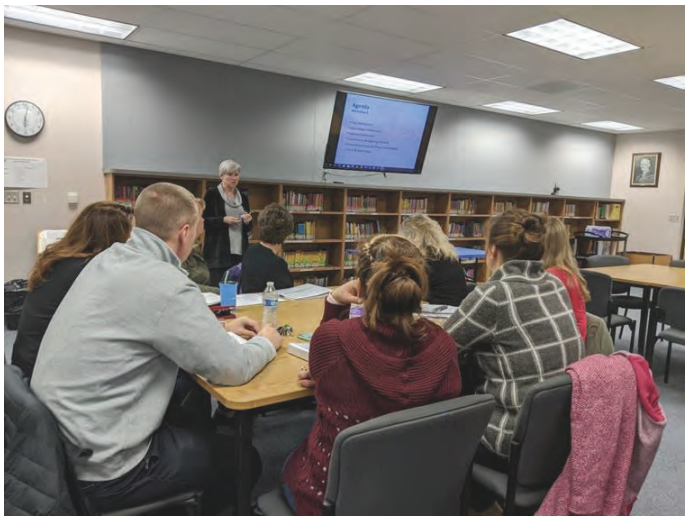
DLR Group

Planning Committee Process

Facilities Committee Workshops

Workshop 1 — Oct. 9, Boardman: *Introduction, Objectives, Needs & Issues*
Workshop 2 — Nov. 6, Heppner: *Educational Trends and Guiding Principles*
Workshop 3 — Jan. 8, Irrigon: *Big Ideas and Financing*
Workshop 4 — Feb. 12, Boardman : *Facilities Plan Options*
TOUR — *Friday, February 28th*
Workshop 5 — Mar. 11, Heppner: *DRAFT Plan and Costing*
→ Presentation of DRAFT Facilities Master Plan to School Board — May 12, 2020
Workshop 6 — Nov., Irrigon: *Plan Refinement and Finalization*

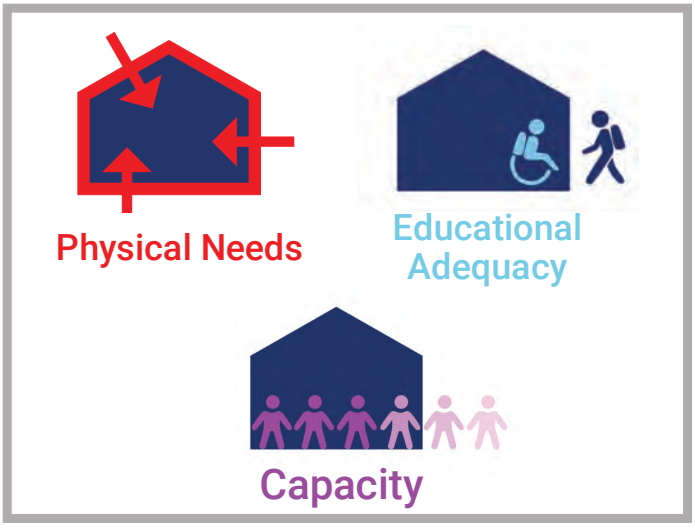
Planning Committee Process



Listening & Discussing

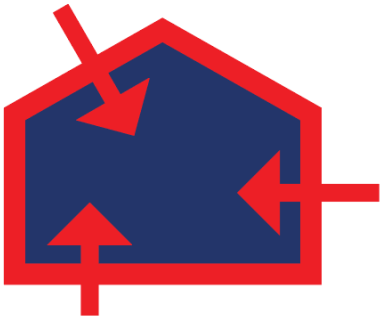
Data Collection

Planning Committee Process



Data Collection

Planning Committee Process



PHYSICAL CONDITIONS

Facility Conditions were assessed using the Oregon Department of Education's Physical Condition Assessment form which calculates an FCI% (Facility Conditions Index) for each building.

Data Collection

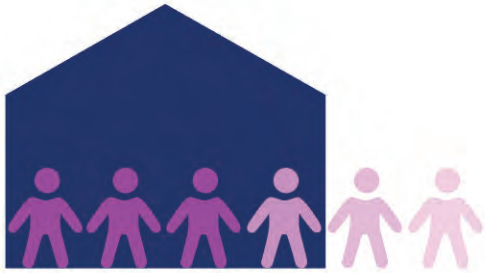
Planning Committee Process

EDUCATIONAL FUNCTIONALITY

An Educational Adequacy Assessment was developed by DLR Group to qualitatively score learning environments, relationship building, site functionality, safety, and security.

Data Collection

Planning Committee Process



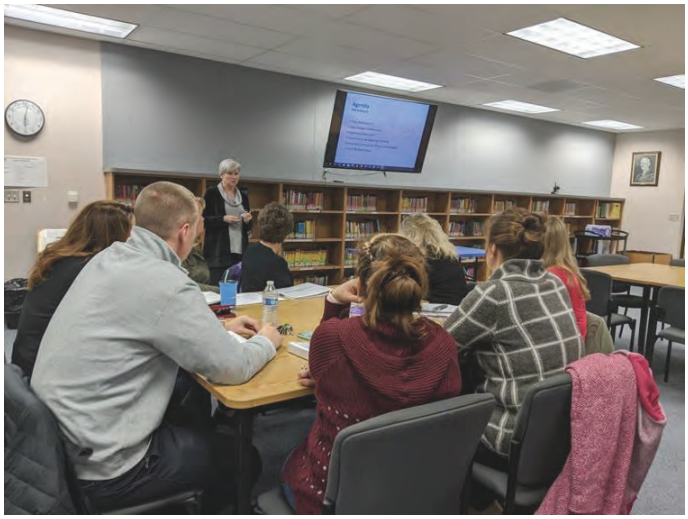
CAPACITY

Capacity Data was gathered for:

- October 2019 enrollment.
- Operational Class Capacity: Based on District-determined capacity of 25 students per class multiplied by classes per cohort.
- Population growth projections.

Data Collection

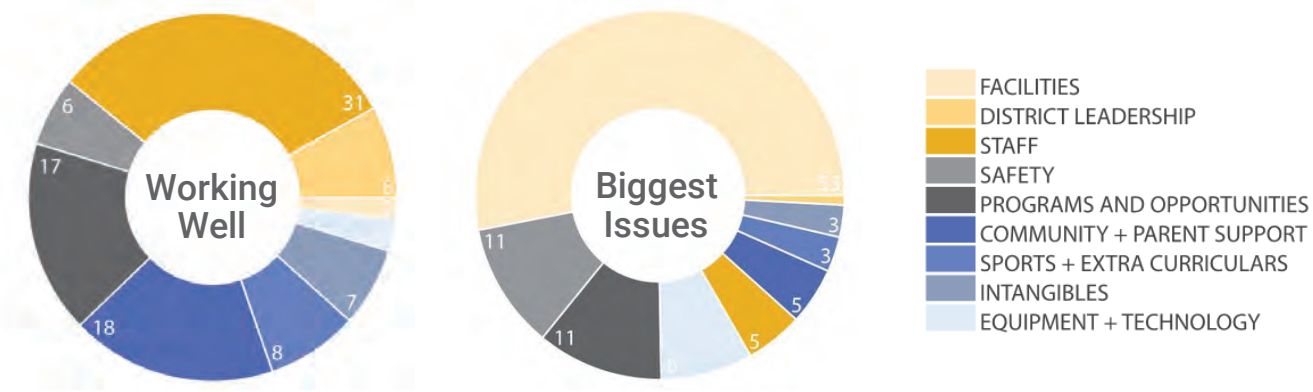
Planning Committee Process



- **Touring schools**
- **Community-based group discussions**
- **Sharing and presenting**
- **Prioritization exercises**

Listening & Discussing

Planning Committee Process



Results of sprint exercise to identify strengths and opportunities.

Listening & Discussing

Planning Committee Process

Well Maintained Buildings

Educational Needs

Safety and Security

Community Support

These top values surfaced during Community-based Committee discussion sessions.

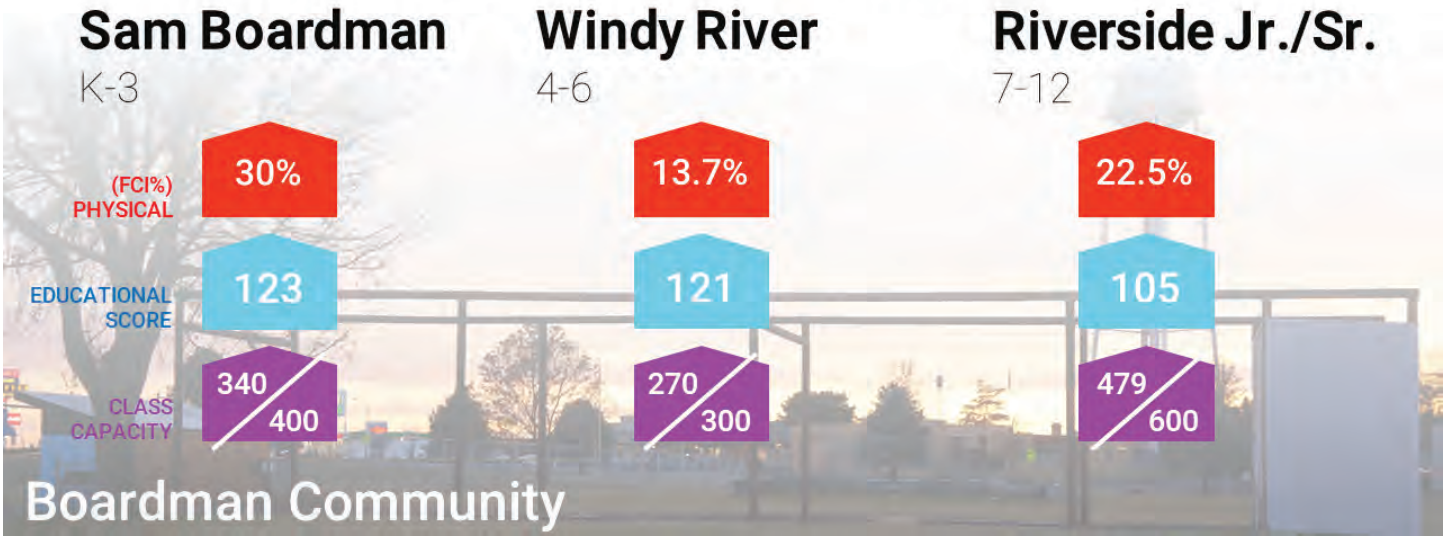
Listening & Discussing

Planning Committee Process

With the completion of Workshops 1-5, each of the three communities within the Long Range Planning Committee have identified projects that align with the Committee's top values.

Listening & Discussing

The Committee believes that MCSD schools are at the core of the Boardman Community. They see evidence for population growth and want their schools to be able to compete with neighboring districts. The front entry is not supervised and secured. There is currently a lack of useable space for physical education (new gym), parking, and storage. Their facilities do not correctly support growing programs such as science, art and music.



Sam Boardman
K-3

- Mechanical and plumbing repairs
- Improve site circulation
- Improve entry security
- Expansion of wing for two additional classrooms

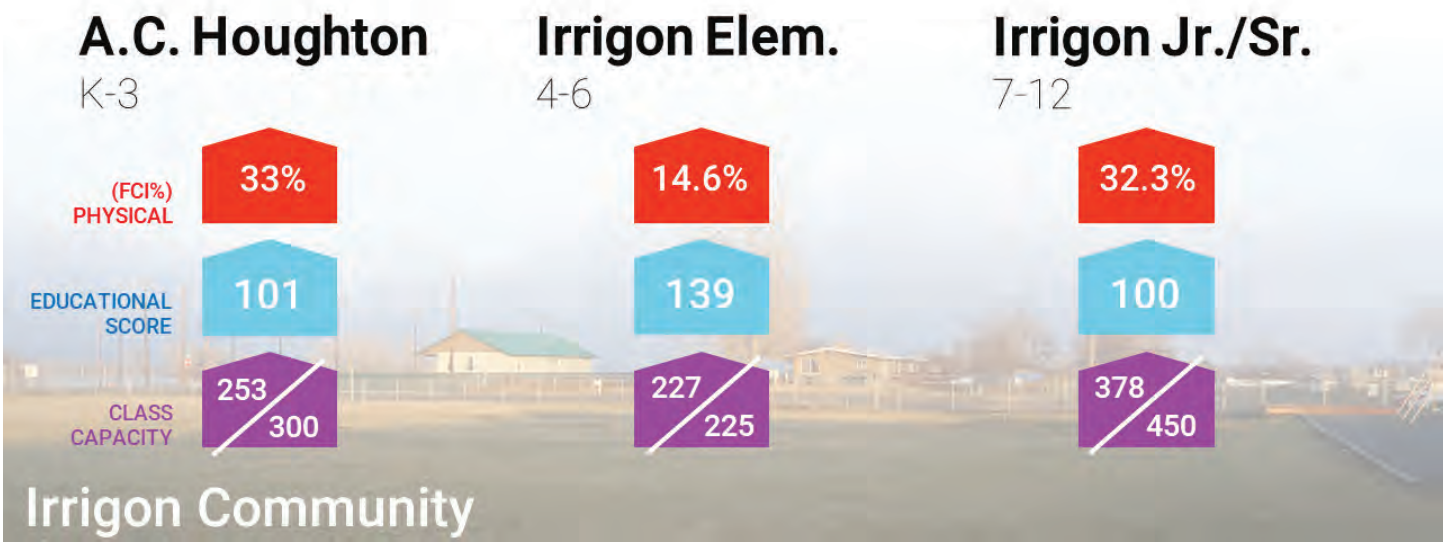
Windy River
4-6

- Improve security
- Expansion for two additional classrooms.

Riverside Jr./Sr.
7-12

- Mechanical, electrical, and plumbing repairs
- Office to front of school to improve security
- New gym and renovation of existing athletic support spaces.
- Science & art classroom renovations

Irrigon Schools are not up to par in regards to Safety, HVAC, and Electrical. The Committee would like Irrigon schools to better support community needs, such as community meetings, sports, and large events. They would like to begin phase 1 of replacing ACH and improve curb appeal of the Jr./Sr. High.



A.C. Houghton
K-3

- Mechanical and plumbing repairs
- First phase of a two-phase replacement of the school
- Remodel for early learning and associated administration area.

Irrigon Elem.
4-6

- Improve security

Irrigon Jr./Sr.
7-12

- Improve security
- Replace roof
- New gym
- Replace lighting in existing gym.
- New Track
- Provide adequate parking.
- Improve existing building façade.

Due to its aging facilities, functionality, staffing, and travel times between the facilities, the Committee would like to consolidate the elementary and jr./sr. high school to be on one campus with adequate classrooms and physical education spaces (an additional gym). The Heppner community has limited use of school facilities and the current elementary gym could function as an after-hours school practice and community gym.

Heppner Elem.

K-6

(FCI%) PHYSICAL	43.1%
EDUCATIONAL SCORE	106
CLASS CAPACITY	179 / 175

Heppner Jr./Sr.

7-12

	46.4%
	123
	142 / 150

Heppner Community

Heppner Elem.

K-6

- Repurpose

Heppner Jr./Sr.

7-12

- Mechanical, electrical, and plumbing repairs
- Identify wing for elementary students and provide appropriate classrooms.
- Identify wing for Jr./Sr. high students and provide appropriate classrooms.
- Renovation of existing gym
- New multi-purpose/ commons/cafeteria addition with adjacent kitchen
- Provide adequate roadways, play areas, and parking.

Heppner Community

Potential Next Steps

August
- Informal Work Session with Board
- Submit Draft Facilities Plan for OSCIM Grant

September
- Re-evaluate numbers with Piper Sandler

October
- Updated Enrollment Figures, Polling, Revised Cost Estimation

November
- Workshop 6

December/January
- Presentation of Facilities Committee Master Plan Recommendation to School Board

Coordinated Population Forecast

2019

Through

2069

Morrow County

Urban Growth Boundaries (UGB) & Area Outside UGBs

Population Research Center
PORTLAND STATE UNIVERSITY

Cover Photo: The Cutsforth Park fishing pond in the Blue Mountains, Morrow County. Gary Halvorson, Oregon State Archives.

Coordinated Population Forecast for Morrow County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2019-2069

Prepared by

Population Research Center

College of Urban and Public Affairs

Portland State University

June 30, 2019

This project is funded by the State of Oregon through the Department of Land Conservation and Development (DLCD). The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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The Population Research Center and project staff wish to acknowledge and express gratitude for support from the Forecast Advisory Committee (DLCD), the hard work of our staff Deborah Loftus, data reviewers, and many people who contributed to the development of these forecasts by answering questions, lending insight, providing data, or giving feedback.

How to Read this Report

This report should be read with reference to the documents listed below—downloadable on the Forecast Program website (http://www.pdx.edu/prc/opfp).

Specifically, the reader should refer to the following documents:

- *Methods and Data for Developing Coordinated Population Forecasts*—Provides a detailed description and discussion of the forecast methods employed. This document also describes the assumptions that feed into these methods and determine the forecast output.
- *Forecast Tables*—Provides complete tables of population forecast numbers by county and all sub-areas within each county for each five-year interval of the forecast period (2019-2069).

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Modified Methodology

The Population Research Center, in consultation with DLCD, has identified cost savings associated with a modified methodology for the latter half of the 50-year forecast period (years 26 to 50). Based on feedback we have received, a 25-year forecast fulfills most requirements for local planning purposes and, in an effort to improve the cost effectiveness of the program; we will place more focus on years 1 through 25. Additionally, the cost savings from this move will allow DLCD to utilize additional resources for local government grants. To clarify, we use forecast methods to produce sub-area and county populations for the first 25 years and a modified projection method for the remaining 25 years. The description of our forecast methodology can be accessed through the forecast program website (www.pdx.edu/prc/opfp), while the summary of our modified projection method is below.

For years 26-50, PRC projects the county population using the annual growth rate from the 24th-25th year. For example, if we forecast a county to grow 0.4 percent between the 24th and 25th year of the forecast, we would project the county population thereafter using a 0.4 percent AAGR. To allocate the projected county population to its sub-areas, we extrapolate the change in sub-area shares of county population observed in years 1-25 and apply them to the projected county population.

Comparison to Cycle 1 (2015-17)

To keep up to date with local trends and shifting demands, OPFP regularly updates coordinated population forecasts for Oregon's areas. Beyond the modification to our methodology and additional forecast region (from three regions to four), there are differences between the 2019 updated forecast for Morrow County and the 2016 version. Overall, the 2019 forecast is lower for Morrow County for the 25 year period (2019-2044). While our expectations of births and deaths have not changed drastically from last round, population decline in the outside UGB area produces a lower forecast for the County. The full breakdown of differences by county and sub-area is stored here: https://www.pdx.edu/prc/current-documents-and-presentations.

Executive Summary

Historical

Different parts of the County experience different growth patterns. Local trends within UGBs and the area outside them collectively influence population growth rates for the County as a whole. UGBs in Morrow County include Boardman, Heppner, Ione, Irrigon, and Lexington.

Morrow County's total population had minimal growth in the 2000s (**Figure 1**); however, some of its sub-areas experienced faster population growth during this period. Boardman, for example, posted the highest average annual growth rates at 1.0 percent during the 2000 to 2010 period.

The population growth in the 2000s was largely driven by a waning natural increase, more births than deaths. An aging population not only led to an increase in deaths but also resulted in a smaller proportion of women in their childbearing years. This, along with more women having fewer children and having them at older ages has led to births stagnating in recent years. Still, a larger number of births relative to deaths caused a natural increase (more births than deaths) in every year from 2001 to 2017. While net out-migration persisted during the 2000-10 period, in recent years (2013-16) net out-migration has slowed, leading to meager but steady population growth (**Figure 12**).

Forecast

Total population in Morrow County as a whole, as well as within its sub-areas, will likely increase at a quicker pace in the near-term (2019 to 2044) compared to the long-term (**Figure 1**). Population growth is largely driven by net in-migration, which is expected to outweigh declining natural increase. Morrow County's total population is forecast to increase by roughly 1,825 people over the next 25 years (2019-2044) and by more than 3,650 over the entire 50-year period (2019-2069).

Figure 1. Morrow County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)

	Historical			Forecast					
	2000	2010	AAGR (2000-2010)	2019	2044	2069	AAGR (2010-2019)	AAGR (2019-2044)	AAGR (2044-2069)
Morrow County	**10,995**	**11,173**	***0.2%***	**12,143**	**13,972**	**15,809**	***0.9%***	***0.6%***	***0.5%***
Boardman	3,221	3,555	*1.0%*	4,201	5,855	7,397	*1.8%*	*1.3%*	*0.9%*
Heppner	1,454	1,343	*-0.8%*	1,303	1,245	1,154	*-0.3%*	*-0.2%*	*-0.3%*
Ione	333	335	*0.1%*	332	346	357	*-0.1%*	*0.2%*	*0.1%*
Irrigon	1,977	2,081	*0.5%*	2,268	2,963	3,811	*0.9%*	*1.1%*	*1.0%*
Lexington	268	243	*-1.0%*	255	238	212	*0.5%*	*-0.3%*	*-0.5%*
Outside UGBs	3,742	3,616	*-0.3%*	3,784	3,324	2,877	*0.5%*	*-0.5%*	*-0.6%*

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

Note: For simplicity each UGB is referred to by its primary city's name.

14-Year Population Forecast

In accordance with House Bill 2254, which streamlined the UGB process based on long-term housing and employment needs, **Figure 2** provides a 14-year population forecast (2019-2033) for the County and its sub-areas. Populations at the 14th year of the forecast were interpolated using the average annual growth rate between the 2030-2035 period. The population interpolation template is stored here: https://www.pdx.edu/prc/current-documents-and-presentations.

Figure 2. Morrow County and Sub-Areas—14-Year Population Forecast

	2019	2033	14-Year Change	AAGR (2019-2033)
Morrow County	**12,143**	**13,190**	**1,047**	***0.6%***
Boardman	4,201	5,235	1,034	*1.6%*
Heppner	1,303	1,252	-51	*-0.3%*
Ione	332	339	8	*0.2%*
Irrigon	2,268	2,659	391	*1.1%*
Lexington	255	242	-13	*-0.4%*
Outside UGBs	3,784	3,462	-321	*-0.6%*

Sources: Forecast by Population Research Center (PRC).

Note: For simplicity each UGB is referred to by its primary city's name.

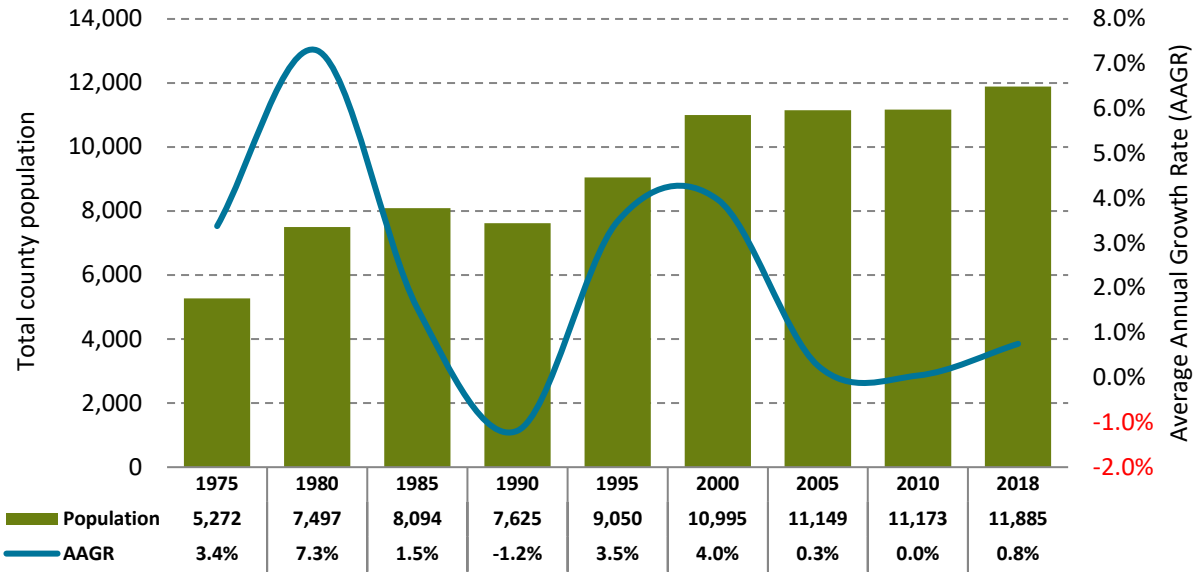
Historical Trends

Different growth patterns occur in different parts of Morrow County. Each of Morrow County's sub-areas were examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors analyzed include age composition of the population, race and ethnicity, births, deaths, migration, the number of housing units, occupancy rate, and persons per household (PPH). It should be noted that population trends of individual sub-areas often differ from those of the County as a whole. However, population growth rates for the County are collectively influenced by local trends within its sub-areas.

Population

Morrow County's total population grew from roughly 5,275 in 1975 to about 11,900[1] in 2018 (**Figure 3**). During this 40-year period, the County experienced high growth rates during the late 1970s, which coincided with a period of relative economic prosperity. During the early 1980s, challenging economic conditions, both nationally and within the county, led to negative population growth rates. During the early 1990s population growth rates again increased but challenging economic conditions late in the decade again yielded growth rate declines. Following the turn of the century, Morrow County has experienced slow population growth between 2000 and 2018.

Figure 3. Morrow County—Total Population by Five-year Intervals (1975-2018)



Sources: U.S. Census Bureau, 1980, 1990, 2000, and 2010 Censuses; Population Research Center (PRC), July 1st Annual Estimates 1975, 1985, 1995, 2005 and 2018.

[1] Population Estimates from the Oregon Population Estimates Program (OPEP) may not be consistent with the 2019 population forecast due to different methodologies and data sources.

During the 2000s, Morrow County's average annual population growth rate stood at 0.2 percent (**Figure 4**). Boardman and Irrigon increased at rates well above that of the County as a whole, at average annual growth rates of 1.0 and 0.5 percent, respectively. The population of Ione remained stable from the 2000 to 2010 period, while Heppner, Lexington, and the outside UGB area experienced moderate population declines.

Figure 4. Morrow County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)[2]

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010	Change (2000-2010)
Morrow County	*10,995*	*11,173*	*0.2%*	*100.0%*	*100.0%*	*0.0%*
Boardman	*3,221*	*3,555*	1.0%	29.3%	31.8%	2.5%
Heppner	*1,454*	*1,343*	-0.8%	13.2%	12.0%	-1.2%
Ione	*333*	*335*	0.1%	3.0%	3.0%	0.0%
Irrigon	*1,977*	*2,081*	0.5%	18.0%	18.6%	0.6%
Lexington	*268*	*243*	-1.0%	2.4%	2.2%	-0.3%
Outside UGBs	*3,742*	*3,616*	-0.3%	34.0%	32.4%	-1.7%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses.

Note: For simplicity each UGB is referred to by its primary city's name.

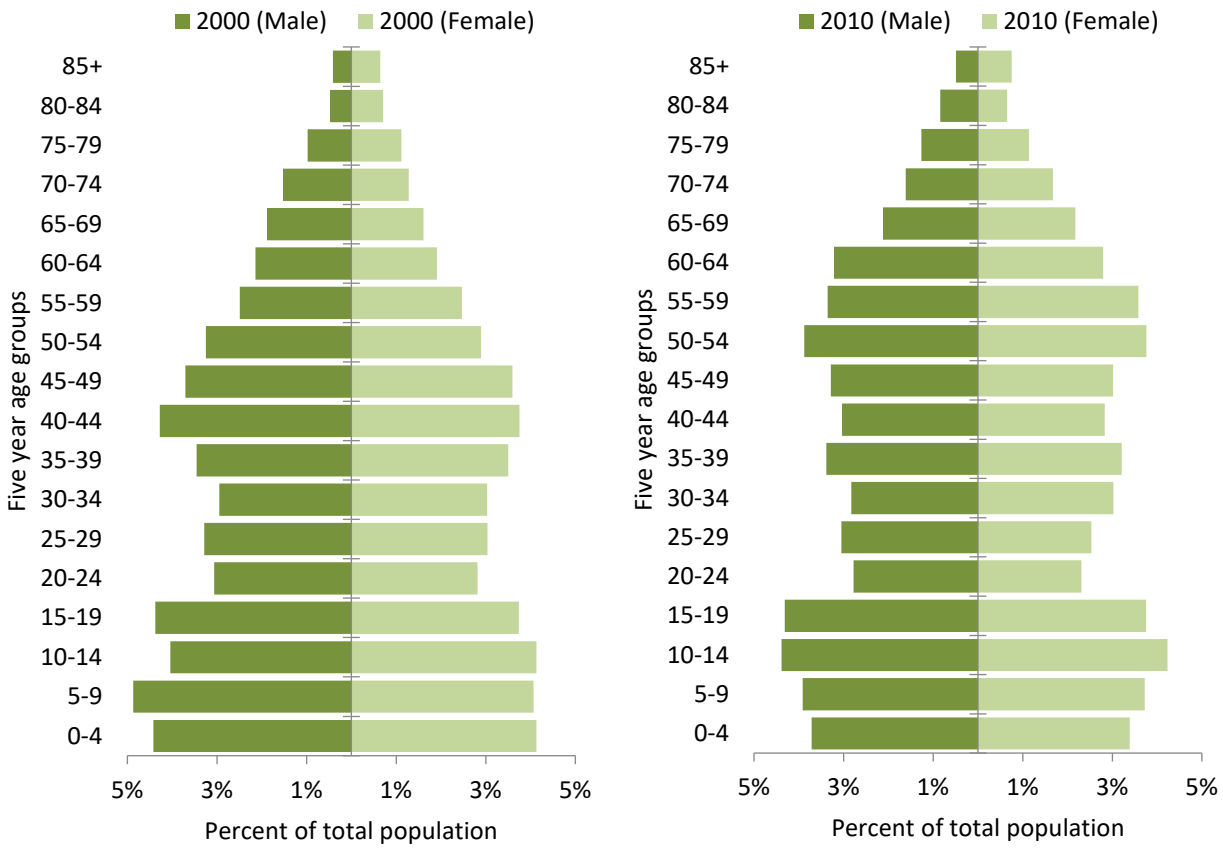
Age Structure of the Population

Similar to most areas across Oregon, Morrow County's population is aging. An aging population significantly influences the number of deaths but also yields a smaller proportion of women in their childbearing years, which may result in a slowdown or decline in births. The shift in the age structure from 2000 to 2010 illustrates this phenomenon (**Figure 5**). Further underscoring the countywide trend in aging, the median age went from about 33.3 in 2000 to 36.5 in 2010[3].

[2] When considering growth rates and population growth overall, it should be noted that a slowing of growth rates does not necessarily correspond to a slowing of population growth in absolute numbers. For example, if a UGB with a population of 100 grows by another 100 people, it has doubled in population. If it then grows by another 100 people during the next year, its relative growth is half of what it was before even though absolute growth stays the same.

[3] Median age is sourced from the U.S. Census Bureau's 2000 and 2010 Censuses.

Figure 5. Morrow County—Age Structure of the Population (2000 and 2010)



Sources: U.S. Census Bureau, 2000 and 2010 Censuses

Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon: minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Morrow County increased substantially from 2000 to 2010 (**Figure 6**), while the White; not Hispanic population decreased over the same time period. This increase in the Hispanic population and other minority populations brings with it several implications for future population change. First, both nationally and at the state level, fertility rates among Hispanic and minority women tend to be higher than among White; not Hispanic women. However, it is important to note more recent trends show these rates are quickly decreasing. Second, Hispanic and minority households tend to be larger relative to White; not Hispanic households.

Figure 6. Morrow County—Hispanic or Latino and Race (2000 and 2010)

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
Total population	10,995	100.0%	11,173	100.0%	178	1.6%
Hispanic or Latino	2,686	24.4%	3,497	31.3%	811	30.2%
Not Hispanic or Latino	8,309	75.6%	7,676	68.7%	-633	-7.6%
White alone	7,911	72.0%	7,218	64.6%	-693	-8.8%
Black or African American alone	14	0.1%	36	0.3%	22	157.1%
American Indian and Alaska Native alone	137	1.2%	112	1.0%	-25	-18.2%
Asian alone	45	0.4%	100	0.9%	55	122.2%
Native Hawaiian and Other Pacific Islander alone	9	0.1%	13	0.1%	4	44.4%
Some Other Race alone	39	0.4%	16	0.1%	-23	-59.0%
Two or More Races	154	1.4%	181	1.6%	27	17.5%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses.

Births

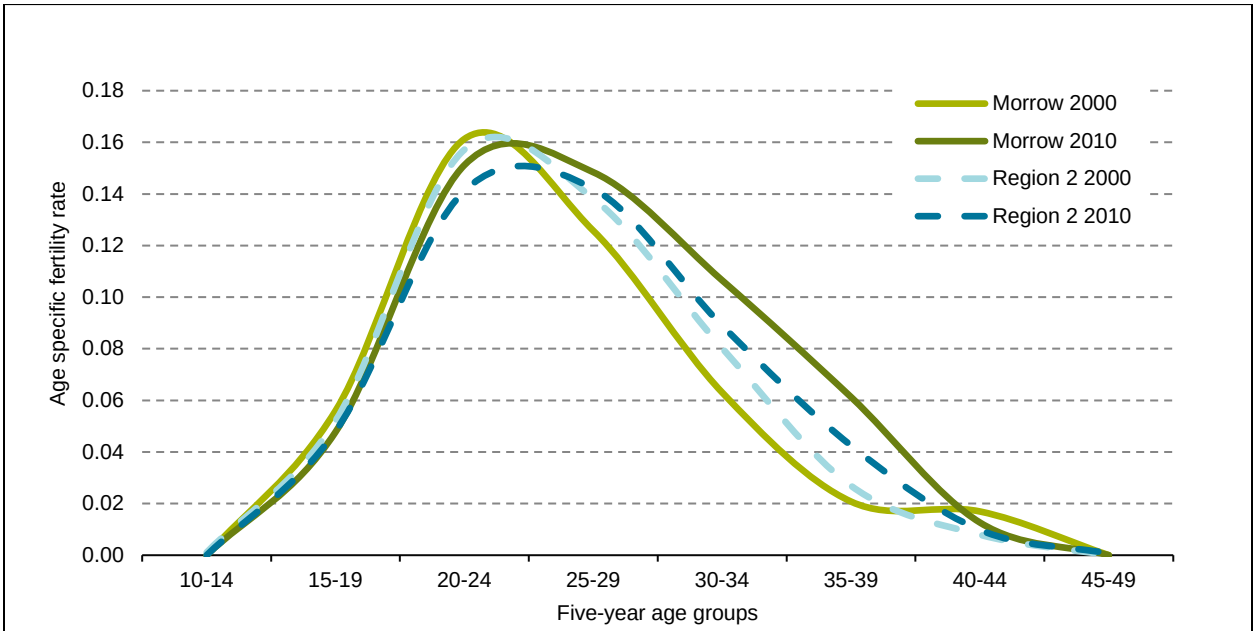
Historic total fertility rates (TFR)—or the average number of children that would be born to a woman over her lifetime—for Morrow County increased like eastern Oregon counties as a whole (Region 2) (**Figure 7**). At the same time, fertility for women over 30 increased in Morrow County but remained fairly stable in Region 2 (**Figure 8**). Total fertility in both the County and the state remain above replacement fertility (2.1), indicating that future cohorts of women in their birth-giving years will grow overtime, excluding the influence of net in/out-migration.

Figure 7. Morrow County and Region 2—Total Fertility Rates (2000 and 2010)

	2000	2010
Morrow County	2.22	2.64
Region 2	2.32	2.37

Sources: U.S. Census Bureau, 2000 and 2010 Censuses.
Oregon Health Authority, Center for Health Statistics.
Calculations by Population Research Center (PRC).

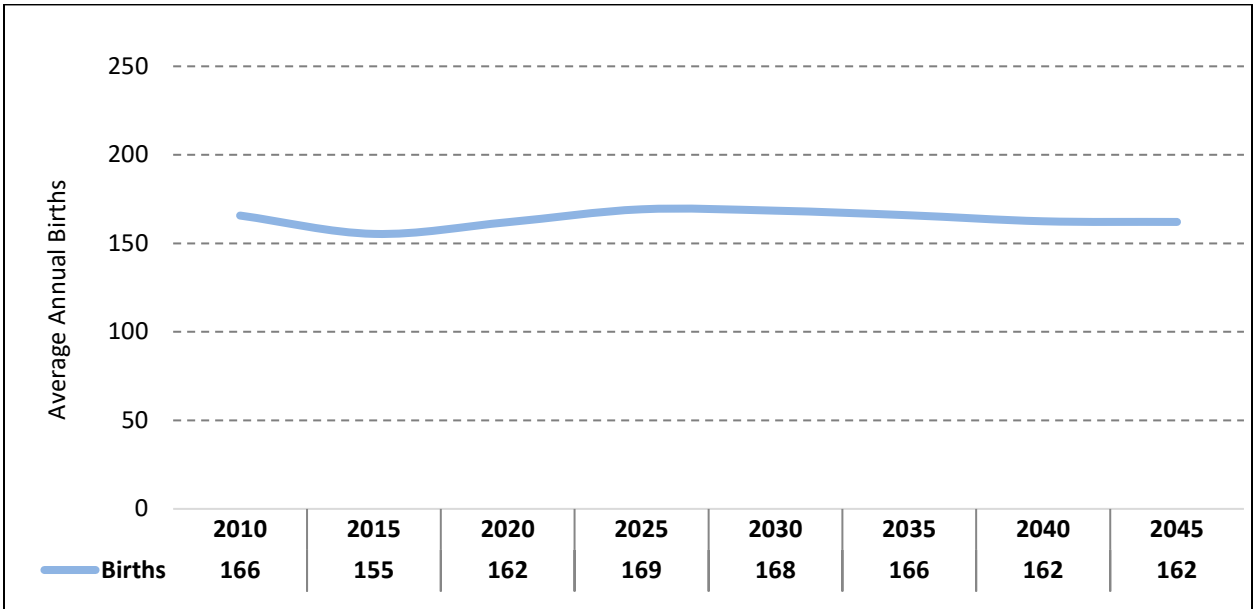
Figure 8. Morrow County and Region 2—Age Specific Fertility Rate (2000 and 2010)



Sources: U.S. Census Bureau, 2000 and 2010 Censuses. PRC Estimates. Oregon Health Authority, Center for Health Statistics. Calculations and Forecast by Population Research Center (PRC).

Figure 9 shows the number of historic and forecasted births for the county. The number of annual births from 2000-10 to 2010-15 remained relatively unchanged. Due to a shrinking share of women in their birth giving years, births are expected to remain steady throughout the forecast period.

Figure 9. Morrow County—Average Annual Births (2010-2045)

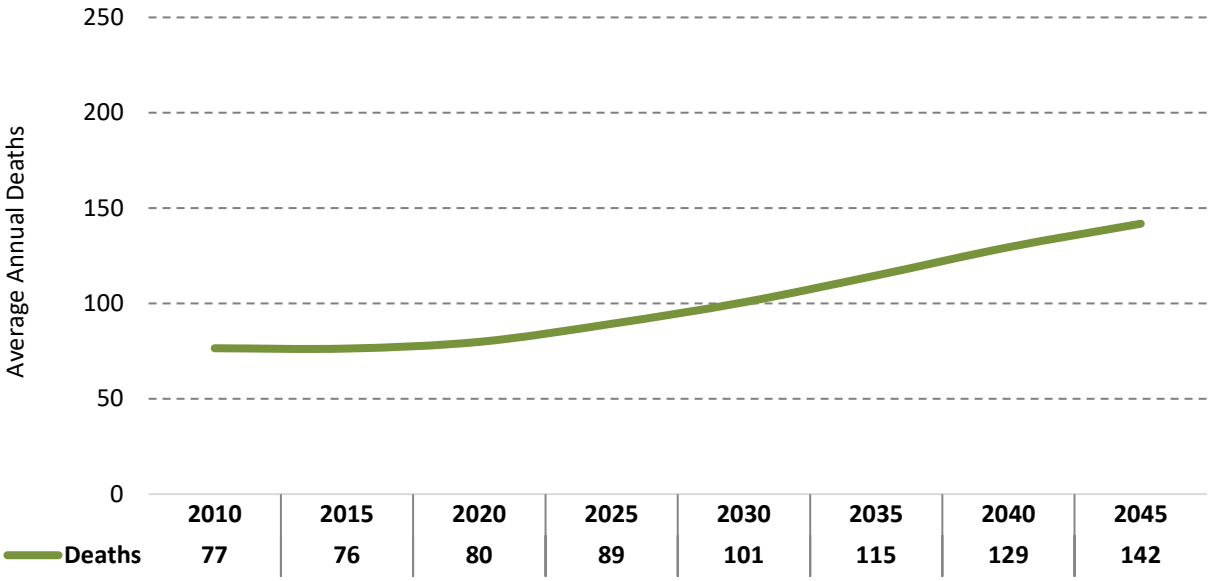


Sources: Oregon Health Authority, Center for Health Statistics. Calculations and Forecast by Population Research Center (PRC).
Note: The years signify the end of the period for which average annual numbers were calculated. The average annual numbers for "2010" were calculated for the 2000-2010 period, with the remaining years calculated for their preceding five-year periods.

Deaths

The population in the county, as a whole, is aging and contrary to the statewide trend, people of all ages are not necessarily living longer[4]. For both Morrow County and eastern Oregon the survival rates changed little between 2000 and 2010, underscoring the fact that mortality is the most stable component, relative to birth and migration rates, of population change. Average annual deaths head steady from 2000-10 and 2010-15 and are expected to increase steadily overtime (**Figure 10**).

Figure 10. Morrow County—Average Annual Deaths (2010-2045)



	2010	2015	2020	2025	2030	2035	2040	2045
Deaths	77	76	80	89	101	115	129	142

Sources: Oregon Health Authority, Center for Health Statistics. Calculations and Forecast by Population Research Center (PRC).
Note: The years signify the end of the period for which average annual numbers were calculated. The average annual numbers for "2010" were calculated for the 2000-2010 period, with the remaining years calculated for their preceding five-year periods.

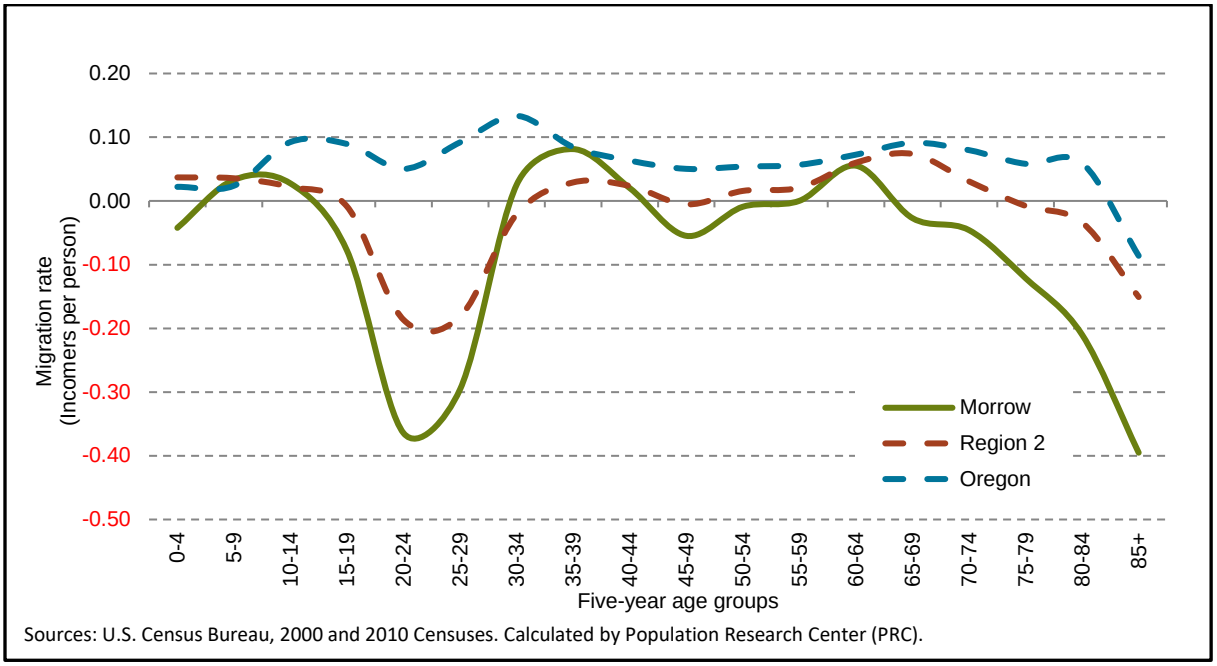
[4] Researchers have found evidence for a widening rural-urban gap in life expectancy. This gap is particularly apparent between race and income groups and may be one explanation for the decline in life expectancy in the 2000s. See the following research article for more information. *Singh, Gopal K., and Mohammad Siahpush. "Widening rural-urban disparities in life expectancy, US, 1969-2009." American Journal of Preventative Medicine 46, no. 2 (2014): e19-e29.*

Migration

The propensity to migrate is strongly linked to age and stage of life. As such, age-specific migration rates are critically important for assessing these patterns across five-year age cohorts. **Figure 11** shows the historical age-specific migration rates by five-year age group for Morrow County, eastern Oregon (Region 2), and Oregon. The migration rate is shown as the number of net migrants per person by age group.

Morrow County's migration rates reflect the patterns of many other Oregon counties. Young adults (20-29) leave the County seeking higher education and employment opportunities, but return in their 30's and 40's with their children. Retirees moved in to the County in the 00s, but left the County shortly thereafter to areas with medical facilities and end-of-life care.

Figure 11. Morrow County, Region 2, and Oregon—Age Specific Migration Rates (2000-2010)

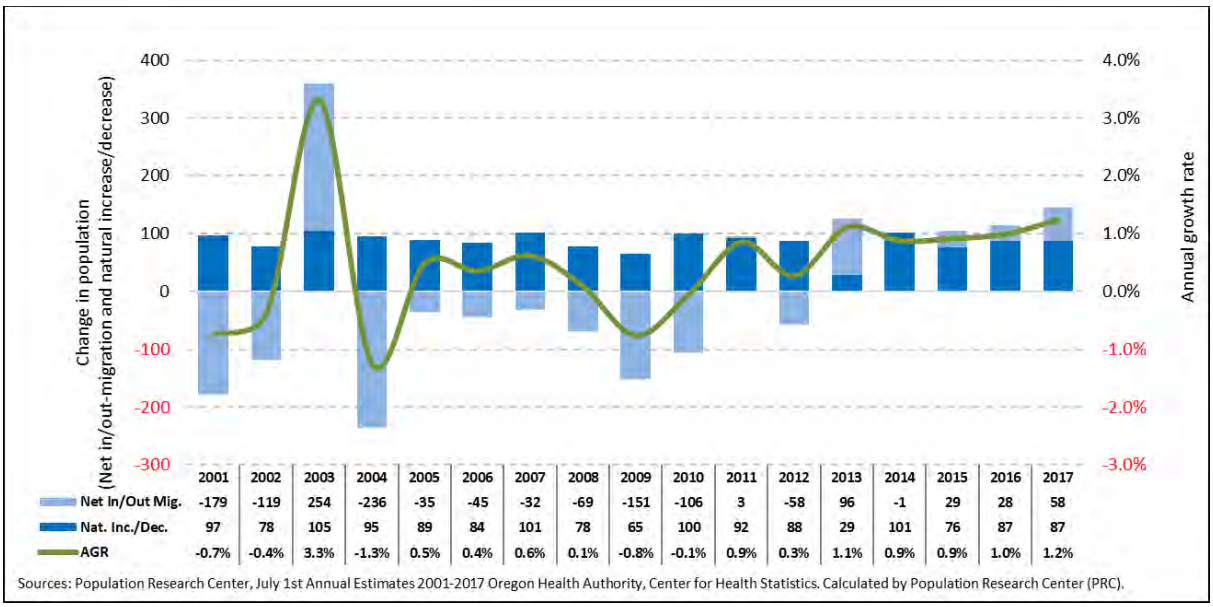


Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).

Historical Trends in Components of Population Change

In summary, Morrow County's positive population growth during the 2000s was the result of steady natural increase and offset by net out-migration (**Figure 12**). In more recent years since 2010, net in-migration and natural increase have combined to produce steady population change.

Figure 12. Morrow County—Components of Population Change (2001-2017)[5]



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Net In/Out Mig.	-179	-119	254	-236	-35	-45	-32	-69	-151	-106	3	-58	96	-1	29	28	58
Nat. Inc./Dec.	97	78	105	95	89	84	101	78	65	100	92	88	29	101	76	87	87
AGR	-0.7%	-0.4%	3.3%	-1.3%	0.5%	0.4%	0.6%	0.1%	-0.8%	-0.1%	0.9%	0.3%	1.1%	0.9%	0.9%	1.0%	1.2%

Sources: Population Research Center, July 1st Annual Estimates 2001-2017 Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).

[5] Annual net in/out-migration estimates are based on population estimates from the Oregon Population Estimates Program. As such, migration assumptions for the 2019 population forecast may not be consistent with assumptions from OPEP.

Housing and Households

Housing unit growth in Morrow County slowed with the onset of the Great Recession in 2008. Over the entire 2000 to 2010 period, the total number of housing units increased by almost 4 percent countywide; this was more than 160 new housing units (**Figure 13**). Over half of the new housing units (91) were built in the outside UGB area at an average annual growth rate of 0.6 percent. Boardman also saw a large increase in new housing units (61), experience similar growth rates. Ione and Irrigon also saw small increases in total housing units (11 units and 27 units, respectively), while Heppner and Lexington experienced slight declines (15 units and 9 units, respectively).

Housing growth rates may differ from population growth rates because (1) the numbers of total housing units are fewer than the numbers of people; (2) the UGB has experienced changes in the average number of persons per household; or (3) occupancy rates have changed (typically most pronounced in coastal locations with vacation-oriented housing).

Figure 13. Morrow County and Sub-Areas—Total Housing Units (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010	Change (2000-2010)
Morrow County	*4,276*	*4,442*	*0.4%*	*100.0%*	*100.0%*	*0.0%*
Boardman	1,066	1,127	0.6%	24.9%	25.4%	0.4%
Heppner	687	672	-0.2%	16.1%	15.1%	-0.9%
Ione	146	157	0.7%	3.4%	3.5%	0.1%
Irrigon	716	743	0.4%	16.7%	16.7%	0.0%
Lexington	112	103	-0.8%	2.6%	2.3%	-0.3%
Outside UGBs	1,549	1,640	0.6%	36.2%	36.9%	0.7%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

Note: For simplicity each UGB is referred to by its primary city's name.

Average household size, or persons per household (PPH), in Morrow County was 2.8 in 2010, down slightly from 2.9 in 2000 (**Figure 14**). Morrow County's PPH in 2010 was higher than Oregon's as a whole, which had a PPH of 2.5. PPH varied across the sub-areas; in 2010, the highest PPH was in Boardman with 3.3 and the lowest in Heppner at 2.3. In general, areas with an older or aging population will, more often than not, experience a decline in PPH over time

Occupancy rates tend to fluctuate more than PPH. This is particularly true in smaller UGBs where fewer housing units allow for larger relative changes in occupancy rates. From 2000 to 2010, the occupancy rate in Morrow County declined slightly (**Figure 14**). Heppner, Ione, and the outside UGB area experienced drops in occupancy rates that exceeded that of the County as a whole, while Boardman, Irrigon, and Lexington experienced marginal increases in their occupancy rates between 2000 and 2010.

Figure 14. Morrow County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate

	Persons Per Household (PPH)			Occupancy Rate		
	2000	2010	Change 2000-2010	2000	2010	Change 2000-2010
Morrow County	*2.9*	*2.8*	*-1.9%*	*88.3%*	*88.2%*	*-0.1%*
Boardman	*3.3*	*3.3*	*-0.4%*	*90.5%*	*94.9%*	*4.4%*
Heppner	*2.4*	*2.3*	*-2.7%*	*88.1%*	*86.5%*	*-1.6%*
Ione	*2.5*	*2.5*	*-2.4%*	*89.7%*	*86.0%*	*-3.7%*
Irrigon	*3.0*	*3.0*	*-0.3%*	*92.5%*	*94.1%*	*1.6%*
Lexington	*2.6*	*2.5*	*-2.7%*	*92.0%*	*93.2%*	*1.2%*
Outside UGBs	*2.9*	*2.7*	*-5.2%*	*84.6%*	*81.4%*	*-3.2%*

Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC)

Note: For simplicity each UGB is referred to by its primary city's name.

Assumptions for Future Population Change

Evaluating past demographic trends provides clues about what the future will look like and helps determine assumptions of likely scenarios for population change. Assumptions about fertility, mortality, and migration were developed for Morrow County's forecast and for each of its larger sub-areas[6]. Population change for smaller sub-areas is determined by the change in the number of total housing units, PPH, occupancy rates, and group quarters population. Assumptions around these components of growth are derived from observations of historic building patterns, current plans for future housing development, and household demographics.

Assumptions for the County and Sub-Areas

From 2000 to 2010, Morrow County experienced 892 more births than deaths, causing a natural increase. Some of this population growth was mitigated by net out-migration (714 persons), which resulted in a population increase of 178 people during the 2000 to 2010 period. We expect natural increase to shrink in magnitude over time, resulting in slowed population growth throughout the forecast period.

During the forecast period, the population in Morrow County is expected to age more quickly during the first half of the forecast period and then remain relatively stable over the forecast horizon. The total fertility rate is expected to decrease throughout the forecast period (2.46 in 2019 to 2.36 in 2044), though births will stagnate due to a net out-migration of young adults. Our assumptions of fertility for the county's larger sub-areas vary and are detailed in Appendix B.

Changes in survival rates are more stable than fertility and migration rates; overall life expectancy is expected to increase slightly over the forecast period. In spite of this trend, Morrow County's aging population will increase the overall number of deaths throughout the forecast period.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social, and environmental factors such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities occurring both inside and outside the study area can affect both the direction and the volume of migration.

We assume rates will change in line with historic trends unique to Morrow County. Net out-migration of young adults and net in-migration of families and retirees will persist throughout the forecast period. We assume that as deaths rise over time, the County will experience consistent net in-migration throughout the forecast period. Specifically, countywide average annual net in-migration is expected to shift from 99 migrants in 2019 to 48 net in-migrants in 2044. A diminishing natural increase is expected to curb net in-migration, which results in a steady population increase.

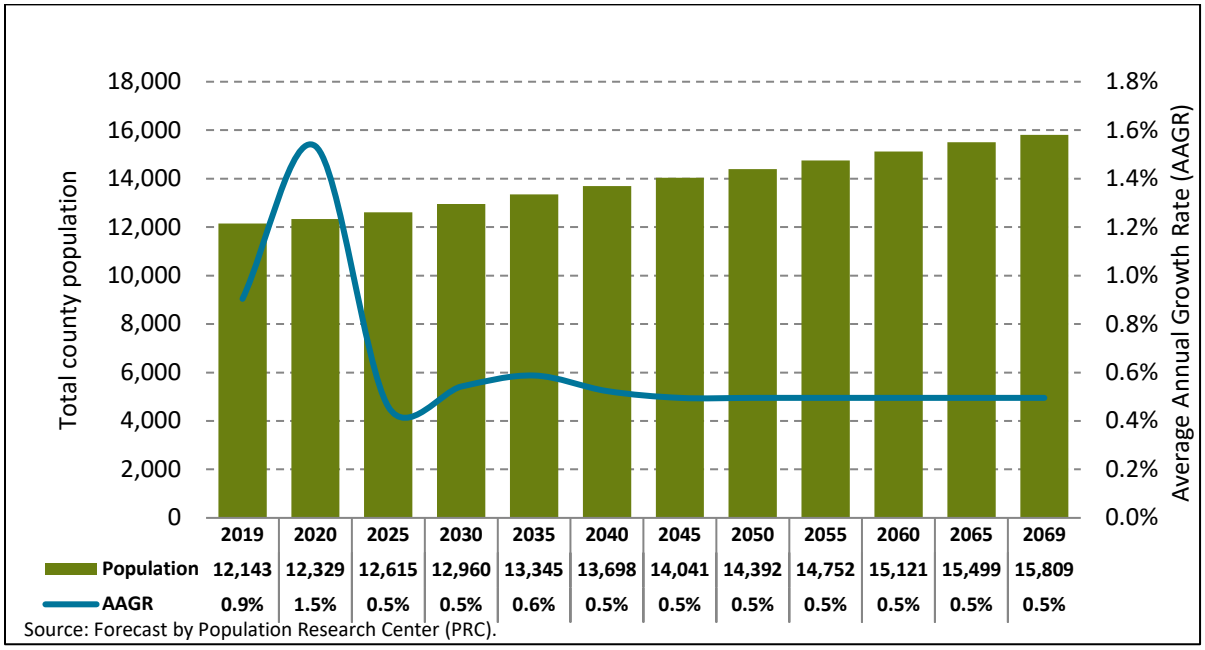
[6] County sub-areas with populations greater than 7,000 in the forecast launch year were forecast using the cohort-component method. County sub-areas with populations less than 7,000 in forecast launch year were forecast using the housing-unit method. See Glossary of Key Terms at the end of this report for a brief description of these methods or refer to the *Methods* document for a more detailed description of these forecasting techniques.

Forecast Trends

Under the most-likely population growth scenario for Morrow County, we expect steady population change to countywide and sub-area populations over the forecast period. The countywide population growth rate is forecast to peak in 2020 and then remain steady throughout the forecast period.

Morrow County's total population is forecast to increase by roughly 3,650 persons (30.2 percent) from 2019 to 2069, which translates into a total countywide population of 15,809 in 2069 (**Figure 15**). The population is forecast to grow at the highest rate—1.5 percent—during the near-term (2019-2020).

Figure 15. Morrow County—Total Forecast Population by Five-year Intervals (2019-2069)



	2019	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2069
Population	12,143	12,329	12,615	12,960	13,345	13,698	14,041	14,392	14,752	15,121	15,499	15,809
AAGR	0.9%	1.5%	0.5%	0.5%	0.6%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%

Source: Forecast by Population Research Center (PRC).

Morrow County's two largest UGBs—Boardman and Irrigon—are forecast to experience a combined population growth of 2,350 people from 2019 to 2044 and nearly 2,400 from 2044 to 2069 (**Figure 16**). Forecasted growth in these two UGBs will result in a combined share of total county population of almost 71 percent by 2069. Ione is also expected to experience slight population growth of 25 persons throughout the entire forecast period.

Figure 16. Morrow County and Sub-Areas—Forecast Population and AAGR

	2019	2044	2069	AAGR (2019-2044)	AAGR (2044-2069)	Share of County 2019	Share of County 2044	Share of County 2069
Morrow County	**12,143**	**13,972**	**15,809**	***0.6%***	***0.5%***	--	--	--
Boardman	4,201	5,855	7,397	*1.3%*	*0.9%*	*34.6%*	*41.9%*	*46.8%*
Heppner	1,303	1,245	1,154	*-0.2%*	*-0.3%*	*10.7%*	*8.9%*	*7.3%*
Ione	332	346	357	*0.2%*	*0.1%*	*2.7%*	*2.5%*	*2.3%*
Irrigon	2,268	2,963	3,811	*1.1%*	*1.0%*	*18.7%*	*21.2%*	*24.1%*
Lexington	255	238	212	*-0.3%*	*-0.5%*	*2.1%*	*1.7%*	*1.3%*
Outside UGBs	3,784	3,324	2,877	*-0.5%*	*-0.6%*	*31.2%*	*23.8%*	*18.2%*

Source: Forecast by Population Research Center (PRC)

Note: For simplicity each UGB is referred to by its primary city's name.

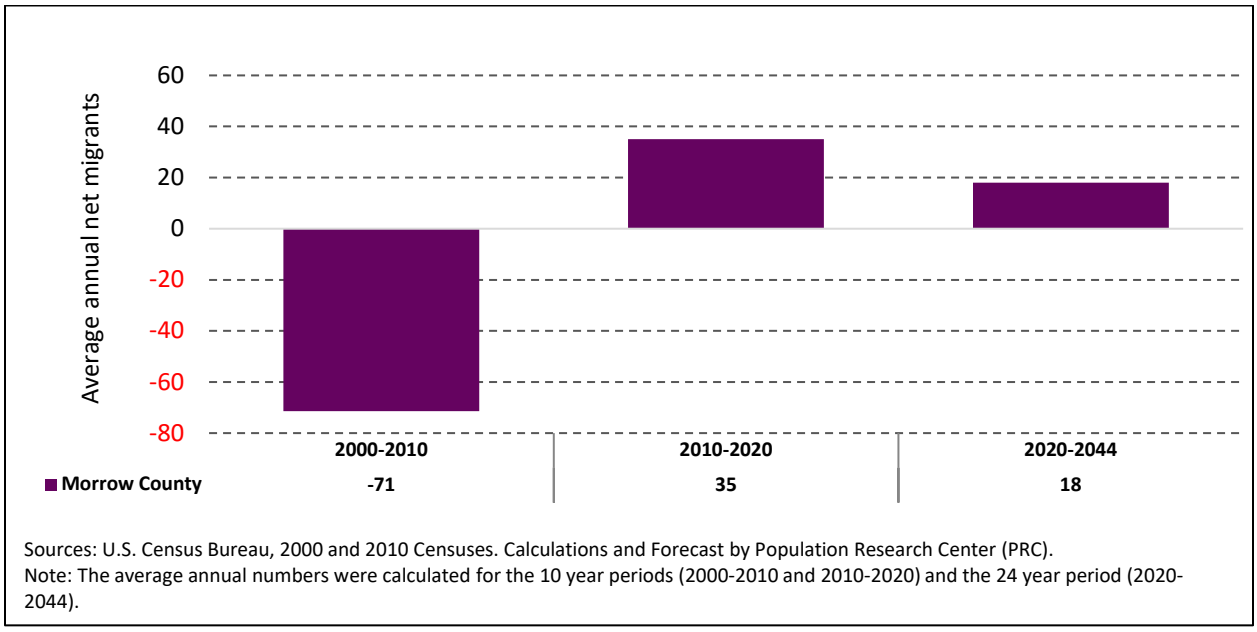
Heppner and Lexington are expected to experience slight population declines throughout the forecast period (149 people and 43 people, respectively). The outside UGB area, though, are expected to experience the largest population decline, at roughly 450 people from 2019 to 2044 and an additional 450 people from 2044 to 2069.

We forecast population decline in the outside UGB area as PPH and occupancy rates decline from an aging population. This, coupled with the growth of populations within the larger UGBs, is expected to create a slight redistribution of the population. While the countywide population shares for Boardman and Irrigon are forecast to increase substantially from 2019 to 2069 the countywide population share for the outside UGB area is forecast to decrease from over 31 percent in 2019 to roughly 18 percent in 2069.

Forecast Trends in Components of Population Change

As previously discussed, the number of in-migrants is forecast to outweigh the number of out-migrants in Morrow County, creating a positive net in-migration of new residents that is expected to persist throughout the forecast period as housing turnover increases with deaths. The anticipated completion of the 240-unit Port View Apartment complex is expected to attract a number of migrants to Boardman and the County as a whole at the turn of the 2020 decade. As such, average annual net in-migration is forecast to regress in the long term from 35 individuals (2010-2020) to 18 individuals later in the forecast (2020-2044) (**Figure 17**). The majority of these net in-migrants are expected to be families and older individuals.

Figure 17. **Morrow County—Average Annual Net In/Out-Migration (2000-2010, 2010-2020, and 2020-2044)**



Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculations and Forecast by Population Research Center (PRC).
Note: The average annual numbers were calculated for the 10 year periods (2000-2010 and 2010-2020) and the 24 year period (2020-2044).

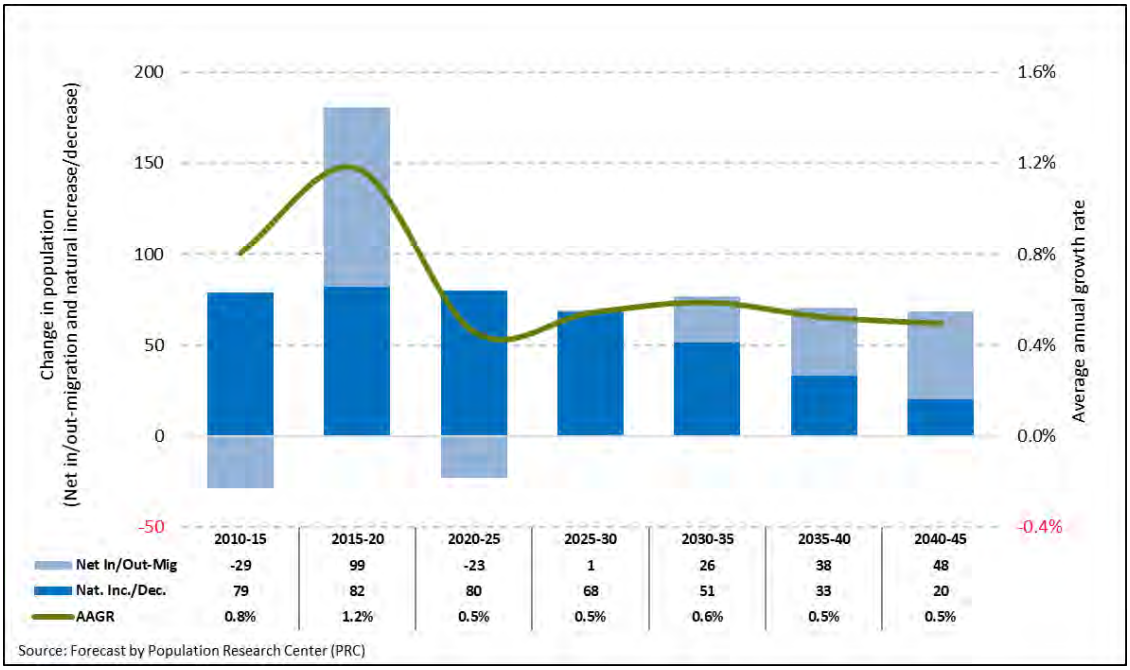
In addition to net in-migration, the other key component shaping Morrow County's forecasted population is the aging population. From 2019 to 2030, the proportion of the County population 65 years of age or older is forecast to grow from roughly 16.5 percent to 21 percent, and to maintain that proportion through 2044 (**Figure 18**). For a more detailed look at the age structure of Morrow County's population, see the final forecast table published to the forecast program website (https://www.pdx.edu/prc/current-documents-and-presentations).

Figure 18. Morrow County—Age Structure of the Population (2019, 2030, and 2044)

Source: Forecast by Population Research Center (PRC)

In summary, population growth is expected to peak around 2020 before the average annual growth rate begins to level out due to waning natural increase (**Figure 19**). However, this trend is offset by net in-migration that is expected to rise over time with home turnovers, resulting in steady population growth throughout the forecast period.

Figure 19. Morrow County—Components of Population Change (2015-2045)[7]



Source: Forecast by Population Research Center (PRC)

[7] 2010-15 components are based on population estimates from the Oregon Population Estimates Program. As such, natural increase/decrease and net in/out-migration for that period may not be consistent with the 2019 forecast assumptions.

Glossary of Key Terms

Cohort-Component Method: A method used to forecast future populations based on changes in births, deaths, and migration over time.

Coordinated population forecast: A population forecast prepared for the County along with population forecasts for its urban growth boundary (UGB) areas and non-UGB area.

Housing unit: A house, apartment, mobile home or trailer, group of rooms, or single room that is occupied or is intended for occupancy.

Housing-Unit Method: A method used to forecast future populations based on changes in housing unit counts, vacancy rates, the average numbers of persons per household (PPH), and group quarter population counts.

Occupancy rate: The proportion of total housing units that are occupied by an individual or group of persons.

Persons per household (PPH): The average household size (i.e. the average number of persons per occupied housing unit).

Replacement Level Fertility: The average number of children each woman needs to bear in order to replace the population (to replace each male and female) under current mortality conditions in the U.S. This is commonly estimated to be 2.1 children per woman.

Appendix A: Surveys and Supporting Information

Supporting information is based on planning documents and reports, and from submissions to PRC from city officials and staff, and other stakeholders. The information pertains to characteristics of each city area, and to changes thought to occur in the future. The cities of Boardman and Lexington did not submit survey responses.

General Survey for Oregon Population Forecast Program	
Jurisdiction: Morrow County	Date: October 11 , 2018
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Morrow County is a diverse county with a large Hispanic population in the northern cities with the southern portion of the County tending to be older. Ione has aggressively recruited families to their community and has seen recent development.
Observations about Housing	Morrow County is a diverse county with a large Hispanic population in the northern cities with the southern portion of the County tending to be older. Ione has aggressively recruited families to their community and has seen recent development.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	Looking at just the county: Most development permits are for individual single family dwellings and are rarely speculative in nature. We are however experiencing an uptick in applications for subdivisions. Whereas over the past nearly 15 years only two have been approved and completed, in the last year we have had a five lot subdivision get to a completed plat, another 14 lot approved by the Planning Commission, and we are expecting another application for a 10 to 12 lot subdivision. Exciting times! From the Housing Development Survey: Subdivisions started this year are in the beginning stages. One subdivision has 5 parcels and the other has over 20 proposed parcels. No details on types of housing or prices yet.
Planned future construction of Group Quarters facilities	Not aware of any in the unincorporated part of the county.
Future Employers Locating to the Area	We see continued growth with data centers in and around Boardman. Within the unincorporated portion of the County I am not aware of any other new employers, but there are regularly new potential opportunities at the Port of Morrow, most of which is in the county.

Capacity and condition of infrastructure to accommodate growth.	Only currently known new infrastructure related to housing would be roads within subdivisions as they are completed.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Current work in the County is focusing on completing the Buildable Lands Inventory and Housing Analysis to provide additional information and data to better implement housing strategies.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	We can provide a variety of inputs to the BLI & HA currently underway.
Comments?	None at this time.

Carla McLane	Morrow County	Planning Director
Name	*Organization*	*Title*

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Heppner Date: December 11, 2018

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Our population is losing the younger generation who have difficulty finding jobs; older adult population is aging and not replaced
Observations about Housing	Housing shortage for new home buyers; duplex construction; housing rehab is helping provide options for home buyers
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	Duplex is currently being built and hope to build a second one.
Planned future construction of Group Quarters facilities	
Future Employers Locating to the Area	
Capacity and condition of infrastructure to accommodate growth.	Street infrastructure is being engineered including sewer main replacements; and engineering on wastewater upgrade options or lagoons.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	
Comments?	

Edie Ball	City of Heppner	City Manager
Name	*Organization*	*Title*

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Ione	Date: October 12 , 2018
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	yes
Observations about Housing	we don't have enough
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	our growth is limited at this point
Planned future construction of Group Quarters facilities	
Future Employers Locating to the Area	
Capacity and condition of infrastructure to accommodate growth.	
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	
Comments?	

Janette Eldrige	City of Ione	City Recorder
Name	*Organization*	*Title*

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Irrigon Date: November 6 , 2018

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	We currently have a listed population of 1,997. However, we believe it to be higher around 2,019. 34 percent of our population is Hispanic and about 29 percent are seniors. Population has been stable and consistent with PSU growth percent but is beginning to see some upward movement because of housing need and opportunity. Projection for new home is estimated to be around 10 new homes per year. We are just now finalizing a new sub division.
Observations about Housing	Housing has been limited with a very high percent of manufactured housing inventory. This drives a certain population demographic which is not a healthy balance to the community. Code provisions have been made to encourage increased housing and levels (types) of housing that will meet a higher income levels in order to boost the economy and standard of living as well as provide for the increased demand. 3 and 4 BDRM homes are in the development stages.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	Two to three sub-divisions are planned for this next year and more over the next 3-5 years. We are in the middle of a Buildable Land Inventory evaluation. The projected home opportunity of land developable is between 30 and 150 homes in the noted time frame. We continually see in-fill development for single lots (single family unit) at about 5 per year. From Housing Development Survey: 4 single family residential in various in-fill locations; 2 subdivisions could be built over next 2 years with 25 single family homes - both are going through plat approval process now, target price for 1800 square foot homes will range from $190,000-$203,000.
Planned future construction of Group Quarters facilities	None at this time.
Future Employers Locating to the Area	We are working with a four businesses (confidential at this time) who could see employment of 4-10 individuals each in the next year. The City's direction and emphasis for economic development is the high priority equal to housing. There is major infrastructure projects over the next year in Irrigon which ranges between 8 to 10 million dollars.

Capacity and condition of infrastructure to accommodate growth.	Sewer is a major issue for Irrigon and is slotted for a major upgrade in 2020. Streets continue to be an issue but with available funding there will be improvements over the next 3 years. This increases livability which is an important factor to seeing growth in our community.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	High utility rates continue to limit Irrigon. However, there is great opportunity and improvements to the public systems underway. Over the last three (3) years we have seen the population increase even with the perceived high utility rates.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	We continue to convert our sewer system from liquid effluent to a standard conventional system. This type system has limited growth. New roads, pedestrian enhancements and developable land opportunities are beginning to have a positive impact on growth and increased population. We are adjacent to a major work center area (Port of Morrow) so great employment opportunities are available. Recently the Development Code was updated to simplify standards/requirements for ease of understanding and getting applicants to a faster yes. Continuing to streamline Irrigon's Municipal Code and place online will improve public's involvement.
Comments?	

Aaron Palmquist	City of Irrigon	City Manager
Name	*Organization*	*Title*

Appendix B: Specific Assumptions

Boardman

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate will decline slightly from 93.9 percent to 92.9 percent and persons per household (PPH) will decline slightly from 3.11 to 3.03 for the 25-year horizon. We assume the group quarters population to remain at 58.

Heppner

We assume no change to the housing unit inventory for the forecast period. We assume the occupancy rate will decline slightly from 85.5 percent to 84.5 percent and persons per household (PPH) will decline slightly from 2.25 to 2.18 for the 25-year horizon. We assume the group quarters population to remain at 4.

Ione

We assume the housing unit growth to be slow, but stable throughout the forecast period. We assume the occupancy rate will decline slightly from 84.0 percent to 79.0 percent and persons per household (PPH) will decline slightly from 2.43 to 2.36 for the 25-year horizon. There is no group quarters population in this sub-area.

Irrigon

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 94.1 percent while persons per household (PPH) will decline slightly from 2.96 to 2.91 for the 25-year horizon. We assume the group quarters population to remain at 6.

Lexington

We assume no change to the housing unit inventory for the forecast period. We assume the occupancy rate to be stable at 93.2 percent while persons per household (PPH) will decline slightly from 2.48 to 2.32 for the 25-year horizon. There is no group quarters population in this sub-area.

Outside UGBs

We assume steady housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate will decline from 81.4 percent to 71.2 percent and persons per household (PPH) will decline from 2.71 to 2.22 for the 25-year horizon. There is no group quarters population in this sub-area.

Appendix C: Detailed Population Forecast Results

Figure 20. Morrow County—Population by Five-Year Age Group

Population Forecasts by Age Group / Year	2019	2020	2025	2030	2035	2040	2044
00-04	769	778	772	775	772	761	763
05-09	869	856	876	876	888	889	882
10-14	937	955	865	893	902	920	925
15-19	879	872	888	812	847	861	879
20-24	784	802	686	707	654	688	701
25-29	689	738	731	631	658	612	641
30-34	653	642	831	831	724	758	719
35-39	814	840	709	909	918	804	838
40-44	764	767	873	744	962	976	882
45-49	734	762	749	862	742	965	980
50-54	662	653	766	761	873	756	937
55-59	756	731	668	790	786	905	810
60-64	841	860	733	676	799	799	899
65-69	704	726	814	700	651	775	779
70-74	540	572	667	755	656	613	708
75-79	354	367	485	574	656	573	546
80-84	214	222	273	374	457	526	475
85+	179	185	228	291	400	517	607
Total	**12,143**	**12,329**	**12,615**	**12,960**	**13,345**	**13,698**	**13,972**

Figure 21. Morrow County's Sub-Areas—Total Population

Area / Year	2019	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2069
Morrow County	12,143	12,329	12,615	12,960	13,345	13,698	14,041	14,392	14,752	15,121	15,499	15,809
Boardman	4,201	4,574	4,797	5,068	5,348	5,631	5,912	6,221	6,583	6,888	7,167	7,397
Heppner	1,303	1,295	1,267	1,255	1,249	1,247	1,244	1,222	1,184	1,167	1,160	1,154
Ione	332	331	333	337	341	344	346	348	348	350	354	357
Irrigon	2,268	2,269	2,394	2,572	2,718	2,850	2,992	3,163	3,365	3,533	3,685	3,811
Lexington	255	254	249	244	241	239	238	232	222	217	214	212
Outside UGB Area	3,784	3,607	3,575	3,483	3,448	3,387	3,308	3,208	3,051	2,967	2,919	2,877

Morrow County School District
Enrollment – September 2019

Grade	ACH	SBE	HES	IES	WRE	HJSHS	IJSHS	RJSHS	MEC	TOTAL
K	54	83	30						1	168
1	59	83	21						1	164
2	72	86	24						0	182
3	68	88	27						0	183
4			20	69	82				5	176
5			31	80	99				2	212
6			26	78	89				0	193
7						22	60	104	3	189
8						13	74	80	4	171
9						26	67	74	6	173
10						32	54	80	4	170
11						26	60	75	7	168
12						23	63	66	10	162
TOTAL	**253**	**340**	**179**	**227**	**270**	**142**	**378**	**479**	**43**	**2311**

WORKSHOP 1

Workshop 1

MCSD Facilities Master Planning

Oct. 9, 2019

Agenda

Workshop 1

- **Introductions**
- **Facility Planning Process**
- **Core Values Exercise**

break

- **Physical Needs Assessment**
- **Capacity**
- **Educational Adequacy**
- **Close & Next Steps**

Arlington SD • Ashland SD • Banks SD • Bend SD • Bellevue SD • Bend-LaPine • Camas Valley SD • Mukilteo SD • Naches Valley SD • Napavine SD • Naselle-Grays River Valley SD • Warrenton-Hammond SD • White Salmon Valley SD • Winlock SD • Wishkah SD • Misc. Studies Kitsap SD • North Mason SD • Odessa SD • Omak SD • Ontario SD • Pateros SD • Phoenix-Talent SD • Pleasant Hill SD • Quillayute Valley SD • Rainier SD • Ridgefield SD • Salem-Keizer SD • Scappoose SD • Scio SD • Sedro-Woolley SD • Sheridan SD • Skykomish SD • South Bend SD • Southside SD • Steilacoom SD • Sumner SD • Vader SD • Valley SD • Vernonia SD • Wahkiakum SD • Conway SD • Coos Bay SD • Dallas SD • Eatonville SD • Greater Albany SD • Fern Ridge SD • Gervais-Brooks • Greater Albany SD • Gresham-Barlow SD • Harrisburg SD • Hood River County SD • Jefferson County SD • Klamath Falls City SD • Kyrene Unified SD • La Grande SD • Lakewood SD • Longview SD • McKenzie SD • Morton

FACILITY MASTER PLANNING (30 in the Northwest)

VISIONING

Corvallis SD
Gresham Barlow SD
Greater Albany SD
North Marion SD
Centennial SD
Banks SD
Tacoma SD
Marysville Getchell SD
Boeing
Google

DLR Group

DLR Group K-12 Design

DLR Group

What is Facilities Planning?

Purpose

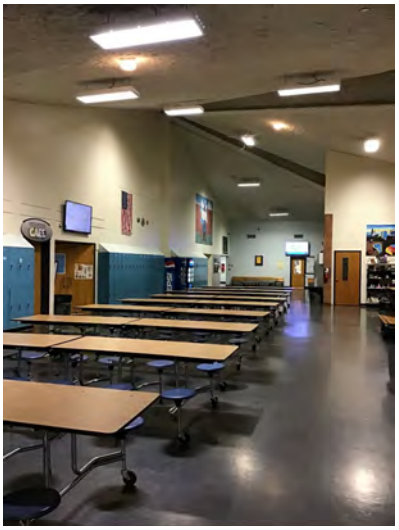
Community-Based Facilities Planning

What do our students need?
What does our staff need?
What do our communities need from our schools?

Physical Condition

Community-Based Facilities Planning

- Building condition assessment – a comprehensive big picture
- Total cost of ownership
- Identification of useful lifespan



Educational Program

Community-Based Facilities Planning

- Educational adequacy assessment (quantitative and qualitative)
- Instruction drives construction
- Are we responding to change?

Student Population

Community-Based Facilities Planning

- Enrollment projections
- Flexibility
- Contractual obligations on class size
- Master schedule considerations
- Educational program influences

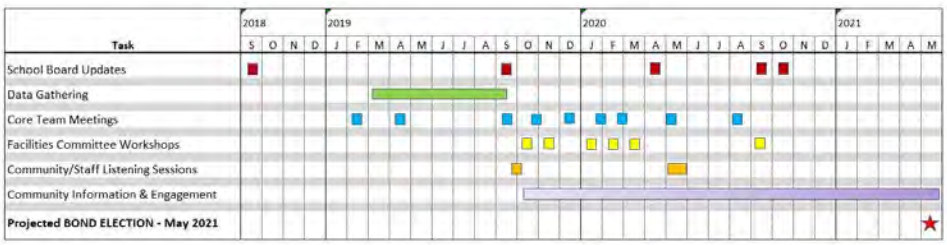
Long-Term Perspective

Community-Based Facilities Planning

- Buildings are finite.
- Each school's viability should be assessed.
- The Hundred-Year Window

Process & Schedule

Community-Based Facilities Planning



Process & Schedule

Community-Based Facilities Planning

Board Visioning Session — Sept. 2018
Administrative Team Interviews — April 2019
Physical Needs Assessments — Spring 2019
Educational Adequacy Assessment — Spring 2019
Enrollment & Capacity Analysis — Fall 2019
Staff Surveys — Fall 2019

Facilities Committee Workshops

- *Workshop 1* — Oct. 9, Boardman*: Introduction, Objectives, Needs & Issues*
- *Workshop 2* — Nov. 6, Heppner*: Educational Trends and Facility Adequacy*
- *Workshop 3* — Jan. 8, Irrigon*: Big Ideas and Financing*
- *Workshop 4* — Feb. 12, Boardman *: Facilities Plan Options*
- *Workshop 5* — Mar. 11, Heppner*: DRAFT Plan and Costing*

Presentation of DRAFT Facilities Master Plan to School Board — April 2020
Workshop 6 — Oct., Irrigon*: Plan Refinement and Finalization*

On-going communication with the Community

SPRINT Exercise

Question 1

What is working well in our schools and in our district?

Question 2

What do you think are the biggest issues to be addressed?

Question 3

What do our students need to achieve academically?

Question 4

We know we have been successful when . . .


KEEP
CALM
AND
TAKE A
BREAK


learning
structures
opportunity
growth
CTE
Additional
More
extra
friends
environment
Maintenance
capacity
Inviting
efficient
communities
cleaning
Classroom
physical
Class
Modern
Flexible
after
activity
happiness
Materials
reduce
Gyms
academic
Cost
opportunities
Facilities
agree
Teacher
user
safe
population
Build
virtual
HVAC
Safety
Green
Students
Creative
plan
feel
saving
families
Individualized
Prepare
Create
friendly
Student
used
Online
diversity
building
Career
benefit
gym
mobile
Warm
space
configurations
activities
choices
athletic
energy
Improve
time
Athletics
STEAM
set-up
circular
school
Technology
spaces
security
future

Physical Needs Assessment Findings

Irrigon Community

AC Houghton Elementary
- Exterior siding repairs
- Replace HVAC system
- Replace lighting
- General site work

Irrigon Elementary
- Roadway and parking improvements
- Minor repairs to HVAC system piping
- Additional surveillance cameras

Morrow Education Center
- Replace HVAC system
- Replace lighting
- Pedestrian paving site improvements
- Site ADA requirements

District Office
- Replace lighting
- ADA sight improvements

Irrigon Jr/Sr High
- Exterior siding repairs
- Exterior window and door repairs
- Roof replacement & roof drain improvements
- ADA accessible interior door hardware
- Carpet replacement
- Gym floor repairs
- Restroom Upgrades
- HVAC system improvements and controls replacement
- Lighting replacement
- Low voltage systems replacement (PA, access, surveillance, fire alarm)
- Food service equipment partial replacement
- Science lab improvements
- Furniture improvements
- Parking lot repairs
- Track replacement

Heppner Community

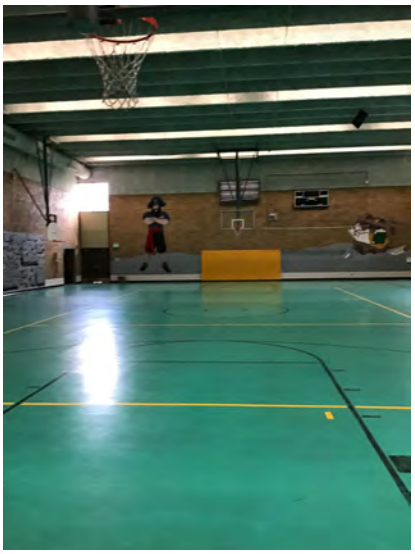
Heppner Elementary School

- Ceiling Finishes
- Replace Heat Generating System
- Pedestrian paving site improvements
- Replace lighting

Heppner Jr/Sr High School

- Exterior siding repairs
- Built-up roofing replacement
- ADA accessible hardware for interior doors
- Carpet replacement (not all flooring)
- Refinish gym floor
- Locker room ceiling repairs
- ADA accessible restrooms and locker room plumbing fixtures
- HVAC boiler and digital controls replacement, piping repairs
- Lighting replacement
- Low voltage systems replacement (PA, access, surveillance, fire alarm)
- Electrical service expansion for site
- Replace track
- Baseball field repairs

Boardman Community



Sam Boardman Elementary School

- Replace roofing
- Replace HVAC system
- Replace lighting
- Site Improvements

Windy River Elementary

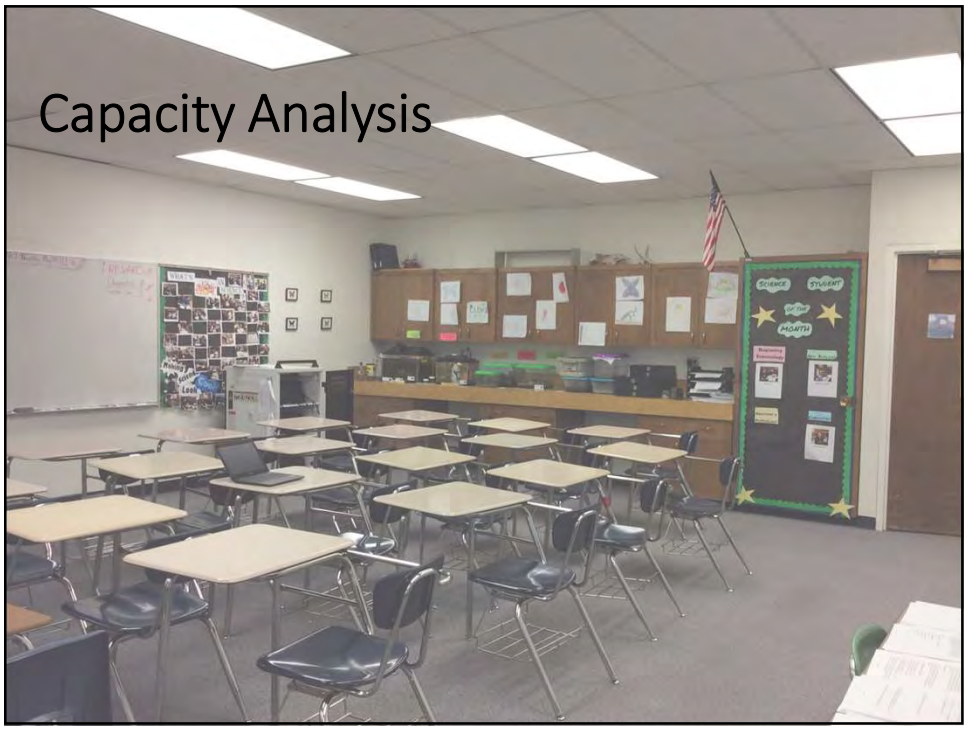
- Replace lighting

Riverside Junior High School

- Exterior siding repairs
- Interior finish repairs
- Replace HVAC system
- Replacing lighting
- Site Improvements
- ADA improvements

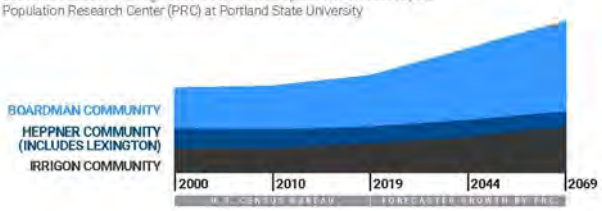
Base Capital Repairs

School	Physical Needs	Replacement Cost
AC Houghton	$ 5,719,800	$ 39,758,000
Irrigon Elementary	$ 255,800	$ 20,138,000
Irrigon Jr/Sr High	$ 9,971,100	$ 44,163,000
Heppner Elementary	$ 1,093,400	$ 32,027,000
Heppner Jr/Sr High	$ 11,855,400	$ 39,782,000
Sam Boardman Elementary	$ 5,847,600	$ 27,162,000
Windy River Elementary	$ 101,900	$ 22,563,000
Riverside Jr/Sr High	$ 2,661,300	$ 64,109,000
Morrow Education Center	$ 1,068,200	$ 4,481,000
District Office	$ -	$ 873,000
total	$ 38,574,500	$ 295,056,000



Morrow County Population Forecast Summary

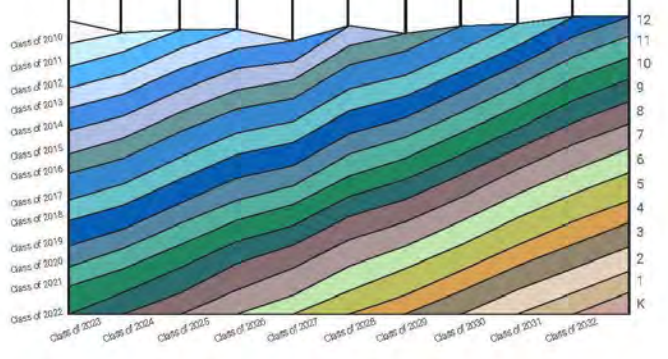
Based on the 2019 Through 2069 Coordinated Population Forecaset bythe Population Research Center (PRC) at Portland State University



PRC Observations:

- Historically, growth rates have coincided with periods of economic prosperity: during the late 1970s and early 1990s, for example.
- Morrow County's positive population growth during the 2000s was the result of steady natural increase (more births than deaths) and offset by net out-migration. In more recent years since 2010, net in-migration and natural increase have combined to produce steady population change.
- Total population in Morrow County as a whole, as well as within its sub-areas, will likely increase at a quicker pace in the near-term (2019 to 2044) compared to the long-term.
- Median age went from about 33.3 in 2000 to 36.5 in 2010
- The number of annual births from 2000-10 to 2010-15 remained relatively unchanged.
- Overall life expectancy is expected to incease slightly over the forecast period. However, Morrow County's aging population will incease the overall number of deaths throughout the forecast period.
- The Hispanic population within Morrow County increased subtantially from 2000 to 2010
- Young adults (20-29) leave the County seeking higher education and employment opportunities, but return in their 30's and 40's with their children.
- Retirees moved in to the county in the 00s, but left the County shortly thereafter to areas with medical facilities and end-of-life care.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
BOARDMAN	967	936	946	944	909	957	953	989	1008	1066	1089
HEPPNER	420	398	373	358	345	355	334	335	343	347	321
IRRIGON	799	801	843	860	817	875	845	869	856	850	858
MEC/OTHER	70	64	48	42	27	27	33	53	64	57	43
TOTAL ENROLLED	**2,256**	**2,199**	**2,210**	**2,204**	**2,098**	**2,214**	**2,165**	**2,246**	**2,271**	**2,320**	**2,311**



Relative class sizes from 2009 thru 2019

Capacity Analysis - Introduction

1. Physical Space: GSF per Student

Considers the gross square footage of indoor educational spaces on a campus divided by the total student population enrolled at that campus. Low indicates a generous amount of capacity and High indicates the potential need for more space.

	LOW	MODERATE	HIGH
Elementary	>130	120-130	<120
Middle	>145	135-145	<135
High	>170	150-170	<150

2. Class Sizes

Considers the School District policies that set target class sizes by grade and/or type of instructional use.

KINDERGARTEN - 1st GRADE 1 - 23 Students
2nd GRADE - 6th GRADE 1 - 24 Students
7th GRADE - 12th GRADE 1 - 24 Students

3. Utilization

Adjusts the optimized capacity for other scheduled uses such as teacher prep periods.

	LOW	MODERATE	HIGH
Elementary	<85%	85%-95%	>95%
Middle	<75%	75%-83%	>83%
High	<80%	80%-85%	>85%

4. Special Programs and Resources

Considers the shared spaces within a facility dedicated to Special Programs or Resources.

	Sept. 2019 Enrollment	GSF/Student
01 A C Houghton K-3 Elementary School	253	199
02 Sam Boardman K-3 Elementary School	340	156
03 Heppner K-6 Elementary School	179	261
04 Heppner Jr/Sr High School	142	375
05 Irrigon 4-6 Elementary School	227	165
06 Irrigon Jr/Sr High School	378	150
07 Morrow Education Center	43	171
08 Riverside Jr/Sr High School	479	173
09 Windy River 4-6 Elementary School	270	163

Classroom Use Legend

Refer to the "Program Use and Site Plan" images for each facility. Capcity information analyzed for each facility on facility-specific pages of this document.

Typical Classroom (by design)

Classroom Flexible use by grade or subject
DIST District Use
ELD
ELL English Language Learners
ECSC Early Childhood Special Education
SpEd / ERC Educational Resource Center
ESL English as a Second Language
OCDC Oregon Child Development Coalition
TITLE 1

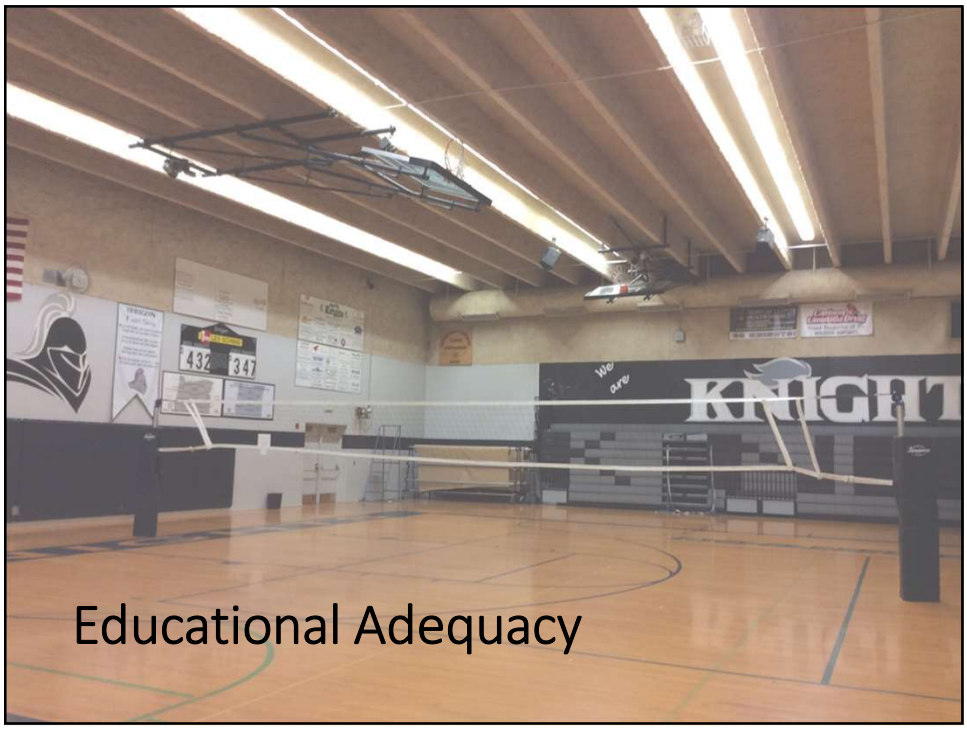
Specialized Learning Space (by design)

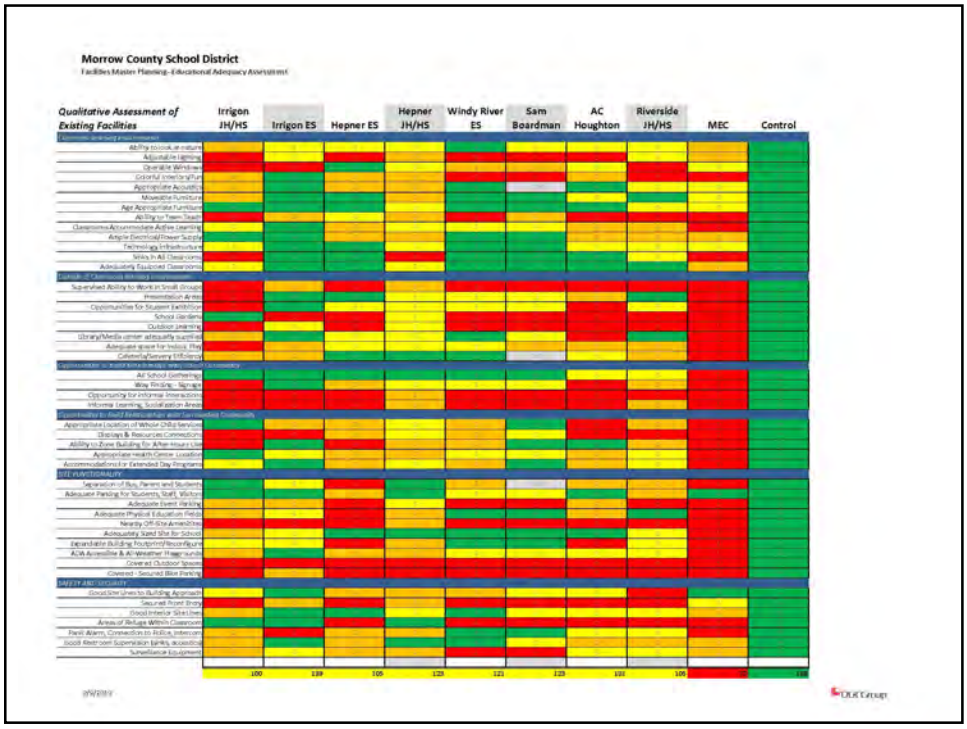
Art
Band
Computer Lab
CTE Career & Technical Education
Gymnasium
Media Center
Metal Shop
Music
Science Lab
SpEd
Wood Shop
Wrestling Room

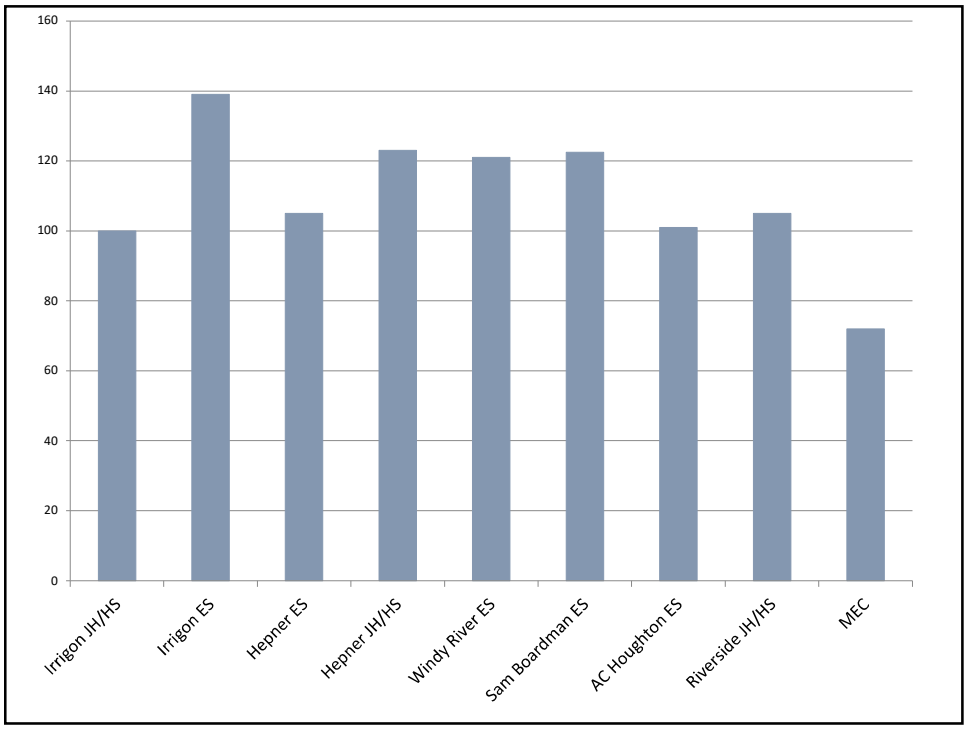
Classroom / Learning Space not counted towards capacity

Student Capacity Analysis Summary

School	Grades	Enrolled	Capacity	Room to Grow
AC Houghton	K-3	253	297	44
Sam Boardman	K-3	340	425	85
Heppner Elem.	K-6	179	194	15
Irrigon Elem.	4-6	227	238	11
Windy River	4-6	270	302	32
Irrigon Jr/Sr HS	7-12	378	442	64
Riverside Jr/Sr HS	7-12	479	538	59
Heppner Jr/Sr HS	7-12	142	307	165
Morrow Educ Ctr.				
TOTAL		**2,268**	**2,701**	**433**




Morrow County School District
Facilities Master Planning - Educational Adequacy Assessment
Qualitative Assessment of Existing Facilities
Irrigon JH/HS
Irrigon ES
Hepner ES
Hepner JH/HS
Windy River ES
Sam Boardman
AC Houghton
Riverside JH/HS
MEC
Control


160
140
120
100
80
60
40
20
0
Irrigon JH/HS
Irrigon ES
Hepner ES
Hepner JH/HS
Windy River ES
Sam Boardman ES
AC Houghton ES
Riverside JH/HS
MEC

A C Houghton Elementary School

14
01

Program Use and Site Plan

Morrow County School District

DLR Group

A C Houghton Elementary School

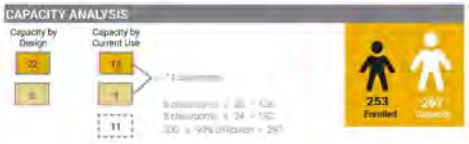
15
01

FACILITY SUMMARY

1105 N. Main Avenue
Irrigon, OR 97844

YEAR BUILT: 1953
GRADES: Kindergarten - 3rd Grade
BUILDING GSF: 50,504
ACRES: 5.0
ADDITION/RENOVATION: 1970, 1995, 2017
ATHLETIC FACILITIES/ LARGE GATHERING (INDOOR): 1 Gymnasium

CAPACITY ANALYSIS



FACILITY CONDITION ANALYSIS

FCI 14%

EDUCATIONAL ADEQUACY ANALYSIS

Morrow County School District

DLR Group

Table Group Review & Discussion

- Does anything surprise you about this information?
- What questions do you have?
- How should this inform and direct our work moving forward?

Exit Tickets

Next Steps

Facilities Committee Workshops

Workshop 2 — Nov. 6, Heppner*: Educational Trends and Facility Adequacy*

Workshop 3 — Jan. 8, Irrigon*: Big Ideas and Financing*

Workshop 4 — Feb. 12, Boardman *: Facilities Plan Options*

Workshop 5 — Mar. 11, Heppner*: DRAFT Plan and Costing*

Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon*: Plan Refinement and Finalization*

Staff Surveys — Fall 2019


listen.DESIGN.deliver

Q1: WORKING WELL

- District admin listen to suggestions
- Staff supporting kids
- Solid programs
- Education & safety driven
- Mainstream district leadership
- Collaboration amongst staff
- Innovative approach to solving problems
- Small class sizes
- Tech adoption
- Custodial staff take care of their buildings
- District, wraparound services
- Good sports
- Staff genuinely care about their students and want to see them succeed
- Excellent teaching staff district wide
- Strong sports program from elementary through high school (Heppner)
- Community support (Heppner)
- Small class sizes
- Safety for kids
- Offering college level classes & credits
- Great participation in sports, clubs, & other school activities (HHS)
- Parental involvement (Heppner)
- Staff is supportive of students & other staff members
- Tyler sls program
- Incredible staff
- Alternative programs other than sports
- Great teachers
- Communication
- Support of booster clubs
- Great teachers (Riverside & Irrison Jr-Sr)
- Supportive community (Heppner)
- Dedicated leadership
- Good vocational training
- Diverse environment
- Creative staff making outside the box solutions
- Collaboration, county-wide commitment to students
- Teacher to parent communication
- Adapting to changes
- We feel our kids are safe & staff works as a team to support kids (Heppner)
- Involvement in community events
- Smaller classes allow for more one-on-one help (HHS)
- Lots of sports opportunities

- Boardman has great teamwork between the schools
- Great admin
- Community support of kids/sports
- Works well with community partners
- Friendly staff
- Sound programs/instruction
- Collaboration between MCSD Intermtn ESD & UMCHS (NELC)
- Community support
- Modern updated tools: computers, 3D printers, plasma cutter, smart boards
- Communication to parents
- Availability of higher education ex: college classes
- Engaged community's interest in schools
- All districts working together
- Classroom technology improvements
- Maximize, get the most out of the little resources we have
- Sport opportunities
- Good teaching practices
- Student involvement (HJSHS)
- Well-rounded education with multiple opportunities for a good education at all levels
- Teachers working together to help students
- Wraparound services
- Offer multiple electives & college courses
- Connected to community
- Younger staff coming in
- Staff gets along well & puts kids first (HJSH)
- Student safety
- Wonderful teachers & staff (RHS)
- Schools in Boardman are improving their programs & teaching staff. Principals are in right buildings
- New teachers at RHS, especially the new men at school
- Student safety
- Clean facilities
- Supportive staff
- Effective use of resources
- Great teachers & staff (HHS)
- Supportive admin (RHS)
- Communication & parents (Boardman)
- Parent involvement
- Administration, principals (Boardman)
- Sports programs
- Welcoming environment (RHS Jr/Sr)
- Good communication from administration to parents & students
- Enthusiastic teachers

- Expanding programs
- Good facility support, i.e. management
- Advanced class options for students
- Community involvement & interest in schools
- District works hard to keep schools safe
- Support of our communities
- Small class sizes (sometimes), individual attention to students

Q2: BIGGEST ISSUES

- Security
- Gym availability & space
- Class size/# of students per class
- Small portion of bdmn community will not be supporting (paying taxes)
- Inadequate technology
- Old buildings
- Building security
- Roof needs to be fixed
- Bathroom needs to be updated
- Aging facilities
- Overcrowding in classrooms
- Respecting older staff's abilities
- Vocational space & opportunities
- Gym roof
- RHS old facilities
- We need to look at current projects in communities related to housing that are in the works. This is going to have an impact on student growth. If we do not plan for this we will pass a smaller bond and have issues with class sizes.
- Safety
- Picking up/dropping off kids at Heppner elem
- Building & facilities – age of buildings and systems
- Update facilities to accommodate technology
- Heating
- Plumbing & electrical issues
- Security
- Flexibility/adaptability
- Distribution of students across the county/class size
- Keeping staff
- Dealing with three separate communities
- Electrical
- Heat
- Security
- Safety protocols

- Entryways
- Lack of technology
- Keeping up with technologies
- After school programs
- Safety, 1 campus, main street through campus
- Aging buildings
- Services/resources
- Updating schools
- More gyms or sports facilities
- Gym space
- Safer parking lots
- Capacity
- Higher level teaching for college level classes
- Upgraded mechanical equipment of RHS
- Structural integrity of buildings
- Getting community buy-in
- More room in buildings for activities
- Heating & cooling system
- Communication between admin & staff
- Outdated electrical circuits
- Locker rooms
- Bus transportation
- Security HHS – HES
- Need better outdoor athletic fields
- Capacity – enough space for students in Boardman
- Consistency in classroom technology
- Properly addressing the needs/issues of special needs kids and possibly parenting classes
- Parking
- Building improvements that are needed at all facilities; plumbing, roof repairs, electrical, HVAC
- Locker rooms
- More teacher aides
- Full capacity in Boardman
- Class size
- Security issues
- Adequate facility to meet student & community needs
- Failing internal system at RHS; plumbing, wiring, HVAC
- Staff understanding of student needs
- Buildings capable of supporting current educational activities
- Heating & cooling, roof leaks, parking, plumbing, size of class rooms
- Teacher/employee recognition
- Space
- Entryway security
- Gym space

- Old & failing buildings
- Parking
- Space
- Heating & cooling systems
- Curb appeal older facilities
- Better learning environments- group study rooms (commons area)
- RHS lack of room for growth
- Bond promotion

Q3: STUDENT ACADEMIC NEEDS

- Supportive staff
- Expectations
- Stability
- Students need to feel welcomed & cared about
- Flexible learning spaces
- Comfortable environment
- Less crowded classrooms
- Up-to-date educational equipment
- Supportive staff
- Welcoming feeling
- More opportunities/different classes (RHS)
- More teachers
- Space (RHS)
- Graduate, be ready for college
- Sporting & extracurricular opportunity
- Academic discipline
- Family structure & discipline
- Facilities that meet needs of education trends
- Need a larger library & computer lab
- Career pathways; college, military, trades, workforce
- To feel welcomed
- Updated electronics & electrical system
- Guidance & support to pursue classes that support their interests & skill sets to be successful in their future, be it college, tech school, etc.
- Improved ELA & math achievement
- Continue to build skills for their future, life after high school
- Consistent discipline in buildings
- Make sure students feel safe & secure
- After school programs
- More days in class
- Access to college level credits

- Technology
- Ability for the school to have different choices for kids to learn in their own way
- Comfort
- Academic accountability
- Space
- More specialists
- Desire to learn
- Guidance counselor
- Better technology
- Small class size
- Finding a way to make each student want to go to school, will take an assessment of each kid to identify this
- Safe/positive classroom
- Communication between student, teacher & parent
- Support
- Someone who believes in them
- Safety & self confidence
- Learning spaces
- We need to ask them their opinion & listen
- More teacher/district support for high achievers
- Computer labs/technology
- Creative learning space
- Full time counselors, academic & mental health
- Less crowded classrooms
- Teachers that are happy
- Access to curriculum that works
- Play structures
- Technology
- Support from all staff
- Families supporting learning at home
- Teachers committed to their learning
- Freedom to sit where they are comfortable enough to want to learn
- Life skills
- A second learning chance, where they feel good
- Lockers that can’t be broken into
- Well stocked libraries
- Comfortable environment
- Support at home
- More art & music opportunities
- Services
- Sleep, food, structure, parent/teacher contact
- Engaged parents
- More teacher/student class time (fewer teacher absences)

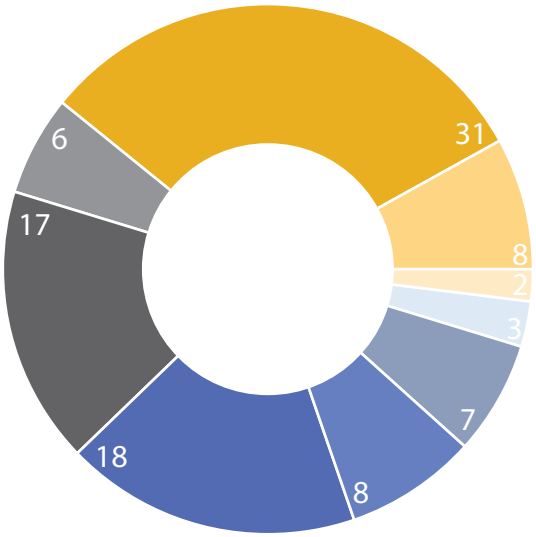
- Food
- Caring teachers
- Full time counselors
- Field trips
- Lots of electives
- Safety
- Safe, comfortable classrooms
- Creativity
- Better technology
- More life skills classes
- Technology
- We need to meet them where they are & with their interests
- More freedom to explore their own interests
- We need them to feel comfortable in their classes. That might mean rooms look different than a standard room.
- Stay in school, learning
- Engaged parents
- Supportive home life
- Diverse options for education pathways
- Consistency
- Safe adults
- Music
- Vocational training
- Vocational training (not a typo, this was repeated)
- Parent support, more parent involvement (need to be their caregivers)
- Temperature control

Q4: WE HAVE BEEN SUCCESSFUL WHEN…

- Student graduation
- A student smiles
- Student growth
- Test scores
- Students meet goals & achieve dreams after high school
- Attendance rates improve
- Students feel confident to meet life head on, ready to learn from losses and progress
- Students love going to school
- Encouragement from teachers
- Students are excited to go to school
- School is the pride of the community
- When a student says thank you
- Number graduating from high school

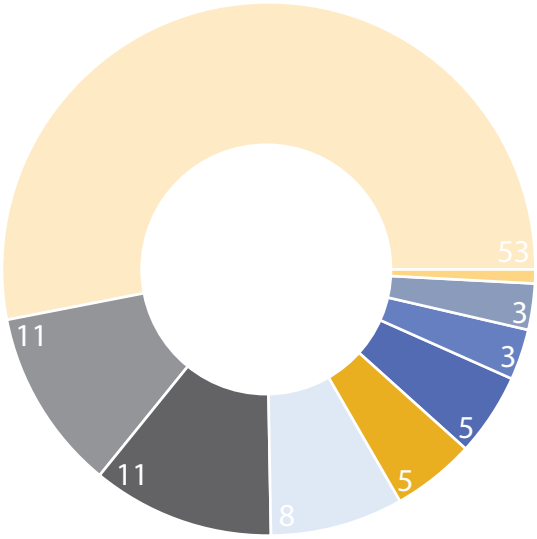
- Students & community brag about their schools
- Graduation rates are high
- High grad rates (RHS)
- When kids learn, when school is a safe haven
- Students succeed
- High attendance rates
- Able to retain qualified teachers for long periods of time
- Students graduate
- Students & staff feel valued & appreciated
- Attendance is consistently high
- Student growth based on test scores
- Long term staff, low turnover
- Kids succeed & are successful
- Families moving here for our school system
- Enrollment remains constant
- When students excel in life
- Students graduate with a plan for the future
- Teachers return
- Our kids fulfill their ambitions
- Kids want to go to school
- Kids are interested in learning more outside of school
- Kids love school
- Students are growing academically each year
- Teachers, students & parents are happy
- Staff involvement
- Student participation
- Kids are happy & learning
- Our graduation percentages are up
- Our children are enjoying school & learning at the same time
- All students are able to achieve their current goals that help prepare them for the future
- Graduation rates
- Student talents are exhibited & developed
- Students return to support next generation
- We value kids returning to the community
- Raised responsible, voter, tax paying citizens
- Kids & staff are excited
- When kids graduate & want to stay in the community
- Kids are happy & confident
- A student works through problems, use problem solving skills
- Students ask questions
- When a student gives back
- Staff continues to return year after year, low turnover
- Graduates have the skills necessary to build a better future for self & community

- In 5 years what are students doing
- High graduation rates
- Enrollment & graduation rates improve/increase
- Student attendance
- Students are informed of options for after high school, gives them an incentive
- When our students learn to give back to society
- Staff commitment & longevity
- Maintain staff
- Staff retention
- We improve the community through learning
- High attendance rates
- High graduation rates
- More parents are involved
- When we produced citizens that contribute to our society
- Teachers stay long term
- Kids enjoy coming to school, kids graduate, kids “succeed” at adulthood
- Retaining students & staff
- Good attendance
- High grad rates
- Parent & community participation
- Kids are excited about school
- Graduates
- When the kids take responsibility for their education



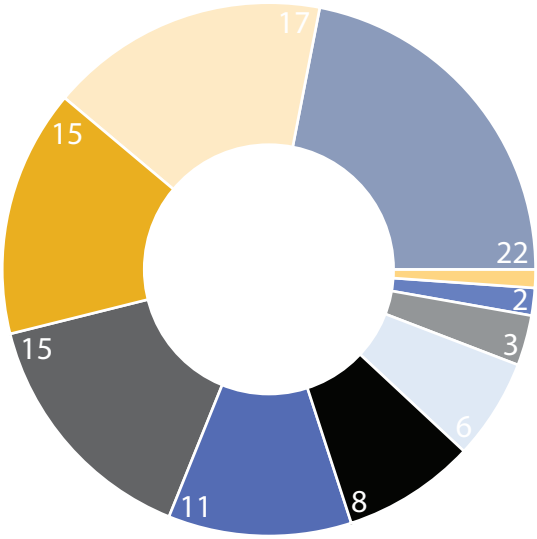
WORKING WELL

- FACILITIES
- DISTRICT LEADERSHIP
- STAFF
- SAFETY
- PROGRAMS AND OPPORTUNITIES
- COMMUNITY + PARENT SUPPORT
- SPORTS + EXTRA CURRICULARS
- INTANGIBLES
- EQUIPMENT + TECHNOLOGY



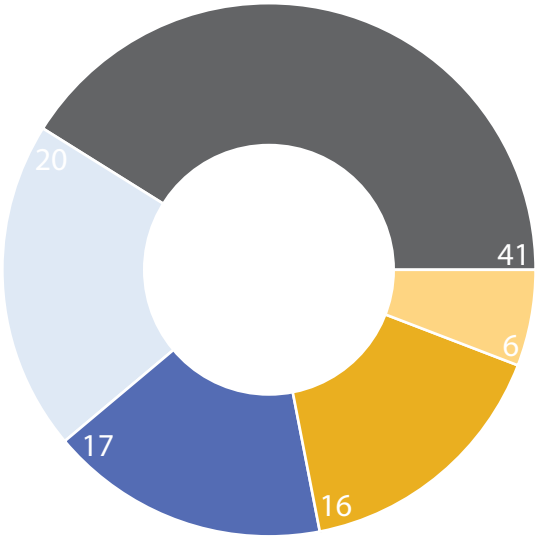
BIGGEST ISSUES

- FACILITIES
- DISTRICT LEADERSHIP
- STAFF
- SAFETY
- PROGRAMS AND OPPORTUNITIES
- COMMUNITY + PARENT SUPPORT
- SPORTS + EXTRA CURRICULARS
- INTANGIBLES
- EQUIPMENT + TECHNOLOGY



STUDENT ACADEMIC NEEDS

- FACILITIES - FOCUSED
- ATTENDANCE - FOCUSED
- STAFF - FOCUSED
- SAFETY - FOCUSED
- CURRICULUM - FOCUSED
- STUDENT - FOCUSED
- COMMUNITY - FOCUSED
- SPORTS + EXTRA CURRICULAR - FOCUSED
- FEELINGS - FOCUSED (INTANGIBLES)
- EQUIPMENT + TECHNOLOGY - FOCUSED



WE HAVE BEEN SUCCESSFUL WHEN...

- ATTENDANCE
- STAFF HAPPINESS
- STUDENT SUCCESS
- COMMUNITY HAPPINESS
- STUDENT HAPPINESS

WORKSHOP 2

Workshop 2

MCSD Facilities Master Planning

Nov. 6, 2019

Agenda

Workshop 2

- **Tour Reflection**
- **Population Forecast & Capacity**
- **Trends in Learning Environments**
- **Sprint Exercise Recap**
- **Table Discussions & Report Out**
- **Confirm Guiding Principles**
- **Close & Next Steps**

Process & Schedule

Community-Based Facilities Planning

Facilities Committee Workshops

- *Workshop 1 — Oct. 9, Boardman: Introduction, Objectives, Needs & Issues*
- *Workshop 2 — Nov. 6, Heppner: Educational Trends and Guiding Principles*
- *Workshop 3 — Jan. 8, Irrigon: Big Ideas and Financing*
- *Workshop 4 — Feb. 12, Boardman : Facilities Plan Options*
- *Workshop 5 — Mar. 11, Heppner: DRAFT Plan and Costing*

Presentation of DRAFT Facilities Master Plan to School Board — April 2020

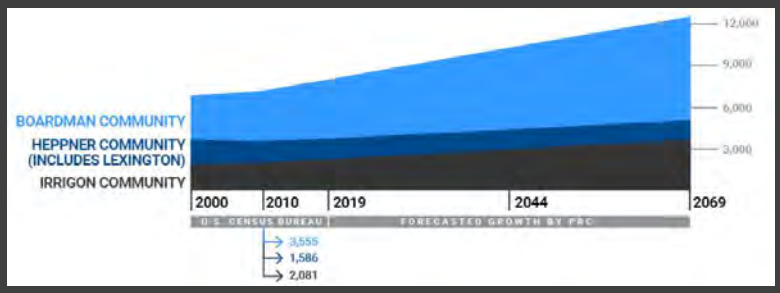
Workshop 6 — Oct., Irrigon: Plan Refinement and Finalization

Thank you for your feedback

POPULATION FORECAST

PSU Population Research Center's June 30, 2019 Report

(Changes in births, deaths, and migration over time)



2019-2069

POPULATION FORECAST

PSU Population Research Center's June 30, 2019 Report

Disclaimer:

"Economic, social, and environmental factors such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities occurring both inside and outside the study area can affect both the direction and the volume of migration."

POPULATION FORECAST

PSU Population Research Center's June 30, 2019 Report

Housing Development Assumptions:

Boardman: "… strong housing unit growth rates will taper throughout the forecast period."

Irrigon: "We assume strong housing unit growth rates will taper throughout the forecast period."

Heppner/Lexington: "We assume no change to the housing unit inventory for the forecast period."

POPULATION FORECAST

PSU Population Research Center's June 30, 2019 Report

Growth Assumptions:

"…slowed population growth throughout the forecast period."

"…births will stagnate due to a net out-migration of young adults."

"An aging population . . . yields a smaller proportion of women in their childbearing years, which may result in a slowdown or decline in births."

POPULATION FORECAST

PSU Population Research Center's June 30, 2019 Report

Morrow County
Population Forecasts by Age

Group / Year	2019	2020	2025	2030	2035	2040	2044
00-04	769	778	772	775	772	761	763
05-09	869	856	876	876	888	889	882
10-14	937	955	865	893	902	920	925
15-19	879	872	888	812	847	861	879
20-24	784	802	686	707	654	688	701
25-29	689	738	731	631	658	612	641
30-34	653	642	831	831	724	758	719
35-39	814	840	709	909	918	804	838
40-44	764	767	873	744	962	976	882
45-49	734	762	749	862	742	965	980
50-54	662	653	766	761	873	756	937
55-59	756	731	668	790	786	905	810
60-64	841	860	733	676	799	799	899
65-69	704	726	814	700	651	775	779
70-74	540	572	667	755	656	613	708
75-79	354	367	485	574	656	573	546
80-84	214	222	273	374	457	526	475
85+	179	185	228	291	400	517	607
Total	12,143	12,329	12,615	12,960	13,345	13,698	13,972

0% growth

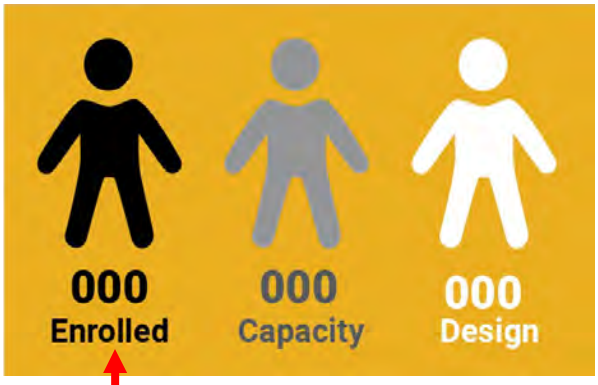
339% growth

POPULATION FORECAST

PSU Population Research Center's June 30, 2019 Report

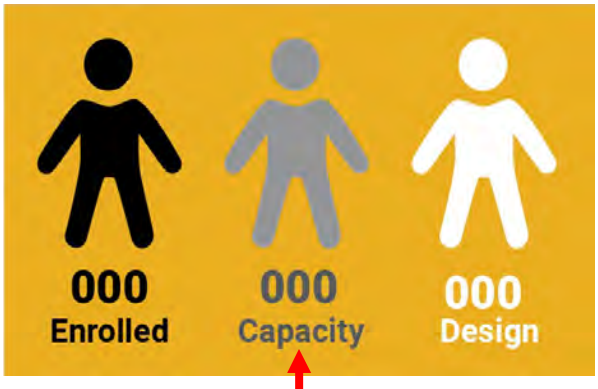
	Share of County 2019	Share of County 2044	Share of County 2069
Morrow County	--	--	--
Boardman	*34.6%*	*41.9%*	*46.8%*
Heppner	*10.7%*	*8.9%*	*7.3%*
Ione	*2.7%*	*2.5%*	*2.3%*
Irrigon	*18.7%*	*21.2%*	*24.1%*
Lexington	*2.1%*	*1.7%*	*1.3%*
Outside UGBs	*31.2%*	*23.8%*	*18.2%*

Capacity Analysis



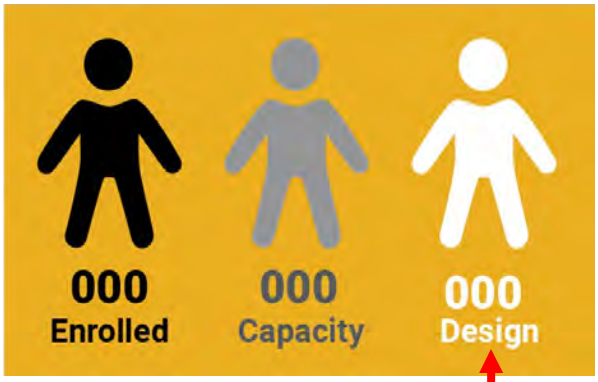
Per September 2019 Enrollment Report

Capacity Analysis

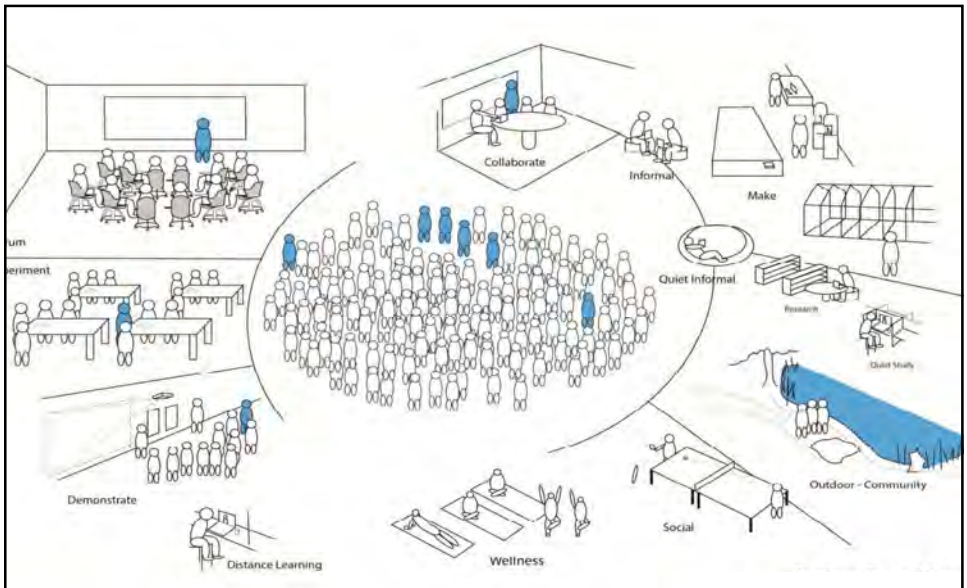


Based on Use: The quantity of rooms currently functioning as K-6 core classrooms or as Jr. High and Sr. High learning spaces for the full-time student population.

Capacity Analysis



Based on Design: the quantity of rooms that currently have the ability to function as a learning space without requiring significant renovation.



TRENDS IN LEARNING ENVORONMENTS

Discovery High School

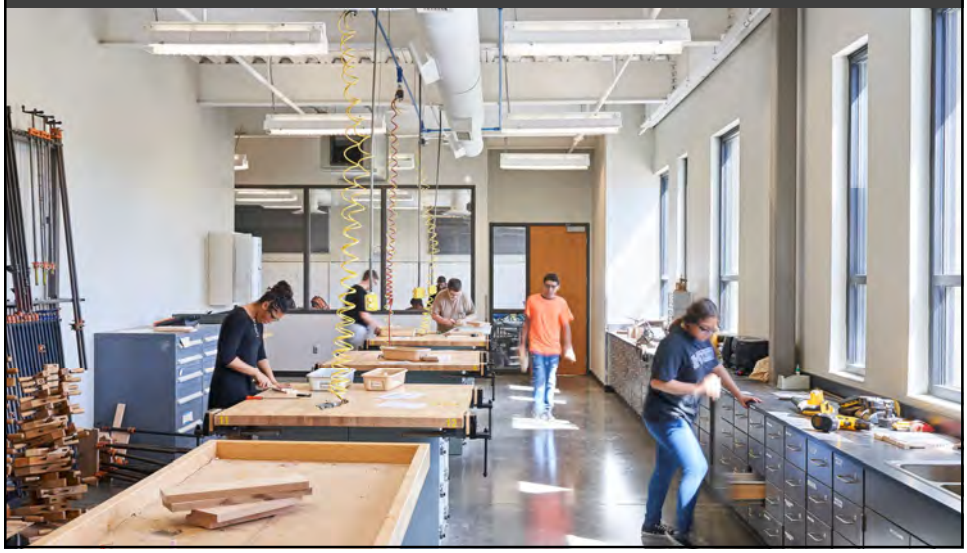
Camas, WA

Differentiated Learning:

Spaces that are fluid and flexible to support different modes of learning.

Applied Learning Lab

Fostering creative projects that support core curriculum classes.

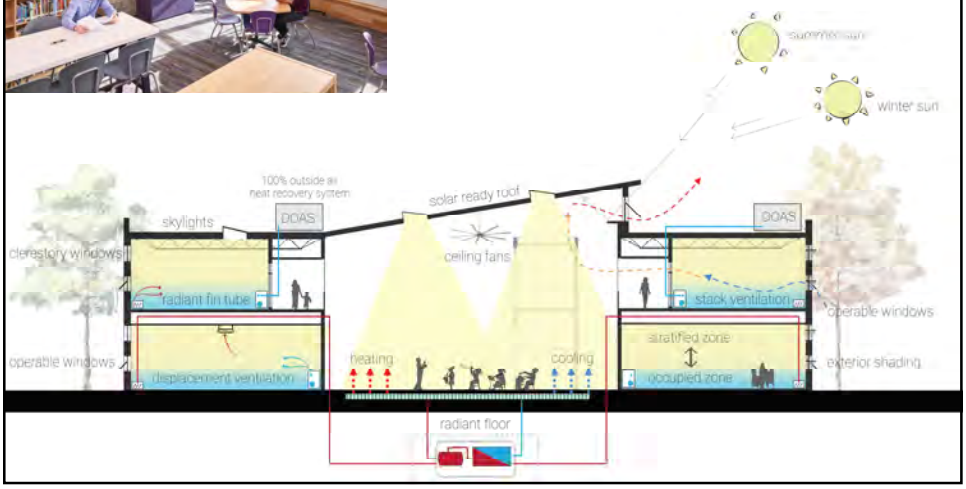


Teton Science Schools

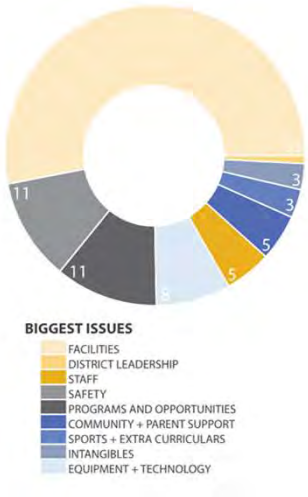
Working with rural K-12 schools in Idaho & Wyoming, its learning model puts both the learner and the local place at the center of a rich and competency-based, whole child educational experience that leverages the distinctiveness of each community.

High Performance Schools

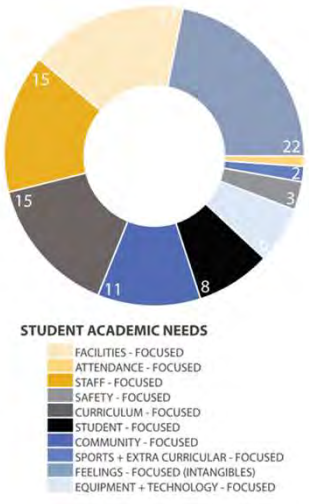
Passive strategies such as daylighting and natural ventilation are linked to improved academic achievement.

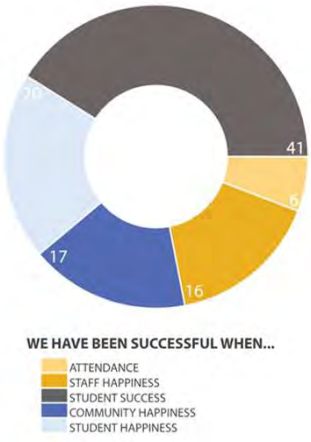


Sprint Exercise Recap



Sprint Exercise Recap





MCSD Values

- Collaboration
- Support Networks
- Building Infrastructure
- Student Comfort
- Technology
- Achievements
- Staff Retention
- Space to Learn
- Safety & Security

MCSD Values → Guiding Principles

Story Telling

Imagine it is 10 years from now and you are telling another community about the many great things that MCSD has accomplished through their bond. Use the value cards as an outline for prioritizing your stories. Talk about the top 3 highlights.

Exit Ticket Bonus Question

What is one thing that can be achieved with the facilities plan that will improve learning & student success?

Next Steps

Facilities Committee Workshops

- *Workshop 2* — Nov. 6, Heppner*: Educational Trends and Facility Adequacy*
- *Workshop 3* — Jan. 8, Irrigon*: Big Ideas and Financing*
- *Workshop 4* — Feb. 12, Boardman *: Facilities Plan Options*
- *Workshop 5* — Mar. 11, Heppner*: DRAFT Plan and Costing*

Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon*: Plan Refinement and Finalization*

Staff Surveys — Fall 2019

11-6-2019

Building Infrastructure:

1. **Buildings that look well cared for and are a source of pride within in the community (repeated: x5)**
    a. Are suitable and yet conservative in appearance for rural communities
2. **Physical performance of buildings keeps students safe, warm, and dry (repeated x4)**
3. **Buildings that are energy efficient (repeated x3)**
    a. Infrastructure improvements in energy efficiency
4. **Buildings that meet high standards of sustainability and environmental responsiveness (repeated x2)**
5. Building and site functionality that is not disruptive to teaching
6. Flexible spaces
7. Appropriate tools and adaptable technology
    a. Infrastructure improvements in technology
8. Space – including storage
9. Specific systems:
    a. Electrical, outlets, lighting.
    b. Plumbing
    c. Sight-lines
    d. Safety / security / door ways
    e. Locker rooms / Showers
    f. ADA
    g. Accommodate age/grade appropriate separation / interaction
    h. Parking / exterior lighting
    i. Security cameras

Technology:

1. **Up-to date or on par with neighboring school districts (repeated x4)**
    a. Functional, state-of-the art equipment
    b. Modern tech in classrooms, screens, etc.
2. **Ample electrical / power supply (repeated x4)**
3. **Infrastructure (repeated x3)**
    a. Wi-fi access
4. **Leading and influencing other communities (repeated x2)**
5. Multi-purpose spaces
6. CTE, vocational, trades (supported by tech)
7. Adequate Equipment

Safety and Security:

1. **Good site lines: Seeing who is approaching the building and supervision within the building (repeated x5)**
2. **Secured front entry (repeated x4)**
3. **Panic Alarm / Intercom / Connection to Police. Surveillance equipment. (repeated x4)**

4. **Areas of refuge within classrooms (repeated x2)**

Support Networks:

1. **Spaces that are welcoming to parents and the community (repeated x3)**
2. **Ability to accommodate a variety of educational activities and gatherings (repeated x2)**
    a. In a variety of spaces
3. **Dedicated spaces for partner programs (repeated x2)**
4. **Ability to host the community in various spaces / after hours use zones (repeated x2)**
5. Areas to socialize
6. After school programs

Space to Learn:

1. **Adequate equipment (repeated x2)**
2. **Small Class sizes (repeated x2)**
3. Outdoor learning
4. Spaces that support creativity
5. Technology

Staff Retention:

1. Competitive salaries, coaches salaries
2. Adequate teaching space
3. Update tech
4. Maintain current 4-day week

Wonderings or Ah-ha moments? Does anything surprise you about this information?

1. Very Interesting that current structures can accommodate growth but maint. Cost is too high.
2. Ah-ha- growth over 10 years data
3. It will be very important that voters understand the conditions of the buildings and why it is important.
4. Good Question for the next time. Unfortunately, PSU info isn't great for our rural cities.
5. -
6. –
7. Information on future projects – from tables that pointed out, data not accurate due to population in that area.
8. Tour was interesting. Our Schools seem solid structurally but need many upgrades.
9. Population growth was not a surprise, but impressed with the way you broke down how to use buildings better. I know taxpayers will want to know exactly what options are.
10. None.
11. The school tour, aging infrastructure needs immediate attention.
12. I'm surprised by the PSU study and the look of growth shown.
13. The growth in Boardman is surprising how statistic don't show.
14. School actual enrollment to capacity to the actual designed for. Feel like these are not accurate to certain Schools.
15. –
16. Very surprised that the growth we see in Boardman is not reflected in the statistics.
17. –
18. Agreed with the comment that due to change of teaching styles, classrooms need to have more square footage.
19. The PSU study was surprising and somewhat depressing in regard to the future.
20. –
21. Cost per square feet to build. May have space for students but buildings are old and worn out.
22. The data regarding the amount of students that could be in each schools.
23. How buildings can only plug into one outlet without blowing a breaker.
24. Age of all facilities.
25. Design Space vs. capacity by current use.
26. Interested in different choices by different tables (teachers requirements vs engineers, for example)
27. –

What questions to do you have?

1. None at this time.
2. None at this time.
3. Can we meet all the needs?
4. Is there a target budget $ for the bond district wide?
5. Do we need new over remodeled school / cost difference?

6. How can we get more accurate growth of each community? How do we incorporate bonus items of importance that aren't included in our top 3? For example gym space is important but not necessary top 3.
7. What Costs are?
8. Really hard to get the actual growth data, even with a census… Solutions?
9. –
10. None. Said would provide @ start of meeting
11. What can we expect from you at the end of this journey? How/Will projects be prioritized? & distributed?
12. What is the next step? When will we talk about what we would like to see structure wise in the communities? School configuration: K-8 / 6-8 / K-12, etc.
13. When are we going to start focusing on what our school district needs?
14. Are these numbers actual for our community?
15. –
16. How do we accommodate growth vs downsizing in each community & reflect that in the bond?
17. Are there studies that show what actually makes students safer?
18. –
19. How does the information relate in regard to QEM measure?-
20. –
21. Does this group want new build or repairs?
22. What classrooms were included in where they could be taught but not used?
23. What will be done in order to fix electrical problems if its throughout the school? How to pay for it?
24. Can you give us what if scenarios? What would it cost?
25. Realistically can we make these changes?
26. –
27. –

What information do you need?

1. Streamline areas of "values"
2. None at this time
3. What is financially "doable"
4. I would like to know what each community thinks is important to them.
5. Individual community needs and wants
6. Breakdown of costs. New building vs. repairing old.
7. Current up to date info. On each community.
8. More cost info as time goes on. What is the District Budget right now for repairs and maintenance?
9. –
10. Cost proposals so can work through minimum + decide on add-ons
11. I'd like to understand the data presented thus far better
12. –
13. What each principal need at their school
14. –

15. –
16. More local numbers / information
17. –
18. –
19. Statistical information related to potential or real improvement in test scores, academic achievement
20. Show me the money!
21. Hard numbers for repairs vs new build dollars
22. What can we realistically do to our schools?
23. –
24. Costs & biggest issues at each community in detail
25. –
26. –
27. –

Bonus Questions?

1. Build to make and be “all” students are valued and stretched to learn / excel
2. Find a way to support ideas for the bond that addressed deficit area.
3. Bring the buildings up to date and on par
4. –
5. Update and current facilities
6. Technology / safety
7. Ability to be able use/access current and future technologies
8. Best faculty possible > facilitating proper class size and welcoming classrooms, access to tech and also physical activity
9. Safety is a HUGE worry for a mother. Especially out in Heppner. But what is most important is surroundings, my students needs to have the technology and infrastructure in order to learn.
10. Repair
11. –
12. –
13. How are we going to handle growth on one end of the county and decline on the other end?
14. Technology & updated electrical
15. Updated electrical
16. Flexible, adequate spaces.
17. Staff retention through room flexibility and improved technology
18. I would like to see our buildings upgraded to be efficient to support upgraded technology & upgrades to last well into the future.
19. Safe and secure environment
20. Student Safety & Security
21. Phone deposit box!
22. Safety & Security
23. Security
24. Updating infrastructures so they are functional, safe and usable.

25. More community involvement
26. Comfort- a person can not learn if they are cold, hungry, etc.
27. Student Pride in being a part of the community as effected by facilities.

WORKSHOP 3

Workshop 3

MCSD Facilities Master Planning

Jan. 8, 2020

Agenda

Workshop 3

- **Tour Reflection**
- **Bonds 101**
- **Guiding Principles Recap**
- **Community Oriented Brainstorming**
- **Present Community Plans and Solutions**
- **Close & Next Steps**

Process & Schedule

Community-Based Facilities Planning

Facilities Committee Workshops

- *Workshop 1 — Oct. 9, Boardman: Introduction, Objectives, Needs & Issues*
- *Workshop 2 — Nov. 6, Heppner: Educational Trends and Guiding Principles*
- *Workshop 3 — Jan. 8, Irrigon: Big Ideas and Financing*
- ***TOUR?** — (Friday in late January…)*
- *Workshop 4 — Feb. 12, Boardman : Facilities Plan Options*
- *Workshop 5 — Mar. 11, Heppner: DRAFT Plan and Costing*

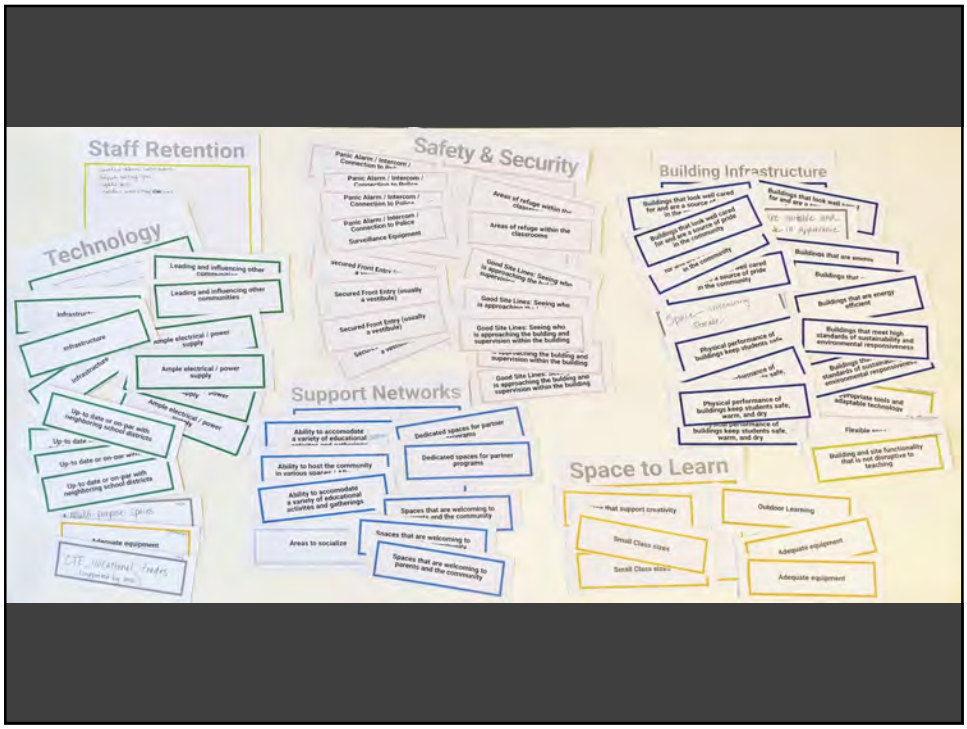
Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon: Plan Refinement and Finalization

Tour Reflection:
A.C. Houghton

Bonds 101

MCSD Values → Guiding Principles



Occurrences

- 5 ➢ Our Buildings look well cared for and are a source of pride within each community
- 5 ➢ Good site lines: seeing who is approaching the building and supervision within the building
- 4 ➢ Physical performance of buildings keep students safe, warm, and dry
- 4 ➢ Ample electrical / power supply
- 4 ➢ Secured front entry (usually a vestibule)
- 4 ➢ Panic Alarm / intercom / connection to the police and surveillance equipment
- 3 ➢ Buildings that are energy efficient
- 3 ➢ Technology is up-to date or on-par with neighboring school districts
- 3 ➢ Technology infrastructure
- 3 ➢ Spaces that are welcoming to parents and the community

Well Maintained Buildings

Our Buildings look well cared for and are a source of pride within each community

Physical performance of buildings keep students safe, warm, and dry

Buildings that are energy efficient

Ample electrical power supply

Technology infrastructure

Well Maintained Buildings

Supporting Projects:

- Exterior Building Enclosure
- Interior Finishes
- Landscapes and Hardscapes
- Equipment (Food preparation, toilet rooms, etc.)
- Roofing
- Plumbing
- HVAC
- Building Lighting
- Power supply

Educational Needs

Technology is up-to date or on-par with neighboring school districts

Educational Needs

Supporting Projects:

- Classrooms are well equipped with technology to meet students needs.
- A/V systems for gyms and cafeterias

Safety and Security

- Good site lines: seeing who is approaching the building and supervision within the building
- Secured front entry (usually a vestibule)
- Panic Alarm / intercom / connection to the police and surveillance equipment

Safety and Security

What makes students safer?

HUMAN CONNECTIONS

- Relationships
- Cultural Responsiveness
- Health + Well-being

Positive student-student and student-teacher relationships help learners develop connectedness and a sense of belonging.

HUMAN CONNECTIONS

- Relationships
- Cultural Responsiveness
- Health + Well-being

- Personalization
- Cultural competence
- Flexible, varied spaces
- Creating School Community

HUMAN CONNECTIONS

- Relationships
- Cultural Responsiveness
- Health + Well-being

Biophilic design lowers blood pressure and stress hormones, improves physical and mental health.

It also improves academic performance, grades, focus, and creative thinking patterns.

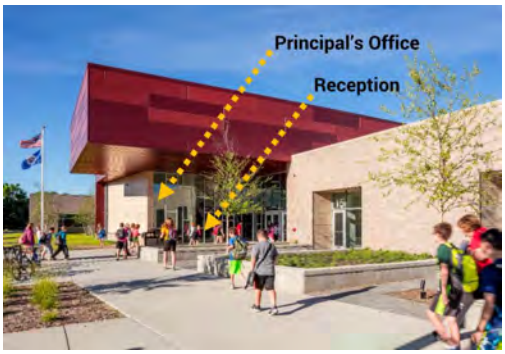
ENVIRONMENT

- Academic
- Physical
- Community

A trauma-informed school integrates principles of trauma-informed care into classroom practices, and responds to student and staff needs.

ENVIRONMENT

- Academic
- Physical
- Community



CPTED: Crime Prevention Through Environmental Design

NFPA 3000: Standard for an Active Shooter Hostile Event Response

ENVIRONMENT

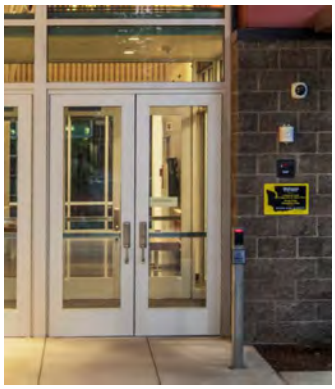
- Academic
- Physical
- Community

Design for meaningful parent involvement

Consider adjacencies of community amenities available to the public during and after school hours.

TECHNOLOGY

- Digital Dossier
- System Security
- Security Technology



Access control and zoning // duress alarms // fire alarms // intrusion detection system // intercoms // clocks // paging // phones in classrooms // links to police and first responders // emergency and crisis management software // notifications + alerts + tip system // surveillance systems // etc.

Safety and Security

Supporting Projects:

- Secured entrances
- Adequate surveillance
- What else should be a priority for the schools in your community?

Community Support

Spaces that are welcoming to parents and the community

Community Support

Supporting Projects:

- How do MCSD schools currently support the community?
- Should MCSD schools support the community more? If so, how?

Other needs and opportunities?

- Outdoor spaces and commons
- Small group instruction
- Grade reconfigurations
- Efficient use of facilities for program needs

BIG PICTURE BRAINSTORMING

- Problem solving and solutions at each community's schools
- List / check any other needs or opportunities you think are important to consider at your community's schools

Next Steps

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Staff Surveys — Fall 2019

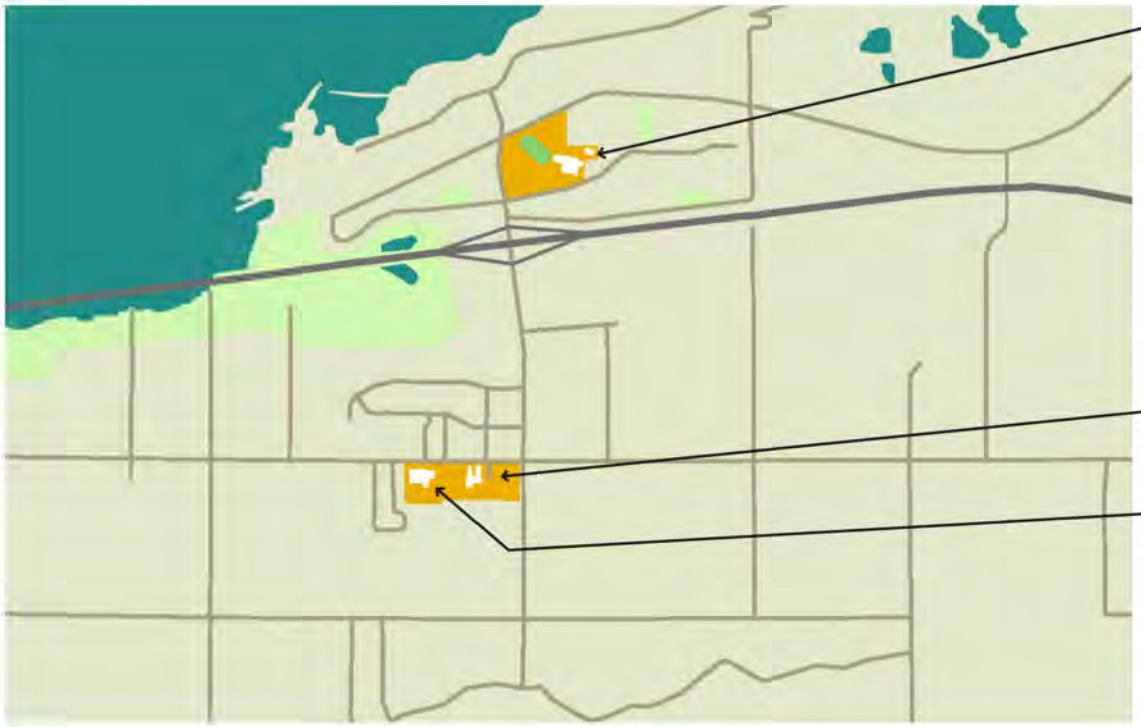
DLR Group

TITLE: _____

What is the biggest problem to solve at Boardman Schools?
What are some solutions?

How do MCSD schools currently support the Boardman communty?
Should MCSD schools support the Boardman community more? If so, how?

BOARDMAN COMMUNITY



Riverside Jr/Sr High School

Windy River Elementary School

Sam Boardman Elementary School

DLR Group

BOARDMAN SCHOOLS

Sam Boardman Elementary School

YEAR(S) BUILT
1980

ADDITIONS/RENOVATIONS
1991, 2017

BUILDING GSF
53,125

ACRES
6.1

ATHLETIC FACILITIES
1 Gymnasium

Well Maintained Buildings

- Replace siding on storage shed
- Reseal masonry veneer throughout. Sprinkler damage to brick.
- Replace hallway carpet with polished concrete. Reseal ceramic tile. Replace damaged ceiling tiles.
- Door hardware improvements: Levered hardware in place of knobs
- Replace Kitchen shelves
- Renovations to site pavement
- Replace built-up roof
- Replace drinking fountains
- Provide LED lighting with new controls
- Replace Electric Unit Ventilators
- Replace Hydronic Pumps
- Replace Boilers, water tube
- Power service & distribution : increase power supply outlets

Educational Needs

Safety and Security

- Provide secured front entry and areas of refuge within classrooms
- Librarian desk is fixed and not sited for adequate surveillance
- Increase exterior lighting

Community Support

Other needs and opportunities

- ☐ Add covered outdoor spaces
- ☐ Convert 2 unused shower areas to storage
- ☐ Allow daylighting in selected areas : kitchen, cafeteria, corridors
- ☐ Provide area for small group instruction
- ☐ Replace tackable strips in hallways
- ☐ Library casework improvements, student furnishings are not age appropriate
- ☐ Switch to rubber surfaces at Playground
- ☐ parking & bus loop redesign to potentially be shared with Windy River
- ☐ Grade reconfiguration

Windy River Elementary School

YEAR(S) BUILT
2003

ADDITIONS/RENOVATIONS
2006, 2018

BUILDING GSF
44,130

ACRES
5.6

ATHLETIC FACILITIES
1 Gymnasium

Well Maintained Buildings

- Siding improvements: stucco repair, treat stone with sealant to prevent efflorescence, Repaint exterior corrugated metal siding
- Minor gyp wall and lay-in ceiling replacements
- Roofing Upgrades/Replacement : inconsistent insulation and water proofing at roof of 2006 addition, add durable composite shingles, Install tie-off system for roof, Install system for deterring birds from nesting in eaves
- Pipe freeze protection for plumbing in exterior wall of Custodial office
- Replace drinking fountains to meet ADA standards
- Power and data upgrades in classrooms

Educational Needs

Safety and Security

- Classroom door hardware upgrades to allow for securing from within
- Install secure front entry and increase number of security cameras, Install window between Principal's office and corridor, and areas of refuge within classrooms
- Provide secured front entry and areas of refuge within classrooms
- Playground fence separate play area from parking lot and loading area

Community Support

Other needs and opportunities

- ☐ Verify if cracks in stone represent a slab/foundation/soil deficiency
- ☐ Add covered outdoor spaces
- ☐ Administration Renovation: decommission door between teachers lounge and Health room toilet, consider adding a storage mezzanine similar to Irrigon Elementary
- ☐ Provide area for small group instruction
- ☐ Lobby Pride work add art and signage in entry foyer
- ☐ Provide soft seating in Library
- ☐ Library lighting Install task lighting in ceiling near librarian station
- ☐ Add playground equipment
- ☐ Grade reconfiguration

Riverside Jr/Sr High School

YEAR(S) BUILT
1968, 1979 (CTE), 1980 (Stadium)

ADDITIONS/RENOVATIONS
1976, 1997, 2018

BUILDING GSF
82,871

ACRES
20.0

ATHLETIC / EVENT FACILITIES
1 Gymnasium,
1 Auditorium, Commons

Well Maintained Buildings

- Envelope repairs: leaks, bird deterrance, brick and stucco walls, holes in underside of soffits, weeds growing thru storefront.
- Interior finish repairs at areas damaged from high traffic, water, or cracking; patch/repair chipped brick at corridor corners, infill windows at art room, replace wall base, replace damaged or missing lay-in ceiling tiles, re-paint fire-proofed ceiling at Cafeteria and adjacent corridor, Repaint walls, repair/replace plaster at walls spalling from plumbing failure.
- Levered door hardware for ADA
- Renovate staff restrooms: all plumbing equipment, accessories, and finishes
- Gym Improvements replace/repair mechanically lowered basketball hoops in Gym
- Remove or relocate unused floor mounted kitchen equipment
- Replace Art appliances.
- Repair/replace fixed casework in classrooms.
- Resurface roadways and pave gravel parking lot
- Replace plumbing at restrooms and locker rooms. Replace/repair damaged downspouts. Replace or repair drinking fountains
- Replace Electric Unit Ventilators
- Replace older Air Handling Unit
- Replace older Hydronic Pumps
- Replace Boilers, Water Tube
- Power and data upgrades in classrooms

Educational Needs

Safety and Security

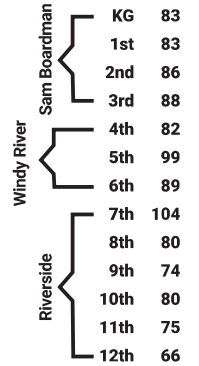
- Renovate front office for security surveillance. Secured Front Entry and areas of refuge within classrooms
- Install gate at SE courtyard

Community Support

Other needs and opportunities

- ☐ Renovate SE Corridor classroom entries to have adequate door clearance, increase width
- ☐ Renovate library replace or re-orient built-in book shelves, improve seating, connect to learning labs, and provide skylights
- ☐ Renovate locker rooms to provide unobstructed access path and private shower stalls in girl's locker room, re-tile cove bases, replace damaged lockers
- ☐ Renovate Dining/Kitchen re-tile raised areas at Kitchen floor, Improve cafeteria queuing
- ☐ Increase size of Arts classroom
- ☐ Renovate Auditorium improve acoustics, code updates to stage, Replace chairs in auditorium with cushioned/stackable chairs
- ☐ Add daylight to Commons
- ☐ Expand/renovate Music room by 50% minimum
- ☐ Renovate to add 4 group rooms
- ☐ Add Science Lab & Renovate others remove fixed science lab stations and provide mobile stations
- ☐ Expand/renovate Health room and associated toilet room add shower and stack washer & dryer
- ☐ Renovate for increased storage
- ☐ Renovate media center allow for daylight and task light
- ☐ Replace 2 folding walls between classrooms
- ☐ Repave tennis courts
- ☐ Provide covered outdoor spaces
- ☐ Grade reconfiguration

Current Grade Configuration



Morrow County School District Long Range Facility Planning

DLR Group

TITLE: _____

What is the biggest problem to solve at Irrigon Schools?
What are some solutions?

How do MCSD schools currently support the Irrigon communty?
Should MCSD schools support the Irrigon community more? If so, how?

IRRIGON COMMUNITY

DLR Group

IRRIGON SCHOOLS

A C Houghton Elementary School

YEAR(S) BUILT
1953

ADDITIONS/RENOVATIONS
1970, 1995, 2017

BUILDING GSF
50,504

ACRES
5.0

ATHLETIC FACILITIES
1 Gymnasium

Well Maintained Buildings

- Building envelope repairs: patch, paint, repair cracked stucco, repair dripping eaves, clean efflorescence on brick. wood siding shows sign of damage from water and birds.
- Finish repairs : minor cracks in plaster, touch-up paint, replace damaged/mismatched ceiling tiles. Replace resilient floor tiles where they are separating. Investigate cause of water intrusion at building joints.
- Door hardware improvements: Levered hardware in place of knobs
- Remove exposed conduit from building facade
- Upgrades to damaged casework
- Minor masonry repairs at planter seating
- new pavement at gravel areas and ADA paths
- Replace irrigation system and fencing
- Renovate two restrooms: Update fixtures and finishes
- Repair metal roof where there is water damage at building joints: new to old addition
- Replace sinks, faucets, and drinking fountains with accessible fixtures
- Replace Plumbing lines
- Interior lighting upgrades in original part of building & Library. Replace with LED for efficiency.
- Replace Constant Volume Air Handling Units
- Replace Custom Air Handling Unit
- Replace Hydronic Pumps
- Replace Boilers, Water Tube - small
- Upgrade/add power in classrooms to meet current and future program demands

Educational Needs

Safety and Security

- Upgrade Fire Suppression system (verify)
- Provide secured front entry and areas of refuge within classroomsg

Community Support

Other needs and opportunities

- ☐ Renovate Front Entry, Administration, and Health room: Adequate clearances space required for Health room & restroom
- ☐ Provide area for small group instruction
- ☐ Renovate Halls and Library to allow for daylight
- ☐ Improve wayfinding and access to Gymnasium
- ☐ Convert two unused Showers to storage
- ☐ Grade reconfiguration

Irrigon Elementary School

YEAR(S) BUILT
2003, 2017 (portable)

ADDITIONS/RENOVATIONS

BUILDING GSF
37,594

ACRES
13.3

ATHLETIC FACILITIES
1 Gymnasium

Well Maintained Buildings

- Envelope repairs: repaint exterior corrugated metal siding, system to prevent hornets and birds from nesting under eaves, seal & flash roof eaves to prevent water from dripping
- Interior finish repairs: repair cracks in gyp, install control joint in VCT floor at hallway to align with building control joint, replace damaged lay-in ceiling tiles
- Classroom door hardware upgrades, allow for securing from within
- Concrete & asphalt repairs: concrete stairs at main entry need to be uniform heights at each step, resurface drive aisle asphalt at cracks and alligatoring, re-stripe
- Replace VAVs as necesary
- Added power in classrooms.
- infrastructure for ceiling mounted projectors

Educational Needs

Safety and Security

- Add security doors at corridor near entry

Community Support

Other needs and opportunities

- Foundation re-enforcement : investigate what is causing cracks in masonry
- Provide soft seating in Library
- Added playground equipment
- Provide opportunities for informal learning and socializing
- Add covered outdoor spaces
- Grade reconfiguration

Irrigon Jr/Sr High School

YEAR(S) BUILT
1978, 2006 (CTE), 2011 (stadium)

ADDITIONS/RENOVATIONS
1994

BUILDING GSF
56,724

ACRES
18.4

ATHLETIC FACILITIES
1 Gymnasium, Wrestling Room, Weight Room

Well Maintained Buildings

- Exterior envelope repairs: replace joint sealant at wall panels, repaint fascias and doors, modify roof slopes on ballasted main roof to prevent ponding and leaks, bird deterrant system, replace rusty grill in soffit, replace windows
- Add wainscot Weight room
- Interior finish repairs/replacements repair cracks in plaster in main building, replace carpet in main building, remove asbestos floor in Kitchen, Remove VCT flooring in shop building corridor and replace or polish concrete, Remove/replace treads on main corridor stairs, Replace damaged lay-in ceiling tiles, Install new grid system at Library ceiling, Re-paint gym ceiling and replace water damaged walls
- Levered door hardware for ADA
- Repair gym floors: warping & discoloration
- Replace original casework
- Resurface basket ball courts
- Remove concrete pad from relocated flag pole and expand planted area, resurface concrete at entry walkway for increased friction
- Irrigation re design to prevent hard-water from spraying on building
- Install new sinks & drinking fountains sinks in original portion of main building & ADA compliant drinking fountains
- Lighting upgrades relocate light switch for mezzanine above kitchen, increase light levels in hallways of original building.
- Replace 7 Ton DX Split System
- Replace 2 Ton RTU
- Replace Small Air Handling Unit
- Replace 1 Boiler, Water Tube-small
- Power upgrades

Educational Needs

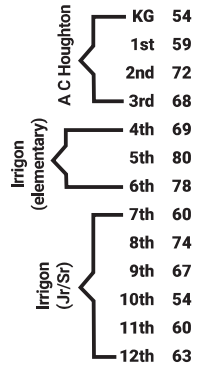
Safety and Security

- Renovate front entry improve security surveillance
- Renovate Restrooms for improved supervision
- Add windows for increased surveillance in Boy's Lockers
- Increase site lighting
- Site security enclose open area between main office and shop building to create a secure courtyard with improved way finding and surveillance

Other needs and opportunities

- Added daylight in classrooms, increase openings in exterior walls
- Add covered outdoor spaces
- New acoustical treatment in Cafeteria
- Add 600sf of Gym storage for athletic equipment which currently gets stored in mechanical mezzanine ; share with other activities to prevent rental of storage units
- Re-model main office provide Nurse's office and adjacent toilet room, expand copy room
- Science storage remodel separate from fire riser room
- Renovate two Science Labs reconfigure stations & add 1 eye wash/shower, re-locate fire strobe in science classrooms, and raise white boards
- Renovate locker rooms change gang style showers in girl's locker rm to have private shower stalls
- Improve outside of classroom learning environments
- Provide area for small group instruction
- New athletic track
- Grade reconfiguration

Current Grade Configuration



Morrow Education Center + District Portables

YEAR(S) BUILT
1985, 2000 (admin)

BUILDING GSF
7,377

Safety and Security

- Improve safety and security. Provide a secure front entry and areas of refuge within classrooms

Other needs and opportunities

- Improve outside of classroom learning environments
- Provide area for small group instruction
- Improve wayfinding
- Build relationships with surrounding community
- Improve site functionality
- Add covered outdoor spaces

Morrow County School District Long Range Facility Planning

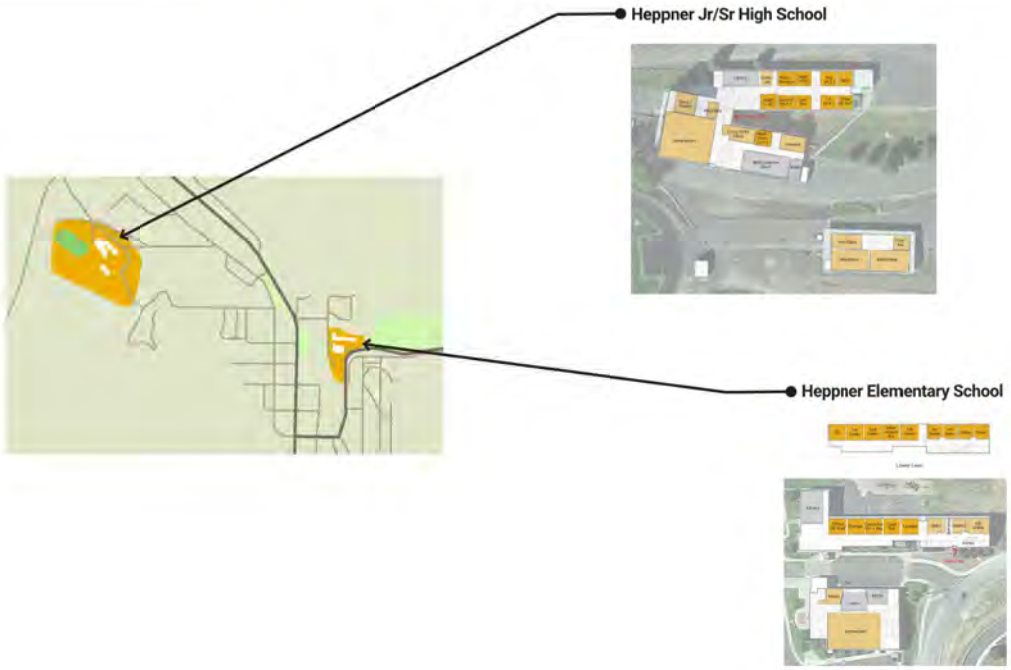
DLR Group

TITLE: _____

What is the biggest problem to solve at Heppner Schools?
What are some solutions?

How do MCSD schools currently support the Heppner communty?
Should MCSD schools support the Heppner community more? If so, how?

HEPPNER COMMUNITY



DLR Group

HEPPNER SCHOOLS

Heppner Elementary School

YEAR(S) BUILT
1954, 2003 (Gym)

ADDITIONS/RENOVATIONS
1998

BUILDING GSF
46,861

ACRES
1.3

ATHLETIC FACILITIES
1 Gymnasium

Well Maintained Buildings

- Repairs to wood and stucco siding. Some windows need to be replaced.
- Install new ceiling tiles in original building
- Renovate Restrooms: new equipment, accessories & and finishes
- Repair cracks ans settling in play area
- Install new floor finishes in original building including gym floors
- Replace plumbing fixtures and piping
- Install fire sprinkler system
- Improved & expanded power includes new wiring
- Lighting upgrades in older areas & emergency lighting in bathrooms
- Expand technology infrastructure
- Replace Hydronic Pumps

Educational Needs

Safety and Security

- Provide secured front entry and areas of refuge within classrooms

Community Support

Other needs and opportunities

- ☐ Add covered outdoor spaces
- ☐ Renovate administration area to include records storage
- ☐ Renovate Health room to include a restroom and appropriate equipment
- ☐ Provide area for small group instruction
- ☐ Add Lift system in corridor: replace metal ramp
- ☐ Grade reconfiguration

Heppner Jr/Sr High School

YEAR(S) BUILT
1962, 197 (CTE), 2006 (Storage)

ADDITIONS/RENOVATIONS
2001, 2017

BUILDING GSF
53,372

ACRES
5.5 + Fields: 4.5

ATHLETIC FACILITIES
1 Gymnasium

- Envelope repairs: clean and reseal all masonry, repair/repaint wood siding, refinish stucco, repaint exterior doors. Repair exterior stairs.
- Interior surface repairs: patch/repair drywall, replace carpet, replace damaged ceiling tiles, replace wainscot, new paint on walls. Replace restroom tile.
- Replace Gym floor. Remove acoustic foam from gym beams and replace with acoustic wall panels.
- Door hardware upgrades
- Provide updated equipment in Weight room
- replace outdated science equipment
- Replace stage performance/production equipment
- Most casework in classrooms is original and needs to be replaced or repaired.
- pave gravel roadways and parking lot. Resurface damaged paving.
- Replace plumbing piping
- Install fire sprinkler system
- Replace faucets and drinking fountains with ADA fixtures
- Power and distribution upgrades. Increase quantity of electrical outlets, replace wiring
- Lighting upgrades in all areas except Gym
- Replace DX Split System Unit Ventilators
- Replace RTU
- Replace Constant Volume Air Handling Unit
- Replace new Boilers, Water Tube-large
- Replace 60 Ton Chiller, Packaged Air Cooled

Educational Needs

Safety and Security

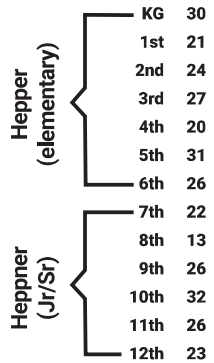
- Renovate front entry vestibule to improve security
- Low Voltage systems: security, fire, data

Community Support

Other needs and opportunities

- ☐ Add covered outdoor spaces
- ☐ Renovate cafeteria : provide natural daylight
- ☐ Add 3-match Wrestling building
- ☐ Create Student Commons
- ☐ Renovate Restrooms
- ☐ Renovate/re-purpose Home Economics classroom
- ☐ Add project lab
- ☐ Reconfigure/renovate library and on-line learning lab
- ☐ Renovate Science Labs
- ☐ Shop building - renovate classroom to be multi-purpose science/project lab
- ☐ Renovate to provide 3 office/small group meeting spaces
- ☐ Renovate administration to include conference room
- ☐ Replace guard rail at gym balcony with 42" high rail
- ☐ Replace Track
- ☐ Grade reconfiguration

Current Grade Configuration



PIPER | SANDLER

January 8, 2020

Bonds 101: Presentation to Morrow County School District No. 1

Brendan Watkins
Assistant Vice President
Piper Sandler & Co.

What is a General Obligation Bond?

- "Bonds" are loans that are broken into pieces and sold to investors.
- "General Obligation Bonds" are secured by property taxes and District's "full faith and credit".
- Debt service is repaid by property tax levy on all properties within District.
- GO Bonds are considered to be the highest quality credit a school district can offer to market.
- Interest on GO bonds is generally exempt from both federal and state income taxes, so rate is lower.

GO Bonds in Oregon

- Tax levy is not limited by Measure 5 or Measure 50.
- 4 election dates: March, May, September, November. November and May are not subject to double majority.
- Districts may have no more than 7.95% of RMV outstanding. For the District, that's almost $388 million!
- Ballot title needs "not-to-exceed" amount, permitted use of proceeds and maximum years to maturity.

Use of Proceeds

Proceeds may be used for "capital construction and improvements" with a useful life of 1 year or more.

Land and other assets	Acquisition	Construction	Improvements
Remodeling	Furnishing & Equipping	Maintenance or Repair	

- **"Weighted average life" of bonds may not exceed "weighted average life" of projects.**
- **"Routine" maintenance and supplies are not eligible.**
- **Any interest earnings on proceeds must be used in accordance with ballot title.**

Calculating the Bond Levy Rate

- Debt service is payable from a dedicated property tax levy in addition to operating levy.
- Levy rate is calculated annually by the County Assessor:

$$\frac{\text{Debt Service + Delinquencies}}{\text{(District AV/1,000)}} = \text{Bond Levy Rate}$$

$$\frac{\$950{,}000 + 50{,}000}{(\$1 \text{ billion}/1{,}000)} = \$1.00$$

$$\frac{\$950{,}000 + 50{,}000}{(\$500 \text{ million}/1{,}000)} = \$2.00$$

- Districts CANNOT guarantee a rate; actual rate paid will depend on AV in future.

Election Schedule

Election Date	County Filing Date (SEL Form 805)[1]	County Filing/ Voters' Pamphlet Deadline (SEL Form 803)[1]	Ballots Mailed	First FY Taxes Levied
March 10, 2020[2]	December 21	January 9	Feb. 21-25	FY 2020-21
May 19, 2020	February 29	March 19	May 1-5	
September 15, 2020[2]	June 27	July 16	Aug. 28 - Sept.1	FY 2021-22
November 3, 2020	August 15	September 3	Oct. 16-20	
March 9, 2021[2]	December 19	January 7	Feb. 19-23	
May 18, 2021	February 27	March 18	April 30-May 4	
September 21, 2021[2]	July 3	July 22	Sept.3-7	FY 2022-23
November 2, 2021	August 14	September 2	Oct. 15-19	
March 8, 2022[2]	December 18	January 6	Feb. 18-22	
May 17, 2022	February 26	March 17	April 29-May 3	

Note: Dates associated with future elections are preliminary, subject to change.

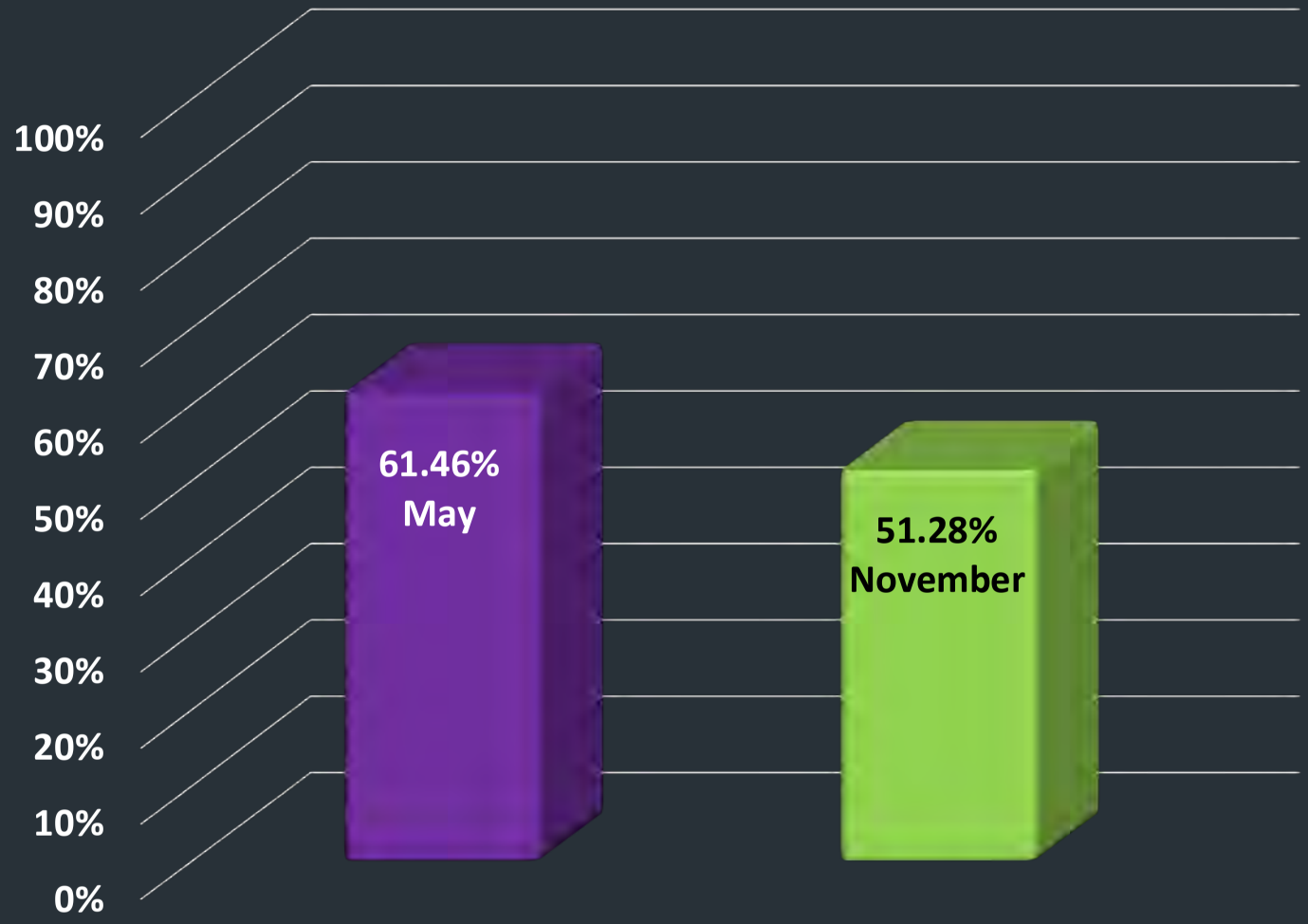
- ✓ **Check with your County elections office to verify filing deadlines.**
- ✓ **All elections are by mail.**

1) SEL Form 805 includes ballot title, and may include explanatory statement. Must be filed 80 days prior to election to allow for challenge process. Final filing is 61 days prior to election (SEL Form 803).

2) Subject to double majority provisions.

What are your odds?

56.9% of Oregon school district GO bond issues from May 2010 to November 2019 have been approved.



OSCIM Program

- Program provides State matching funds for SD GO Bonds.
- Reauthorized for 2019-21 at $125m, or $31.25m per election.
- ODE requires facility assessment and plan to be submitted 2 weeks in advance of application due date.
- Minimum grant = lesser of $4m or SD bond amount. Maximum grant = $8m.
- Formula sets exact amount. Based on property value/ADMw and poverty statistics.
- 60% allocated in rank order based on property value and poverty. 40% allocated 'First in Time'.
- For 19-21 biennium, the District is ranked 129th; max amount is $4.0 million.

OSCIM/Facility Plan Schedule

Anticipated Facility Plan/OSCIM Application timelines are as follows:

Election Date	Facility Plan Due	Application Due	Last Day to withdraw
May 2020	September 1	September 13	November 12
November 2020	March 1	March 13	May 12
May 2021	September 1	September 15	November 14

OSCIM Program History

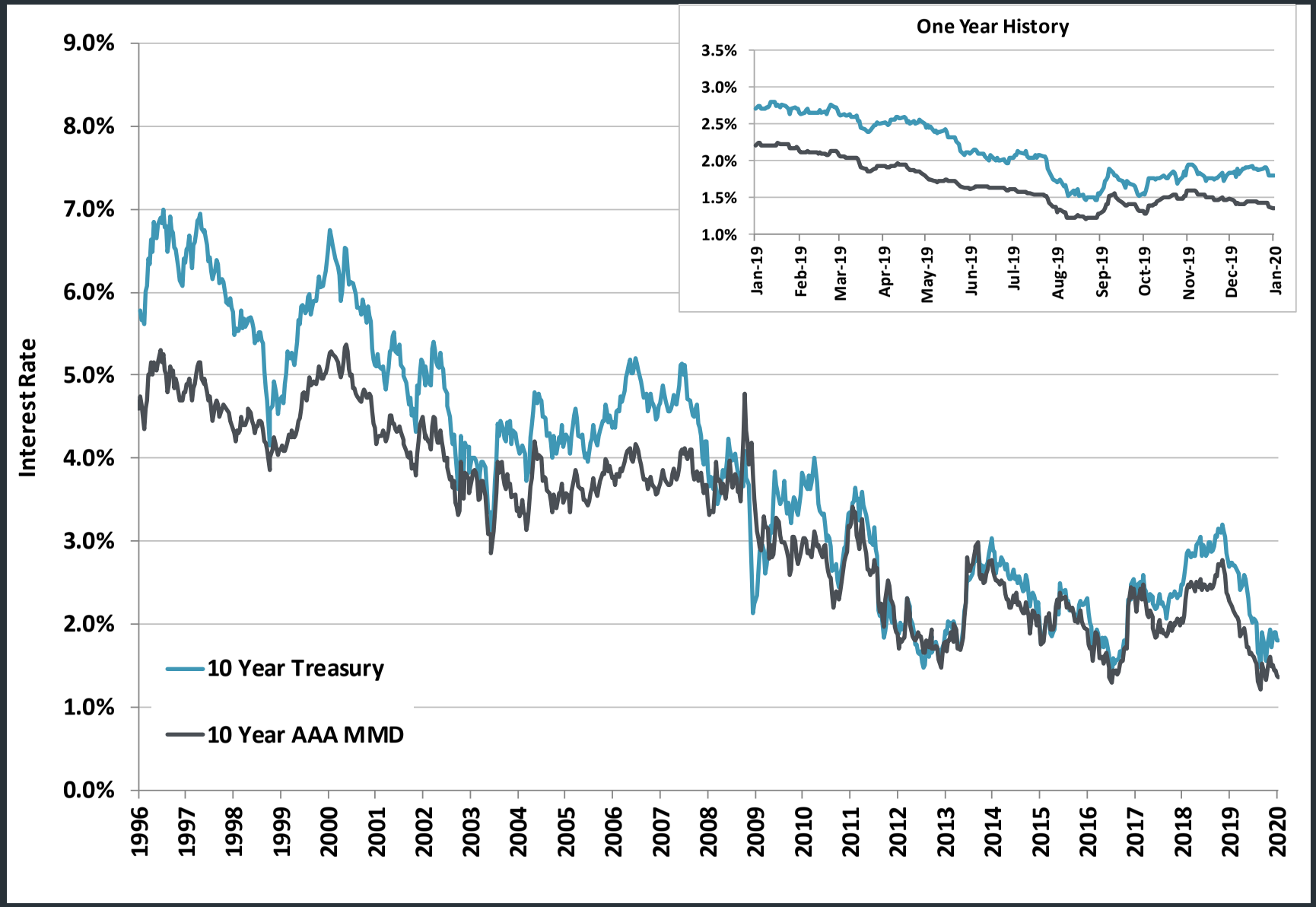
Election:	May 2016	Nov. 2016	May 2017	Nov. 2017	May 2018	Nov. 2018	May 2019	Nov. 2019
Applicants	29	29	24	6	10	9	10	5
Recipients	16	11	8	6	5	6	7	5
Amount Awarded	$53 m	$42 m	$31 m	$25 m	$25 m	$26.7 m	$23m	$27.7m
% Approval*	50%	45%	75%	100%	60%	83%	100%	80%

*** Denotes approval rate for districts awarded grants prior to the election**

Note: May 2019 ended up fully funded because 3 districts didn't move ahead after applying

Numerical Analysis

Historical Interest Rates



Historical Valuation Trends

Morrow County School District No. 1

Fiscal Year	M5 Real Market Value	Total Assessed Value		Urban Renewal Excess	Net Assessed Value		% Total AV Growth
		Permanent Rate	Existing Bonds[1]		Permanent Rate	Existing Bonds[1]	
2020	$ 4,883,026,768	$ 2,272,809,936	$ 2,488,762,429	$ 8,484,777	$ 2,264,325,159	$ 2,480,277,652	10.35%
2019[2]	4,183,610,592	2,059,558,323	2,265,403,340	8,240,402	2,051,317,921	2,257,162,938	9.08%
2018[3]	3,839,783,225	1,888,180,954	2,085,401,441	6,255,403	1,881,925,551	2,079,146,038	-9.15%
2017	3,223,859,833	2,078,255,889	2,268,844,733	5,581,917	2,072,673,972	2,263,262,816	10.36%
2016	2,764,873,854	1,883,095,773	2,054,908,776	4,440,789	1,878,654,984	2,050,467,987	16.38%
2015	2,199,112,210	1,618,054,465	1,784,751,770	3,505,140	1,614,549,325	1,781,246,630	5.99%
2014	1,923,368,333	1,526,635,709	1,691,344,840	2,375,170	1,524,260,539	1,688,969,670	7.43%
2013	1,757,492,453	1,421,087,132	1,580,778,645	2,264,072	1,418,823,060	1,578,514,573	9.28%
2012	1,609,548,050	1,300,443,650	1,429,767,328	392,990	1,300,050,660	1,429,374,338	6.98%
2011	1,525,412,980	1,215,569,730	1,339,144,866	283,550	1,215,286,180	1,338,861,316	0.30%
2010	1,442,932,310	1,211,953,230	1,331,955,970	433,600	1,211,519,630	1,331,522,370	15.87%
2009	1,269,548,530	1,045,997,330	1,145,813,986	-	1,045,997,330	1,145,813,986	-0.24%
2008	1,189,608,190	1,048,542,830	1,144,201,080	-	1,048,542,830	1,144,201,080	8.83%
2007	1,092,975,190	963,495,170	1,058,441,242	-	963,495,170	1,058,441,242	0.99%
2006	1,092,105,360	954,009,460	1,051,059,822	-	954,009,460	1,051,059,822	1.45%
2005	1,072,120,910	940,400,660	1,034,535,075	-	940,400,660	1,034,535,075	-7.15%
2004	1,164,085,559	1,012,789,176	1,012,789,176	-	1,012,789,176	1,012,789,176	-12.24%
2003	1,332,946,868	1,154,005,366	1,154,005,366	-	1,154,005,366	1,154,005,366	15.83%
2002	1,172,228,678	996,259,066	996,259,066	-	996,259,066	996,259,066	-3.21%
2001	1,156,898,076	1,029,324,390	1,029,324,390	-	1,029,324,390	1,029,324,390	---

(1) A portion of the District became the Ione School District #2 effective FY 2005. The District's existing General Obligation Bonds are still levied on this portion.
(2) AV increase driven by expiring Enterprise Zone exemptions.
(3) A PGE natural gas-fired plant located in the County valued at approximately $600 million came onto the tax rolls in FY 2016 and 2017 during construction and then rolled off in FY 2018 due to an SIP exemption. The County had approximately $400 million in other enterprise zones that came back on the roll this year for a net loss of only $200 million. The SIP exemption for PGE is a 15 year contract. However, PGE also operates a coal-fired plant in the County which is slated for permanent closure by DEQ no later than December 31, 2020.

Source: Morrow and Gilliam Counties Departments of Assessment and Taxation

Outstanding Bond Issues

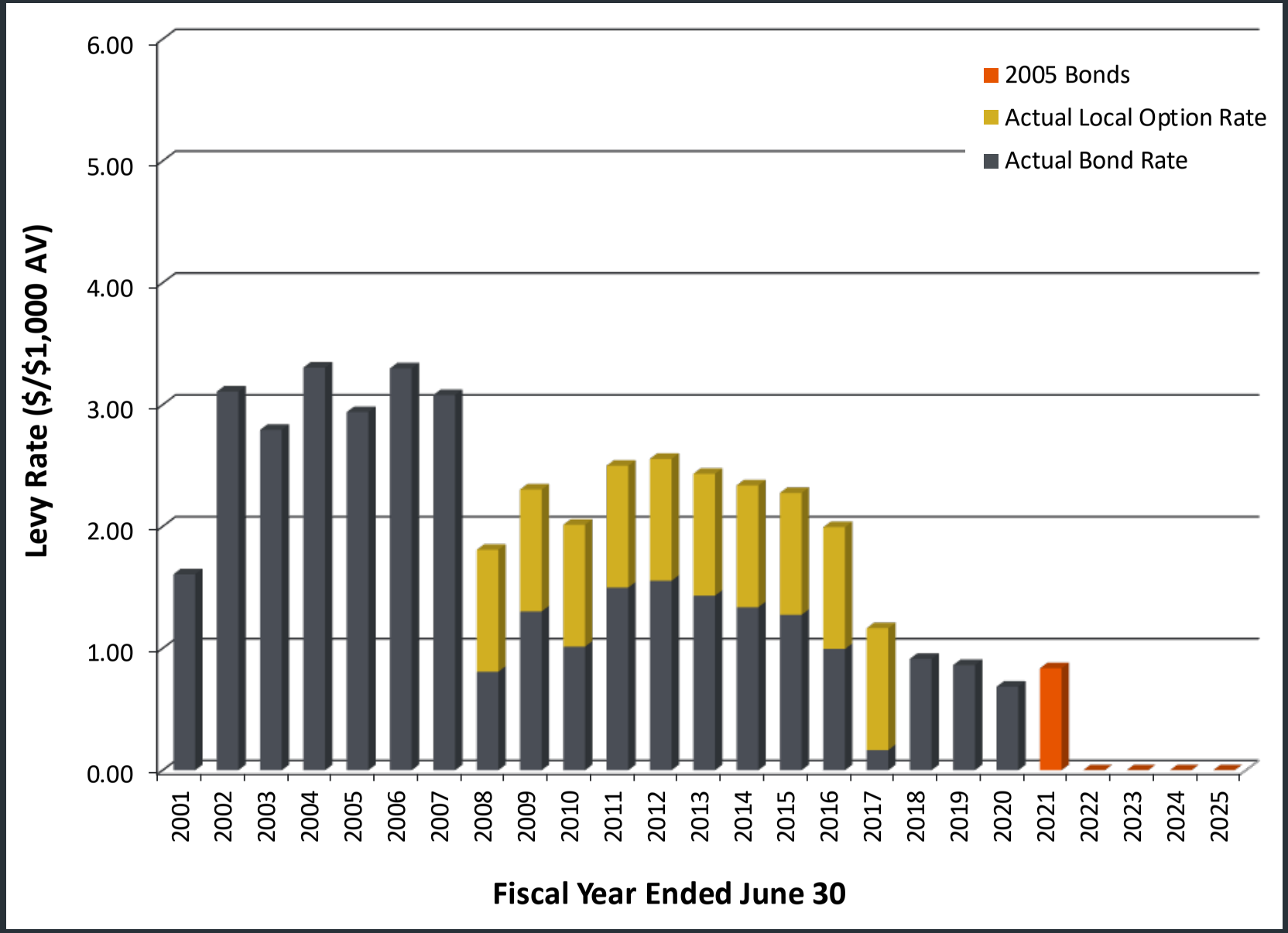
	Purpose	Date of Issue	Date of Maturity	Amount Issued	Amount Outstanding
General Obligation Bonds:					
Series 2005	Advanced Refunded 2001 GO Bonds	05/06/05	06/15/21	$ 14,970,000	$ 3,785,000

Detailed Levy Rate History

	Fiscal Year[1]	Outstanding General Obligation Bonds: Debt Service 1995 Bonds	2001 Bonds	2005 Bonds	Total	Actual Levy Amount	Total Assessed Value	% AV Growth[2]	Actual Bond Rate	Actual Local Option Rate	Taxes Collected[2]	Projected Bond Rate
Actual	2001	$ 1,539,475	$ -	$ -	$ 1,539,475	$ 1,648,027	$ 1,029,324,390	--	$ 1.6081			
	2002	1,491,225	1,353,666	-	2,844,891	N/A	996,259,066	-3.21%	3.1076			
	2003	1,497,725	1,532,866	-	3,030,591	3,212,242	1,154,005,366	15.83%	2.7937			
	2004	1,556,225	1,589,466	-	3,145,691	N/A	1,012,789,176	-12.24%	3.3042			
	2005	1,552,750	1,249,176	393,364	3,195,289	3,033,902	1,034,535,075	2.15%	2.9396			
	2006	1,550,700	875,685	760,213	3,186,598	3,457,624	1,051,059,822	1.60%	3.2985			
	2007	1,552,900	904,085	760,213	3,217,198	3,259,353	1,058,441,242	0.70%	3.0793			
	2008	-	928,085	760,213	1,688,298	925,850	1,144,201,080	8.10%	0.8091	1.0000		
	2009	-	981,885	760,213	1,742,098	1,493,721	1,145,813,986	0.14%	1.3036	1.0000		
	2010	-	1,006,420	760,213	1,766,633	1,351,193	1,331,955,970	16.25%	1.0147	1.0000		
	2011	-	1,032,570	760,213	1,792,783	2,007,666	1,339,144,866	0.54%	1.4995	1.0000		
	2012	-	-	1,835,213	1,835,213	2,223,868	1,429,767,328	6.77%	1.5558	1.0000		
	2013	-	-	1,822,038	1,822,038	2,261,093	1,580,778,645	10.56%	1.4324	1.0000		
	2014	-	-	1,856,288	1,856,288	2,260,256	1,691,344,840	6.99%	1.3377	1.0000		
	2015	-	-	1,901,038	1,901,038	2,272,400	1,784,751,770	5.52%	1.2757	1.0000		
	2016	-	-	1,906,138	1,906,138	2,041,000	2,054,908,776	15.14%	0.9953	1.0000		
	2017	-	-	1,954,475	1,954,475	375,000	2,268,844,733	10.41%	0.1656	1.0000		
	2018	-	-	1,955,725	1,955,725	1,900,000	2,085,401,441	-8.09%	0.9138			
	2019	-	-	2,002,775	2,002,775	1,950,000	2,265,403,340	8.63%	0.8639			
Current	2020	-	-	2,033,000	2,033,000	1,700,000	2,488,762,429	9.86%	0.6854			
Projected	2021	-	-	2,062,525	2,062,525		2,536,394,246	1.91%			97.5%	0.84
	2022	-	-	-	-		2,589,912,164	2.11%			97.5%	-
	2023	-	-	-	-		2,641,710,408	2.00%			97.5%	-
	2024	-	-	-	-		2,714,357,444	2.75%			97.5%	-
	2025	-	-	-	-		2,789,002,274	2.75%			97.5%	-

(1) Fiscal years ended June 30.
(2) Assumes collection year delinquencies will be offset by back tax collections.

Outstanding GO Bonds – Actual and Projected Levy Rates



Summary of Structuring Scenarios

	$1.49 Levy, 5 Year Amortization	Maintain Projected Fiscal Year 2021 Levy ($0.84)	Return to Original 2001 Bond Levy Rate ($1.49)	$1.99 Levy Rate	$2.50 Levy Rate
Structure					
Par Amount	**$16,255,000**	**$32,520,000**	**$57,575,000**	**$76,840,000**	**$96,490,000**
Dated Date	6/15/2021	6/15/2021	6/15/2021	6/15/2021	6/15/2021
Final Maturity	6/15/2026	6/15/2041	6/15/2041	6/15/2041	6/15/2041
Amortization Period	5 Years	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	New Bonds	Combined
2020	$ 0.69	$ -	$ 0.69	$ -	$ 0.69	$ -	$ 0.69	$ -	$ 0.69	$ -	$ 0.69
2021	0.84	-	0.84	-	0.84	-	0.84	-	0.84	-	0.84
2022-2026	-	1.49	1.49	0.84	0.84	1.49	1.49	1.99	1.99	2.50	2.50
2027-2041	-	-	-	0.84	0.84	1.49	1.49	1.99	1.99	2.50	2.50

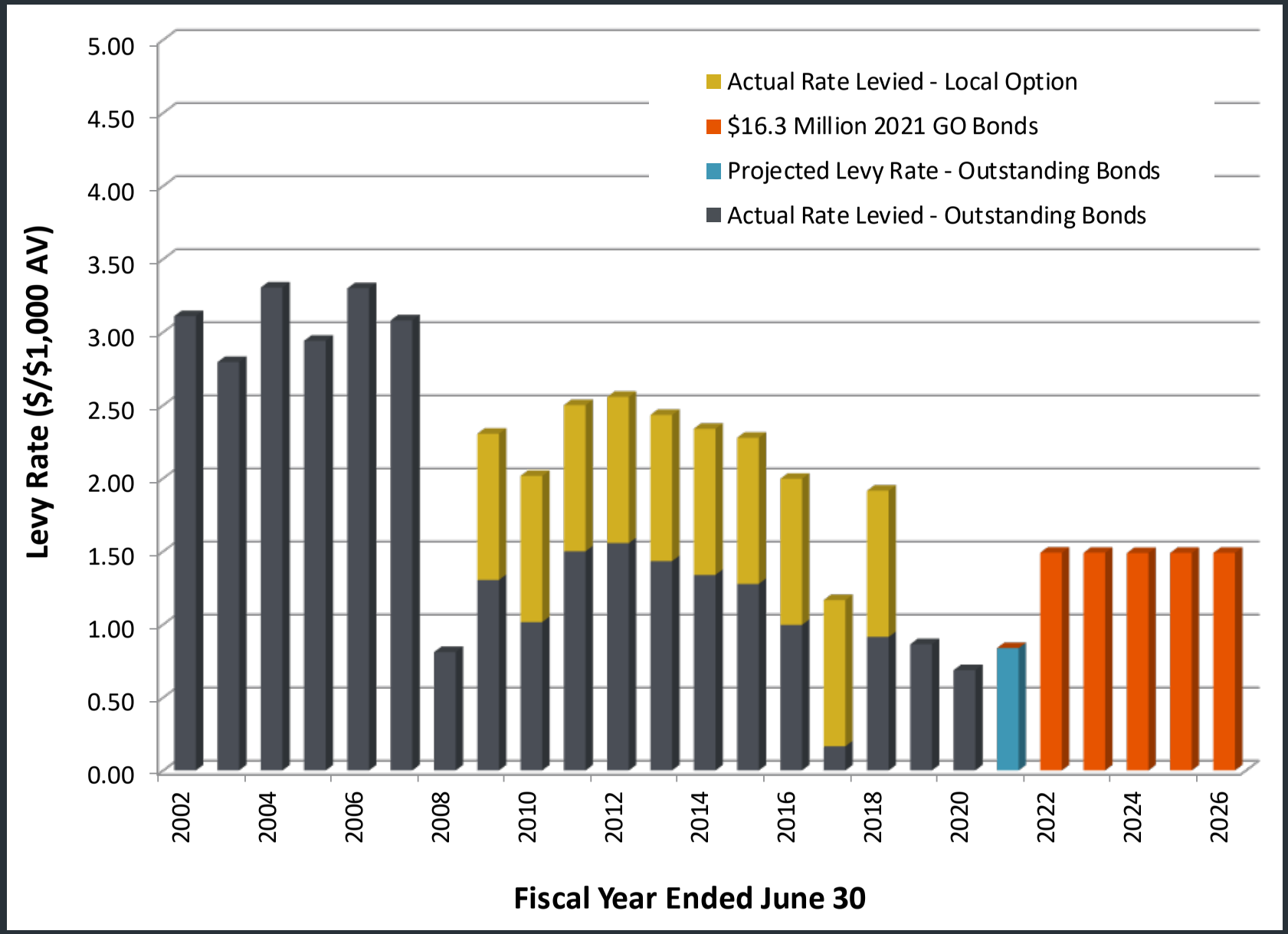
Interest Estimates					
Cushion over Current Interest Rates	+ 1.50%	+ 1.50%	+ 1.50%	+ 1.50%	+ 1.50%
True Interest Cost (TIC)**	2.93%	4.16%	4.16%	4.16%	4.16%
Total Interest	$1,482,196	$17,854,441	$31,609,260	$42,183,823	$52,972,286
Total Interest as % of Par	9%	55%	55%	55%	55%

*** Projected levy rates are based on assumptions regarding AV growth, tax collections & interest rates that may prove to be untrue.**

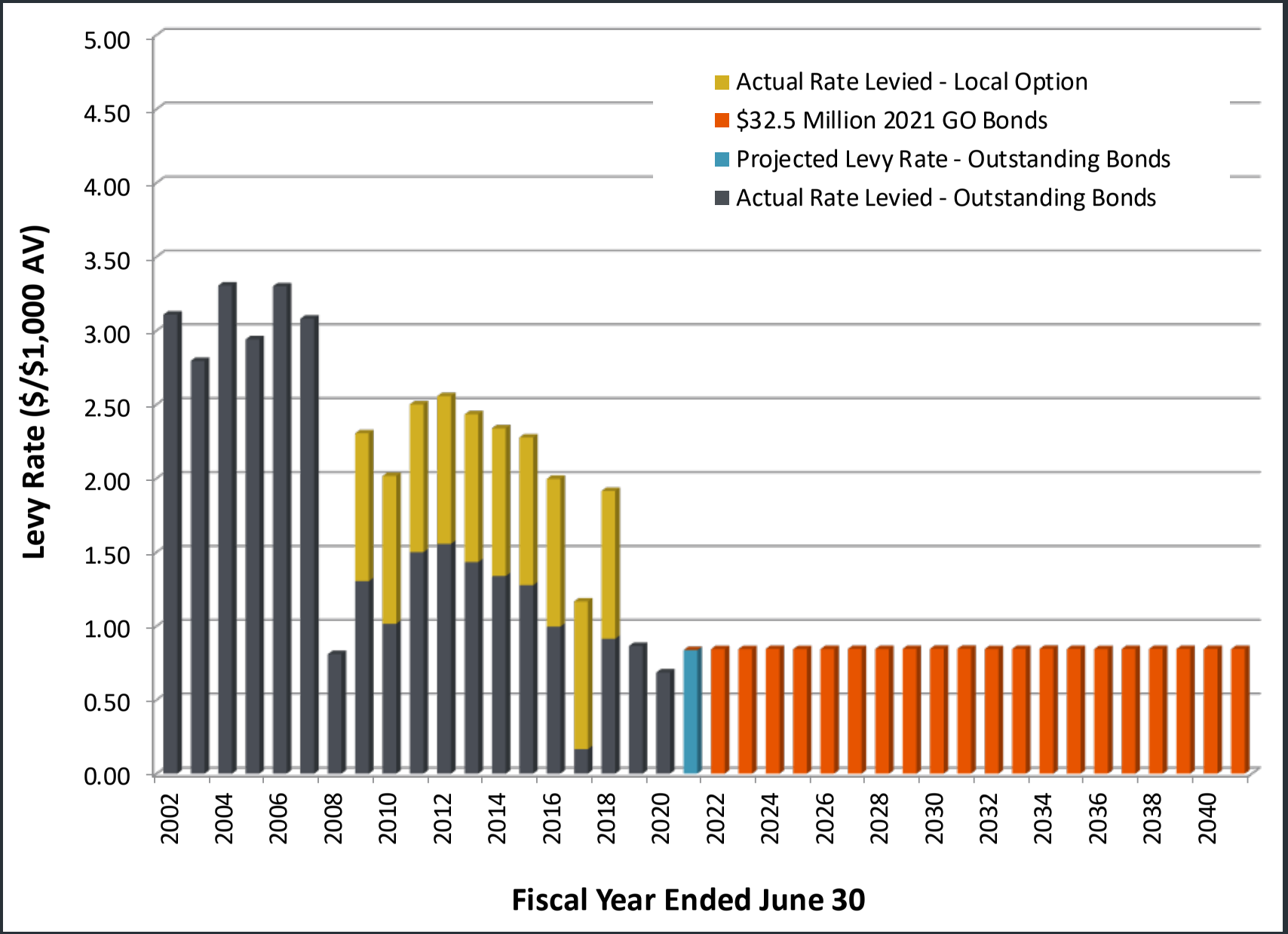
AV Increase:	
2021	1.91%
2022	2.11%
2023	2.00%
2024	2.75%
Thereafter	2.75%

Tax Collections:	
2022	95.0%
2023	95.5%
2024	96.0%
2025	96.5%
Thereafter	97.5%

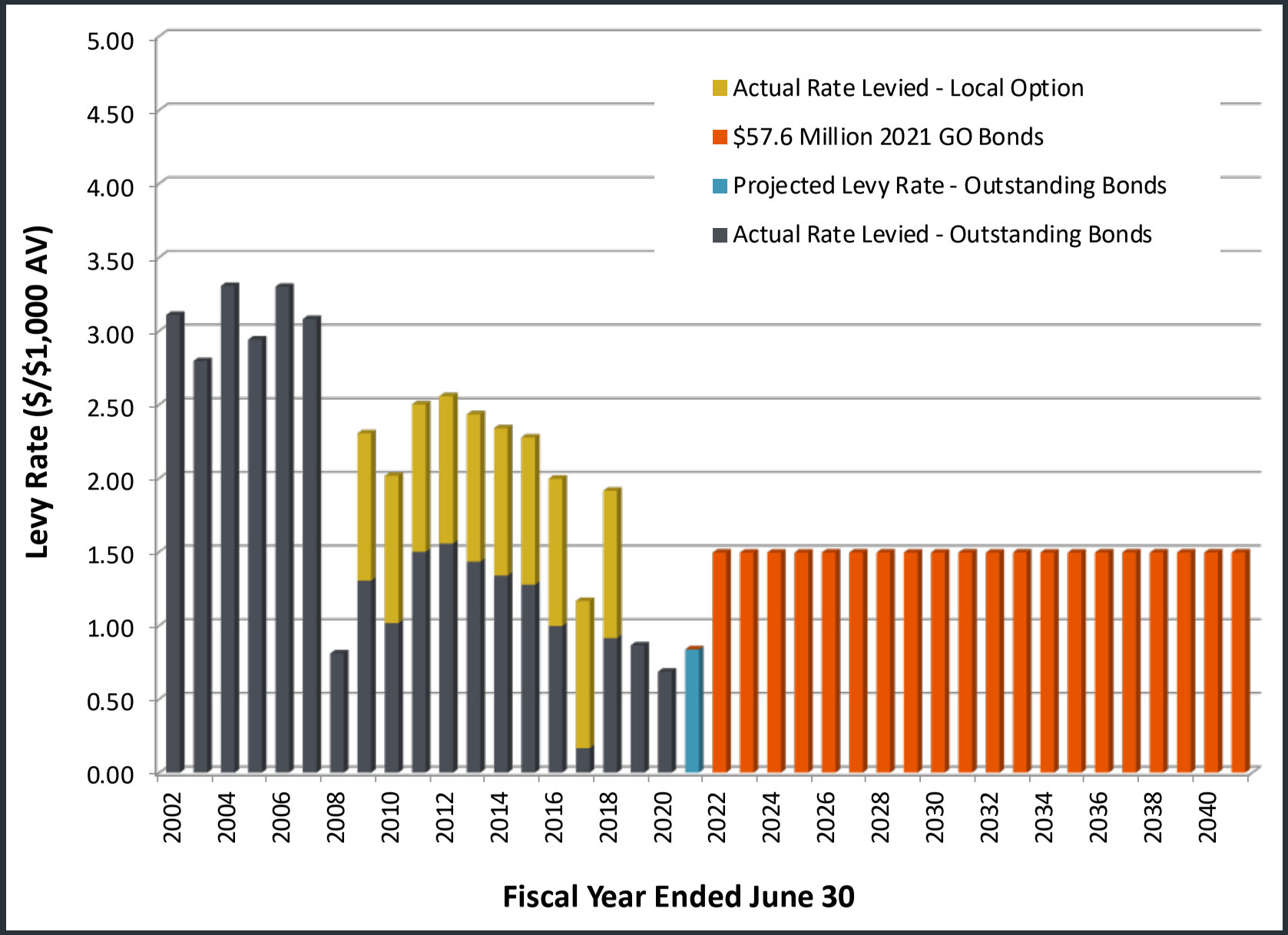
$1.49 Levy, 5 Year Amortization



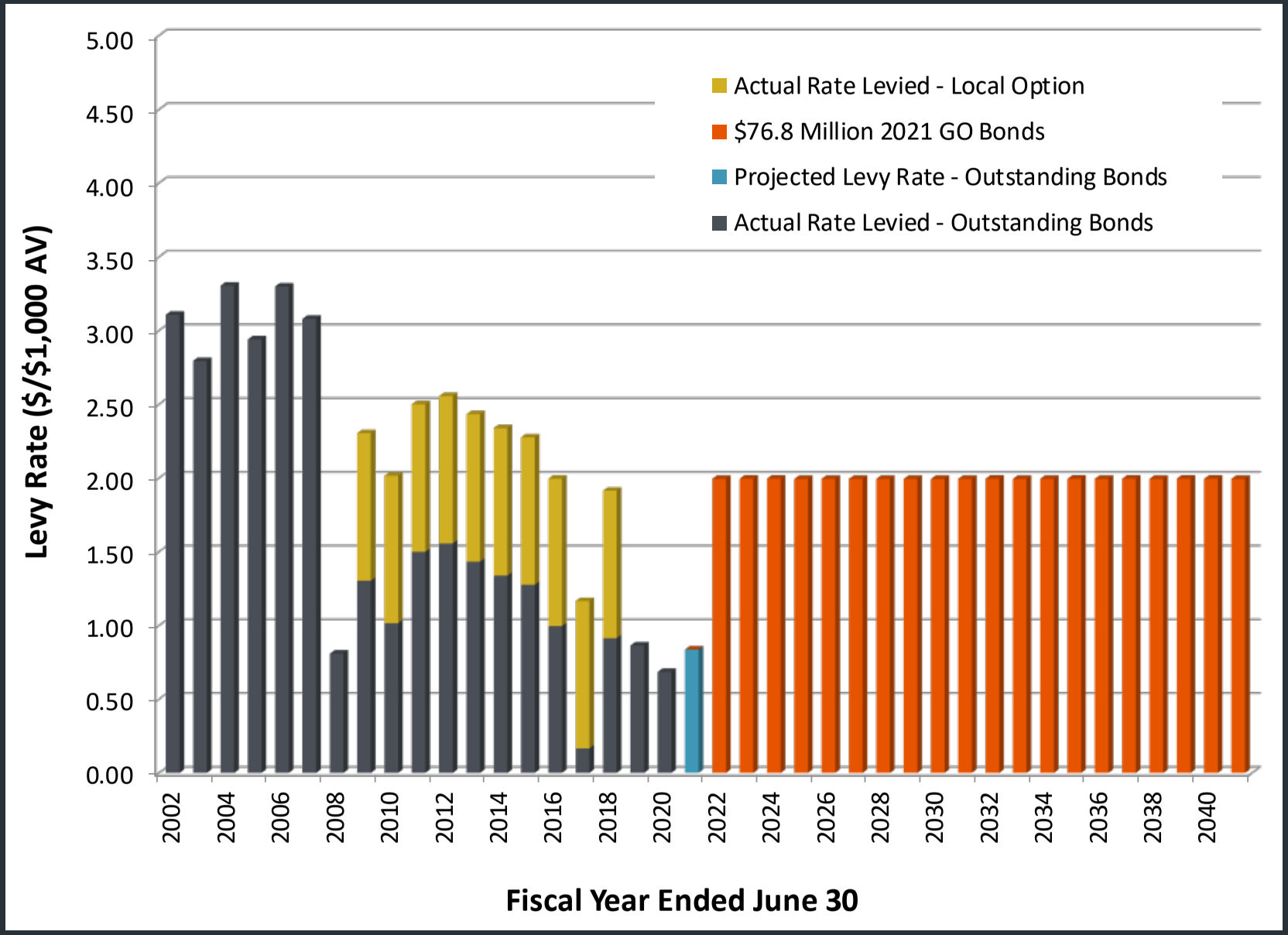
Maintain Projected 2021 Levy ($0.84 Levy)



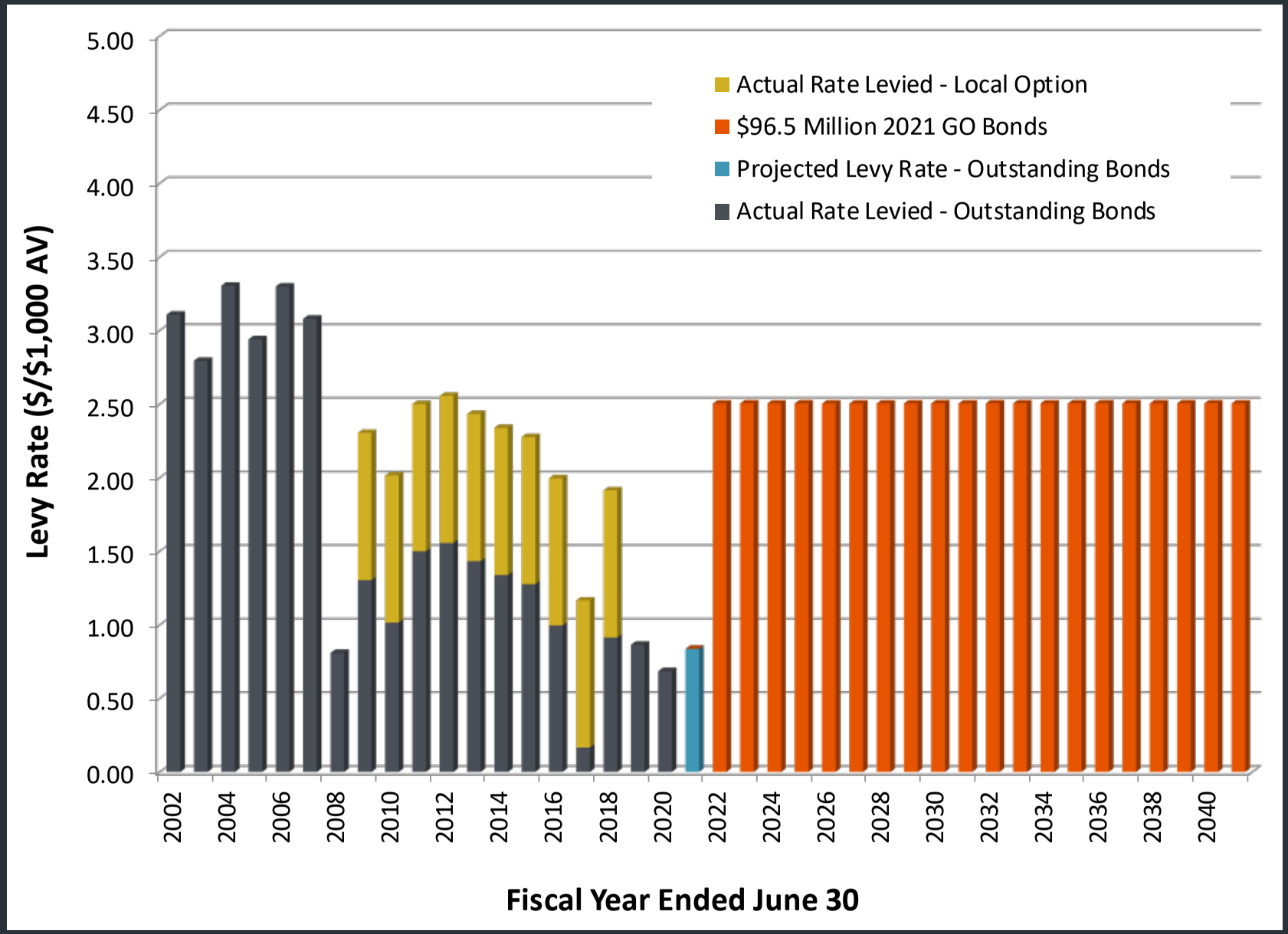
Return to Original 2001 Bond Levy ($1.49 Levy)



$1.99 Levy Rate



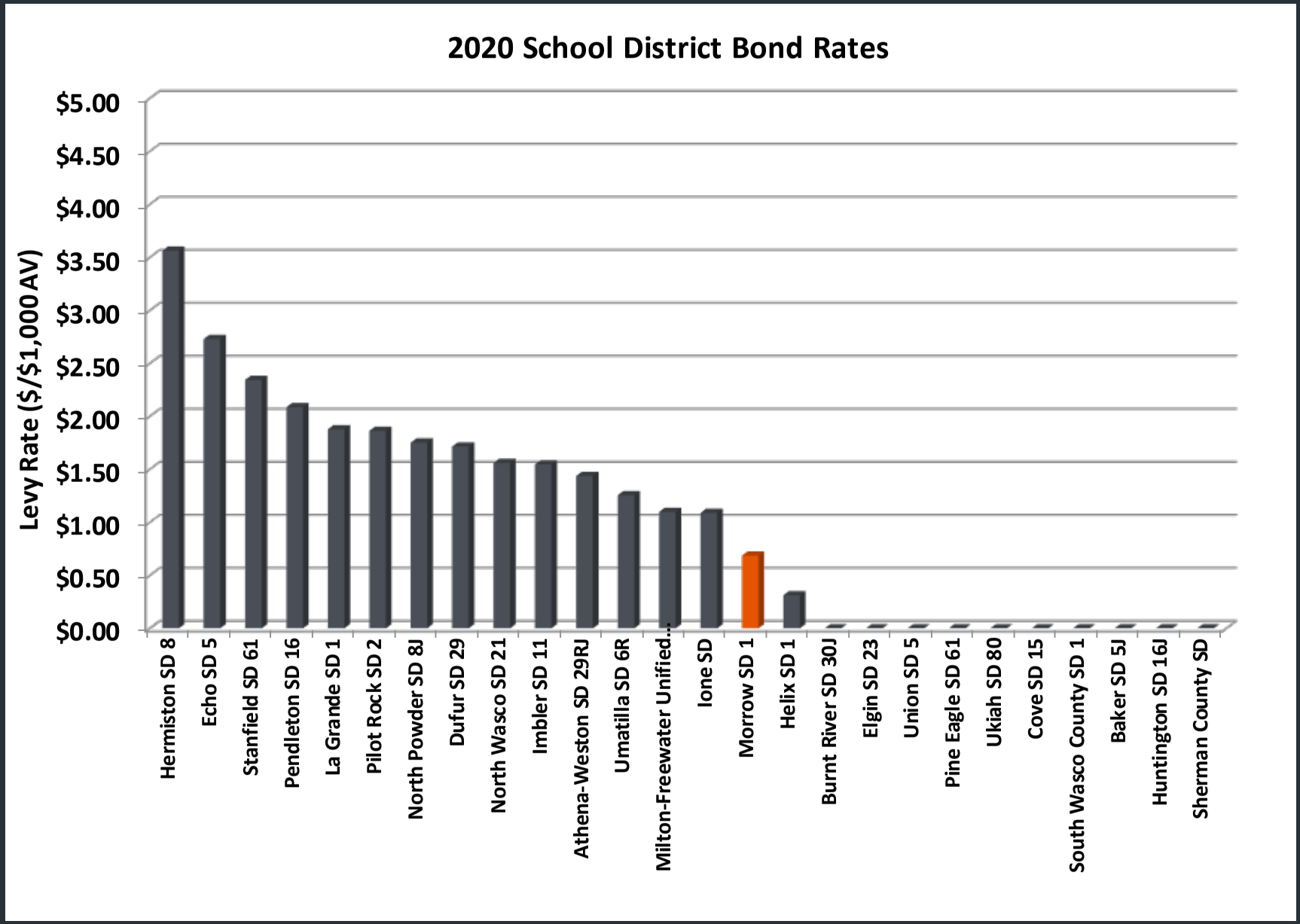
$2.50 Levy Rate



School District Levy Rates in Neighboring Districts

District	Extended ADMw (6-26-19)	Assessed Value (Net of Urban Renewal)	2020 Levy Rates			
			Permanent Rate	Local Option Rate	Bond Rate	Total District Rate
Hermiston SD 8	7,104.09	2,203,758,400	4.8877	-	3.5625	8.4502
Echo SD 5	430.40	131,162,014	4.6747	-	2.7294	7.4041
North Wasco SD 21	3,775.90	1,772,522,303	5.2399	-	1.5589	6.7988
North Powder SD 8J	442.35	96,930,490	4.9135	-	1.7519	6.6654
Pilot Rock SD 2	469.66	139,600,761	4.7632	-	1.8624	6.6256
Pendleton SD 16	3,601.93	1,482,711,416	4.4537		2.0861	6.5398
La Grande SD 1	2,694.65	1,317,181,016	4.6282	-	1.8773	6.5055
Stanfield SD 61	689.23	325,030,130	4.1263	-	2.3428	6.4691
Imbler SD 11	427.97	125,803,314	4.7110	-	1.5464	6.2574
Dufur SD 29	495.86	267,165,023	4.4659	-	1.7145	6.1804
Umatilla SD 6R	1,744.10	782,075,177	4.9224	-	1.2543	6.1767
Milton-Freewater Unified SD 7	2,242.46	724,460,979	4.7953	-	1.0973	5.8926
Athena-Weston SD 29RJ	755.36	340,228,791	4.3937	-	1.4366	5.8303
Burnt River SD 30J	143.75	64,822,824	5.2650	-	-	5.2650
Ione SD	335.51	215,952,493	4.0342	-	1.0882	5.1224
Elgin SD 23	523.99	188,324,417	5.0890	-	-	5.0890
Union SD 5	464.17	203,052,194	5.0640	-	-	5.0640
Pine Eagle SD 61	361.69	235,716,063	4.9514	-	-	4.9514
Helix SD 1	332.53	157,775,076	4.5542	-	0.3118	4.8660
Ukiah SD 80	112.90	20,542,810	4.8146	-	-	4.8146
Cove SD 15	461.70	152,455,917	4.8120	-	-	4.8120
Morrow SD 1	**3,115.01**	**2,273,980,085**	**4.0342**	**-**	**0.6854**	**4.7196**
South Wasco County SD 1	406.21	364,682,167	4.6651	-	-	4.6651
Baker SD 5J	4,689.37	1,223,010,326	4.6051	-	-	4.6051
Huntington SD 16J	209.12	186,380,708	4.5332	-	-	4.5332
Sherman County SD	428.70	488,346,713	3.4203	-	-	3.4203

Comparative School District Bond Rates



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(503) 275-8304 – Alexander.Bowers@psc.com

WORKSHOP 4


Workshop 4
MCSD Facilities Master Planning
Feb. 12, 2020

1


Agenda
Workshop 4
Tour Reflection
Workshop 3 Reflection
Options Overview
Community Budgeting Activity
Present Community Plans and Budgets
Close & Next Steps

2

Process & Schedule

Community-Based Facilities Planning

Facilities Committee Workshops

- *Workshop 1 — Oct. 9, Boardman: Introduction, Objectives, Needs & Issues*
- *Workshop 2 — Nov. 6, Heppner: Educational Trends and Guiding Principles*
- *Workshop 3 — Jan. 8, Irrigon: Big Ideas and Financing*
- ***TOUR** — Friday, February 28th*
- *Workshop 4 — Feb. 12, Boardman : Facilities Plan Options*
- *Workshop 5 — Mar. 11, Heppner: DRAFT Plan and Costing*

Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon: Plan Refinement and Finalization

3

Tour Reflection:
Sam Boardman

4

Workshop 3 Reflection

5

Workshop 3 Reflection:
Irrigon

6

Irrigon Schools are not up to par in regards to 3 main things: Safety (especially entryways), HVAC, and Electrical.
We would like facilities upgrades so that our facilities better support community needs, i.e. community meetings, youth sports and increased school sport spaces, more conducive facilities for big events (HS athletics, graduation, etc.), (+ curb appeal)

7

Workshop 3 Reflection:
Boardman

8

Lack of useable space for Gym, parking, and storage. Potential for growth / competing with neighboring district. Facilities to correctly support growing programs (art & music). MCSD schools are the center/core of the community.

9

Workshop 3 Reflection:
Heppner

10

Due to aging facilities (safety/security, HVAC, ADA compliance, also: functionality/operations, staffing, travel times between the facilities), would like to consolidate elementary/high school to be on one campus: Remodel /Rebuild both buildings - new campus would have 2 gyms. Heppner community has limited use of school facilities and the current elementary gym could function as a community gym.

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Options Overview

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	A.C. Houghton	Irrigon Elementary	Irrigon Jr/Sr High
Enrolled	**253**	**227**	**378**
▼ Operational capacities @ 25 students per classroom ▼			
Students per Grade	**75**	**75**	**75**
Classes per Grade	**3**	**3**	
Student Capacity	@4 grades = 300	@3 grades = 225	@6 grades = 450

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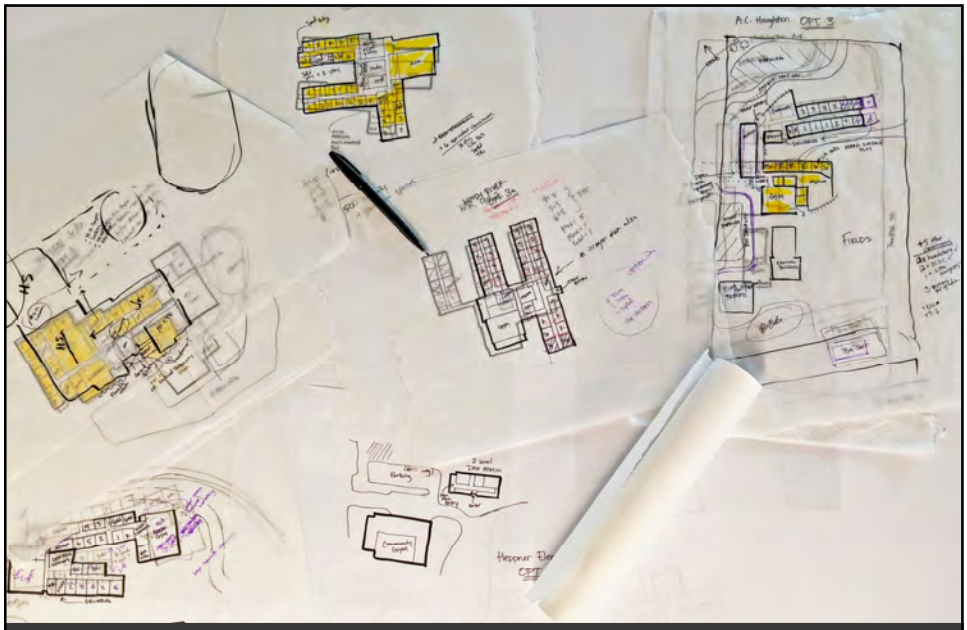
	Sam Boardman	Windy River	Riverside Jr/Sr High
Enrolled	340	270	479
▼ Operational capacities @ 25 students per classroom ▼			
Students per Grade	100	100	100
Classes per Grade	4	4	
Student Capacity	@4 grades = 400	@3 grades = 300	@6 grades = 600

15

	Heppner K-6	Heppner Jr/Sr High	
Enrolled	179	142	
▼ Operational capacities @ 25 students per classroom ▼			
Students per Grade	25	25	
Classes per Grade	1		
Student Capacity	@7 grades = 175	@6 grades = 150	

16



Options for Cost Estimating

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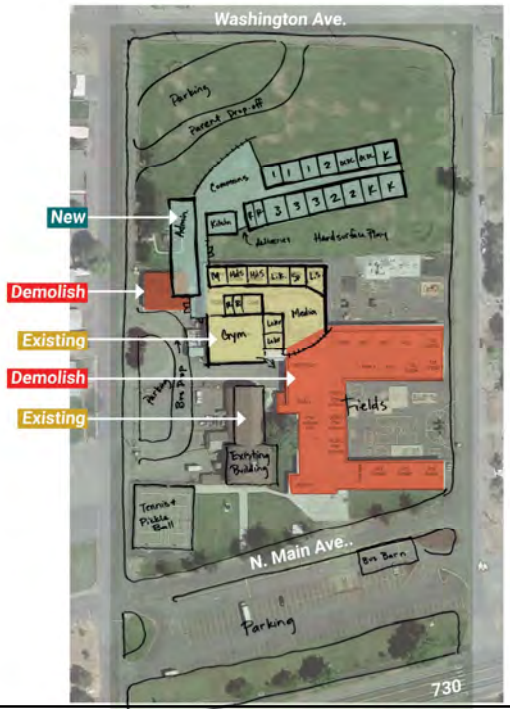
A.C. Houghton Option:



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Riverside Option:

19

Heppner K-12 Option:

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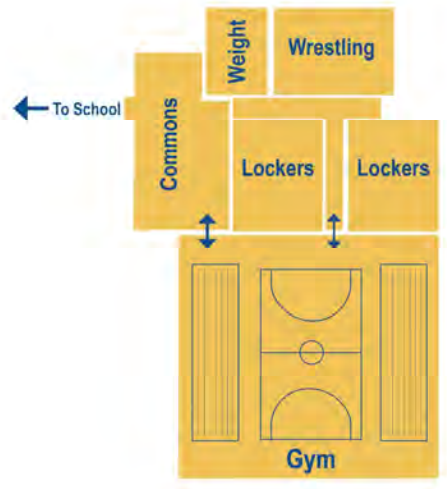
Physical Education / Athletic Center Option:



21

Next Steps

Facilities Committee Workshops

Workshop 5 — Mar. 11, Heppner*: DRAFT Plan and Costing*

Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon*: Plan Refinement and Finalization*

22

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WORKSHOP 5

1


Agenda
Workshop 5
Tours Reflection
Workshop 4 Reflection
Top Priorities Overview
Athletic Center Options
Budget Reduction Exercise
Present Community Priorities and Budgets
Close & Next Steps

2

Process & Schedule

Community-Based Facilities Planning

Facilities Committee Workshops

- *Workshop 1 —* Oct. 9, Boardman*: Introduction, Objectives, Needs & Issues*
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Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon*: Plan Refinement and Finalization*

3

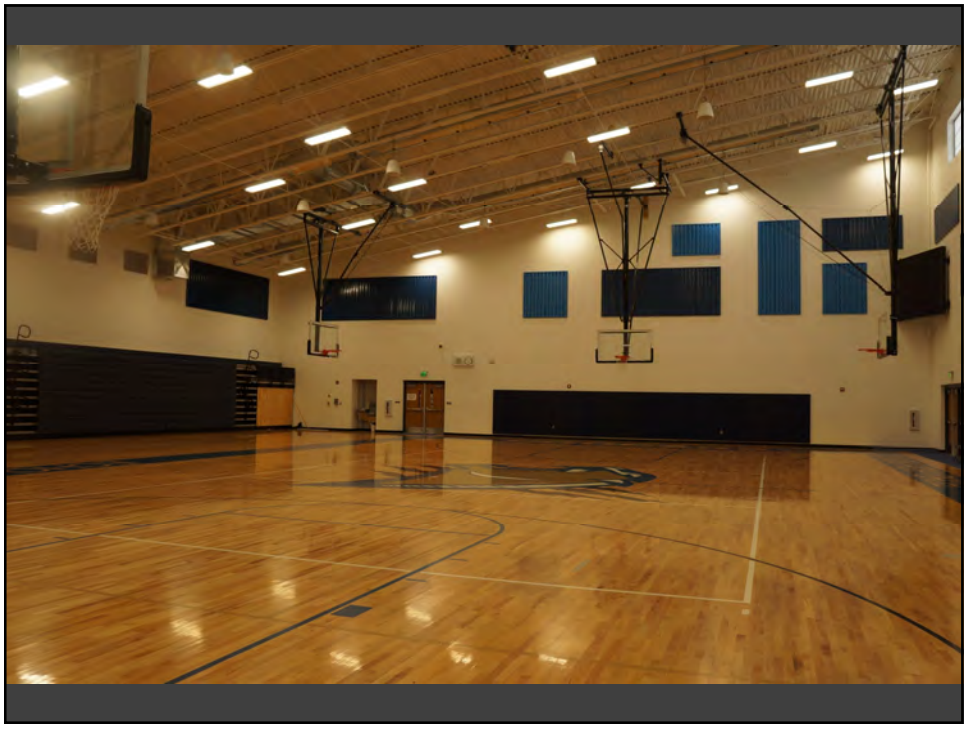
Tour Reflection:
Heppner Elementary

4

Tour Reflection:
Echo K-12

5

6



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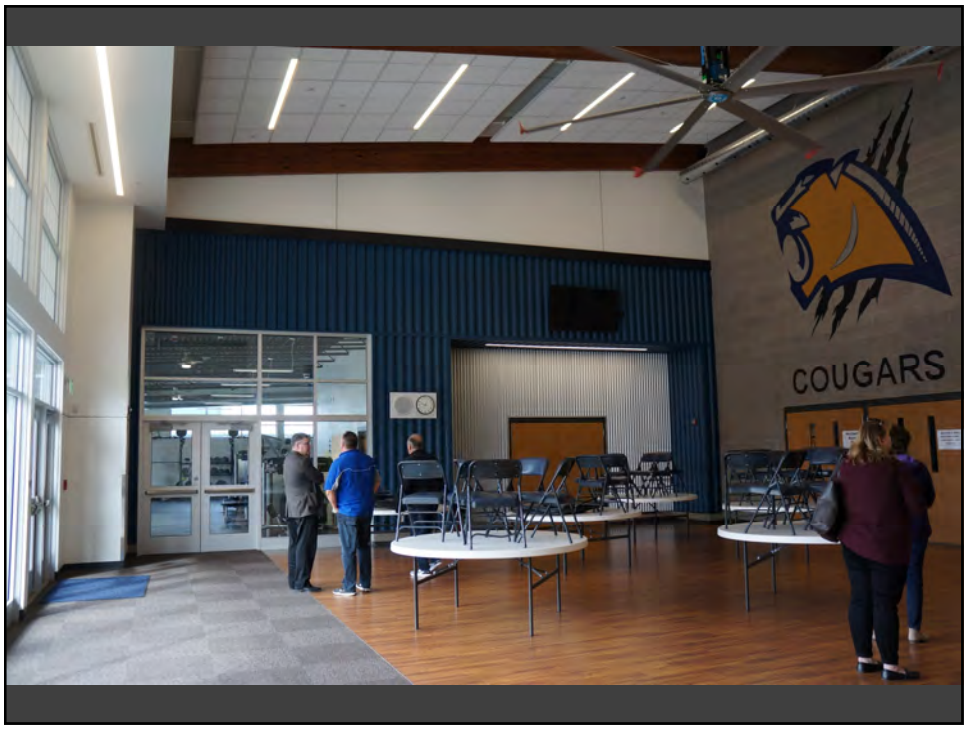

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Tour Reflection:
Armand Larvie

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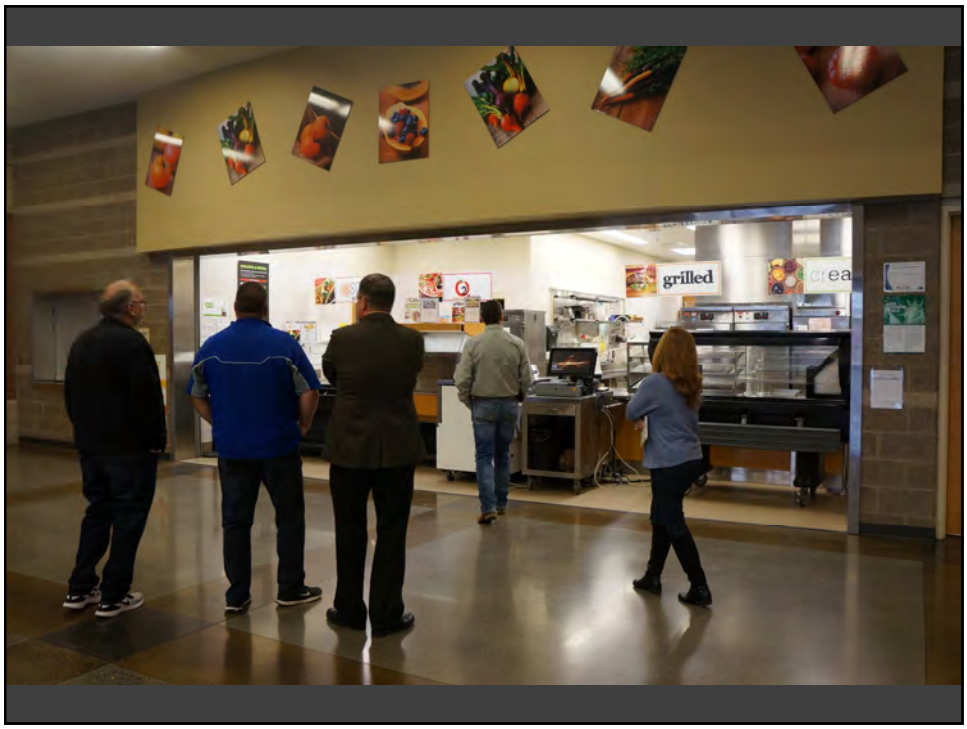

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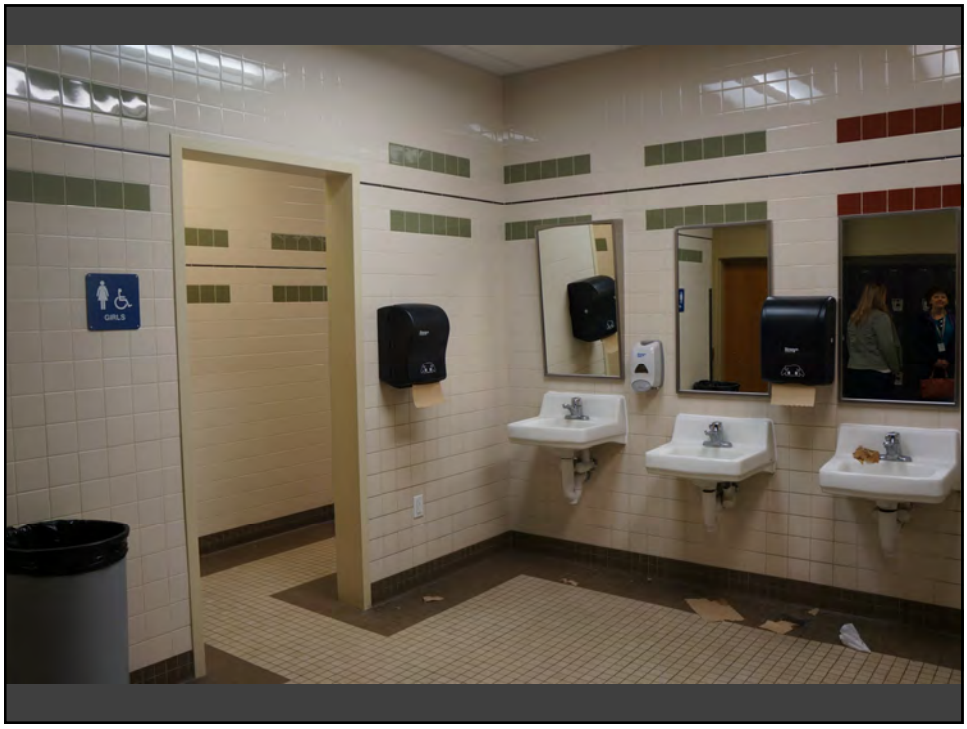

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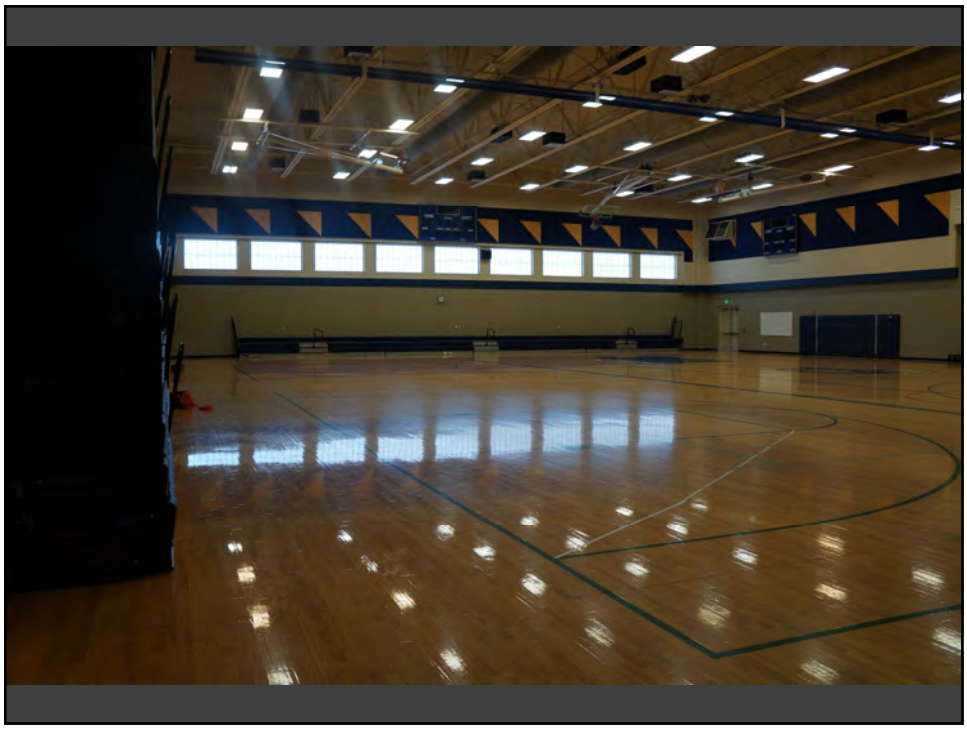

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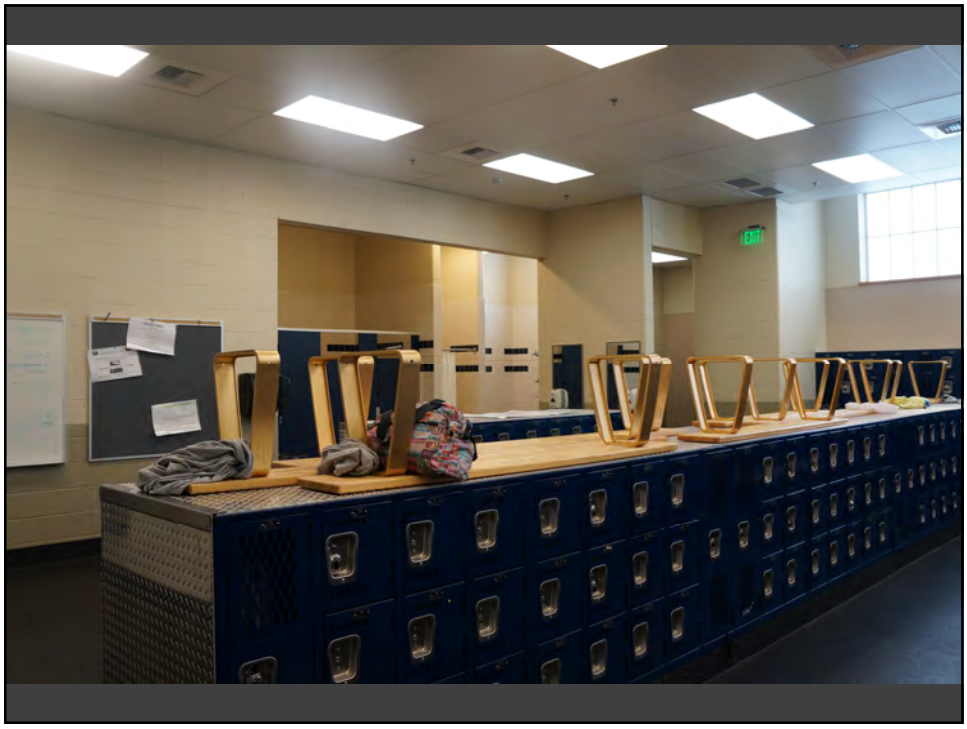

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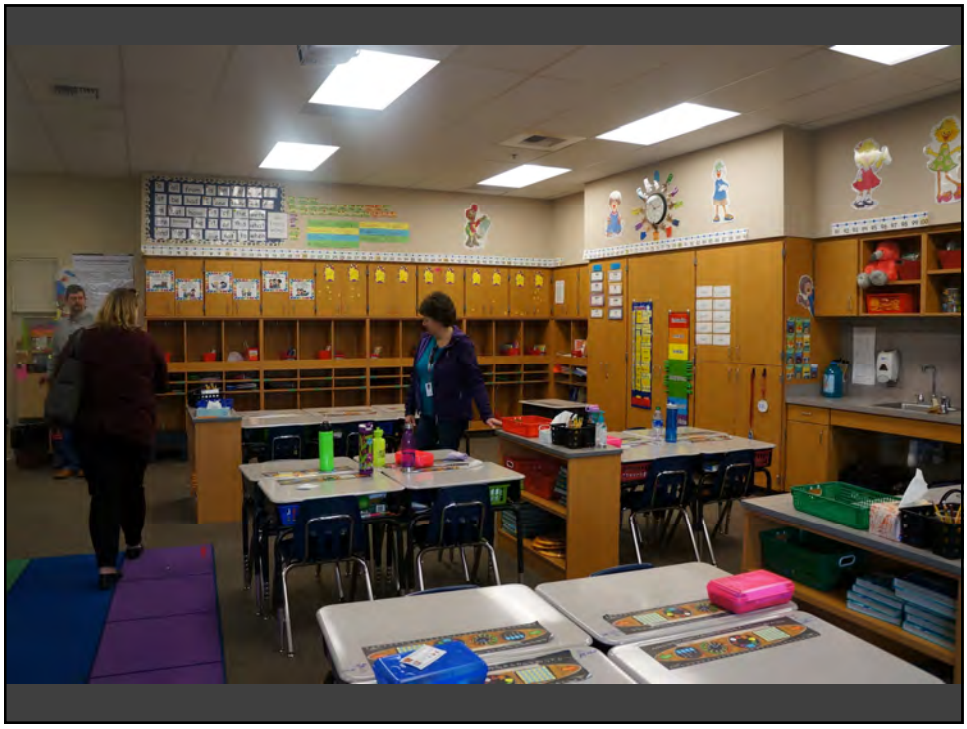
Tour Reflection:
West Park Elementary

14



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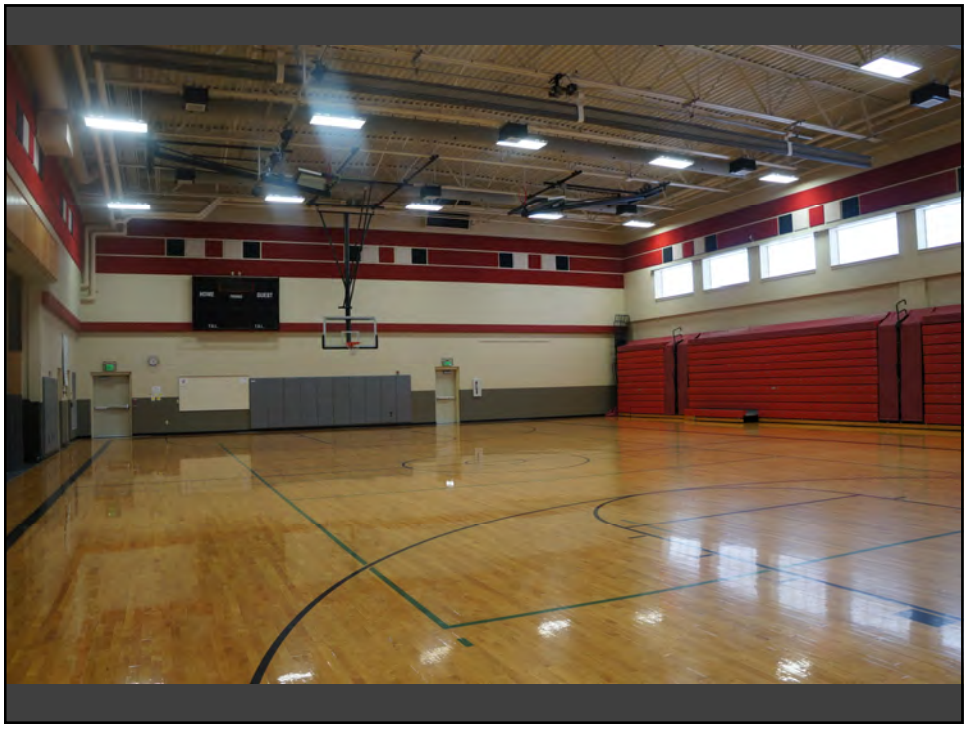

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Workshop 4 Reflection

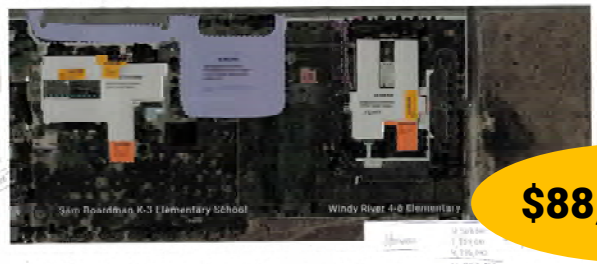
18

Morrow County School

BOARDMAN – "JV"

Riverside Jr/Sr High
- Safety & Security
- Additional Athletic facilities

Sam Boardman
- Safety & Security
- Capacity for growth



Windy River
- Safety & Security
- Capacity for growth

$88,379,000

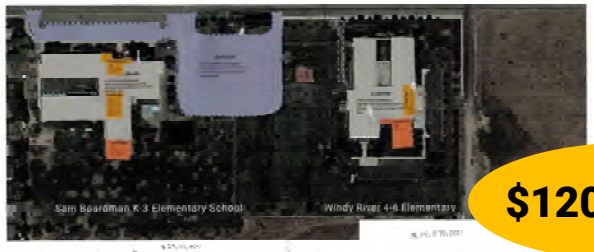
19

Morrow County School

BOARDMAN – "Varsity"

Riverside Jr/Sr High
- Safety & Security
- Additional Athletic facilities
- Capacity for growth
- Well maintained building

Sam Boardman
- Safety & Security
- Capacity for growth
- Well maintained and updated building



Windy River
- Safety & Security
- Capacity for growth
- Well maintained building

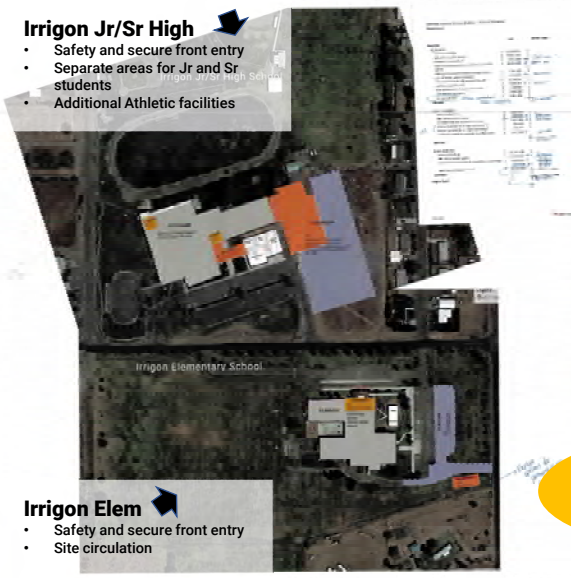
$120,310,000

20

Morrow County School

IRRIGON

Irrigon Jr/Sr High
- Safety and secure front entry
- Separate areas for Jr and Sr students
- Additional Athletic facilities



A.C. Houghton
- New construction in lieu of renovation to failing portion of building

Irrigon Elem
- Safety and secure front entry
- Site circulation

$95,968,000

21

Morrow County School

HEPPNER

Heppner Elementary
- Move Students, staff and District Admin to Heppner High School

Heppner High
- Convert existing building to K-12
- Provide additional Gym/Athletic facilities

$58,436,000

22

Top Priorities Overview

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Well Maintained Buildings

Educational Needs

Safety and Security

Community Support

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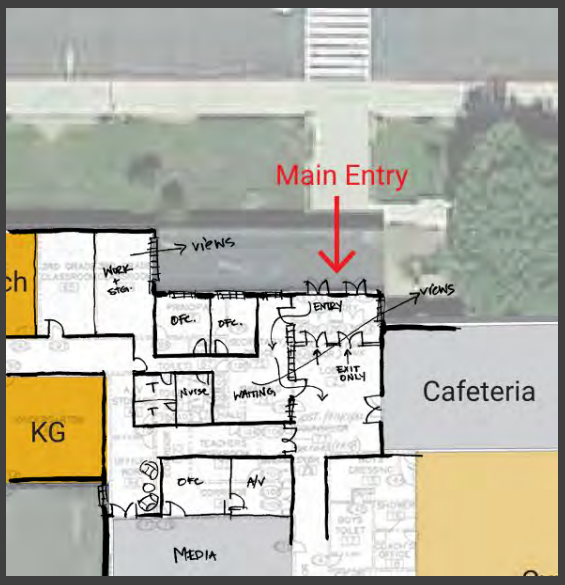
Sam Boardman Elementary

25



Renovate Administration area for improved Safety & Security

- Transparency
- Path of Travel
- Natural Surveillance

Sam Boardman Elementary

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Windy River Elementary

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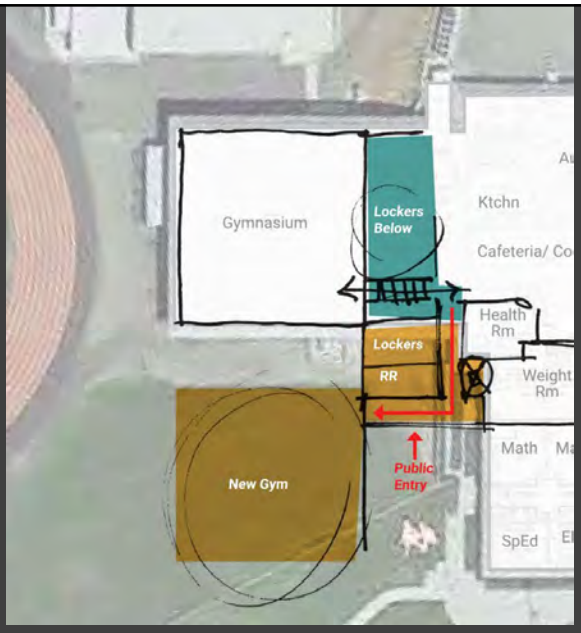

Renovate interior spaces that connect:

- Gym to Gym
- Students to Gyms
- Community to Gyms

Riverside Jr/Sr High

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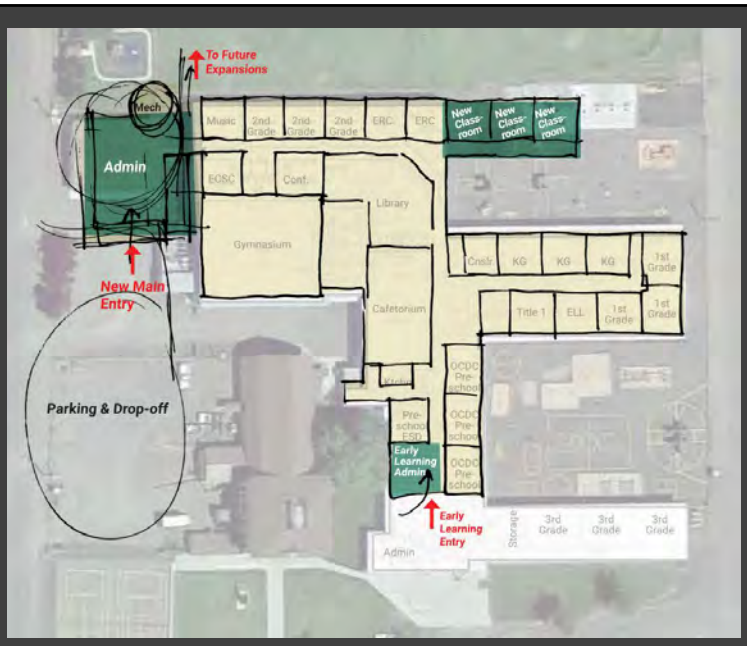

A.C. Houghton

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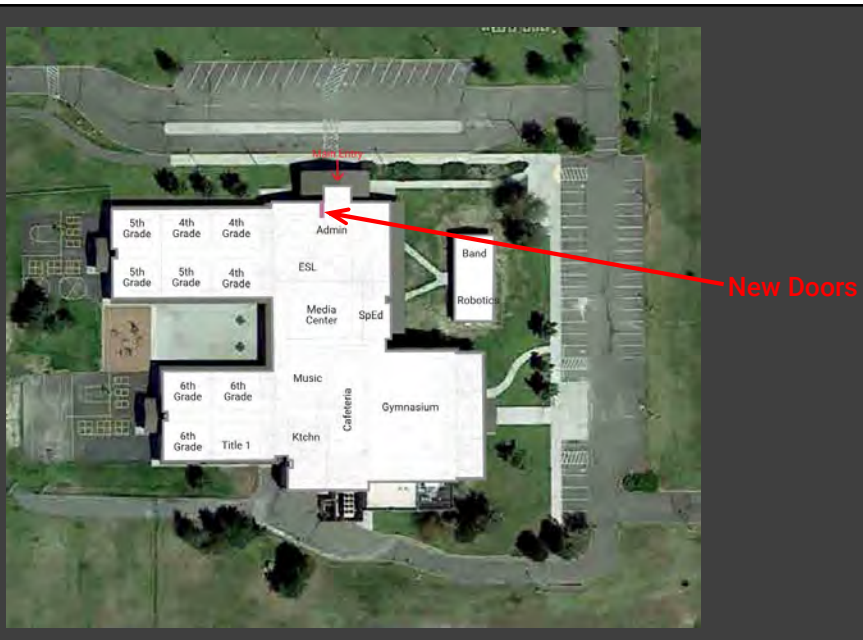
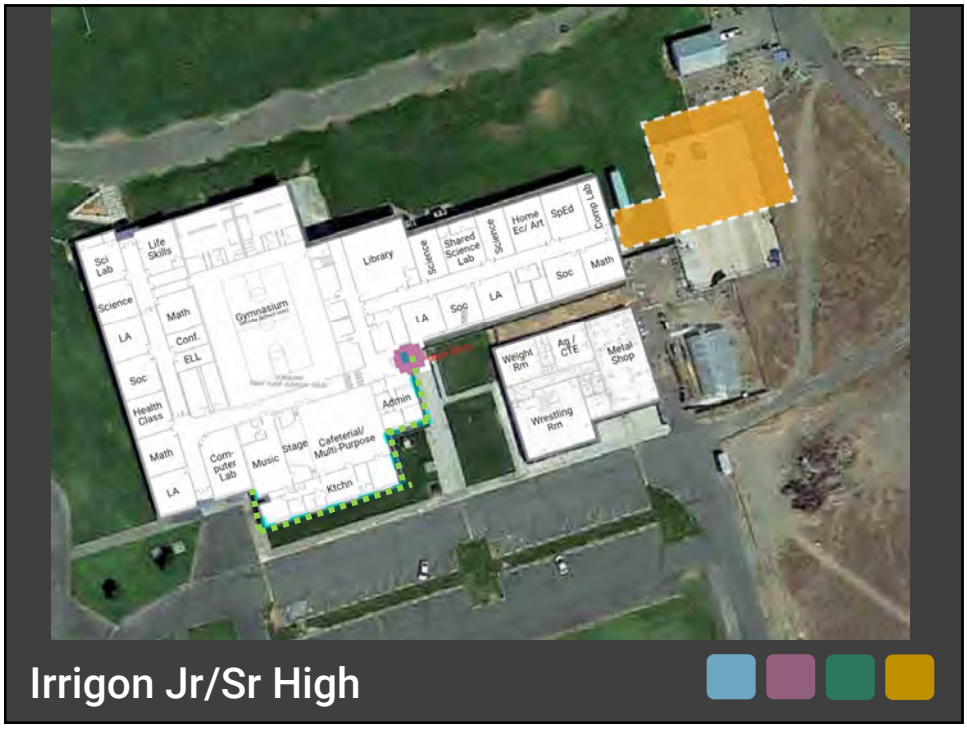


Irrigon Elementary

30


Sci Lab
Life Skills
Science
Math
Cont.
ELL
LA
Soc
Health Class
Math
LA
Gymnasium
Library
Science
Shared Science Lab
Science
Home Ec/ Art
SpEd
Comp Lab
Soc
Math
LA
Soc
LA
Weight Rm
Ag / CTE
Metal Shop
Wrestling Rm
Admin
Corn-puter Lab
Music
Stage
Cafeteria/ Multi-Purpose
Ktchn
Irrigon Jr/Sr High

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Heppner Jr/Sr
Gymnasium
Tech Class
FFA/ AG
Woodshop
Metalshop
Heppner K-12

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Heppner K-12

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Athletic Center Options

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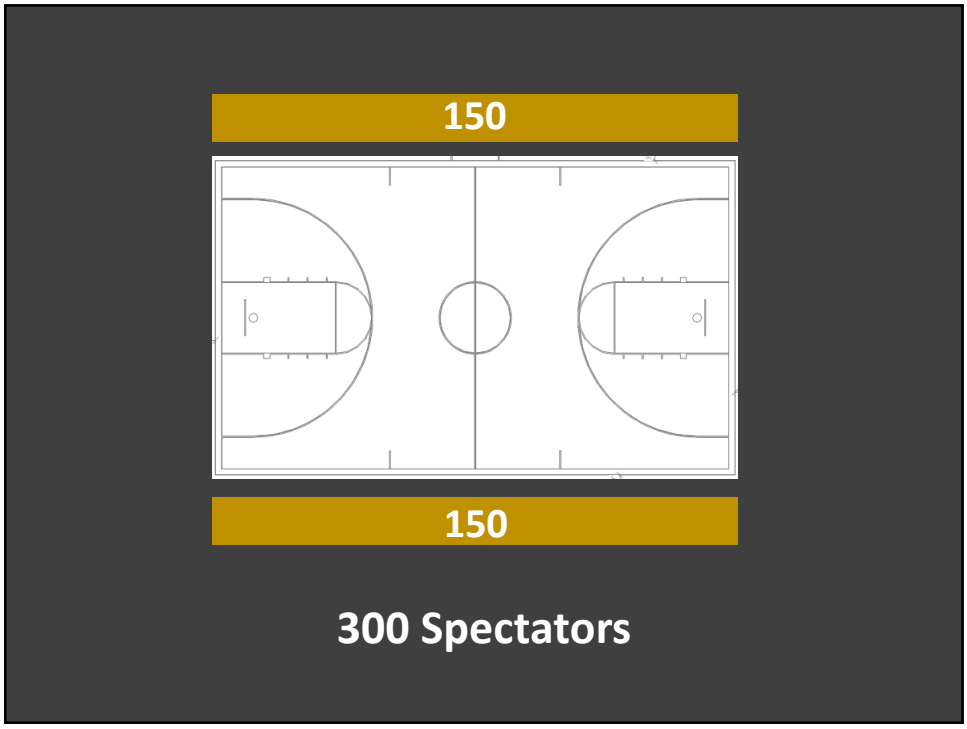

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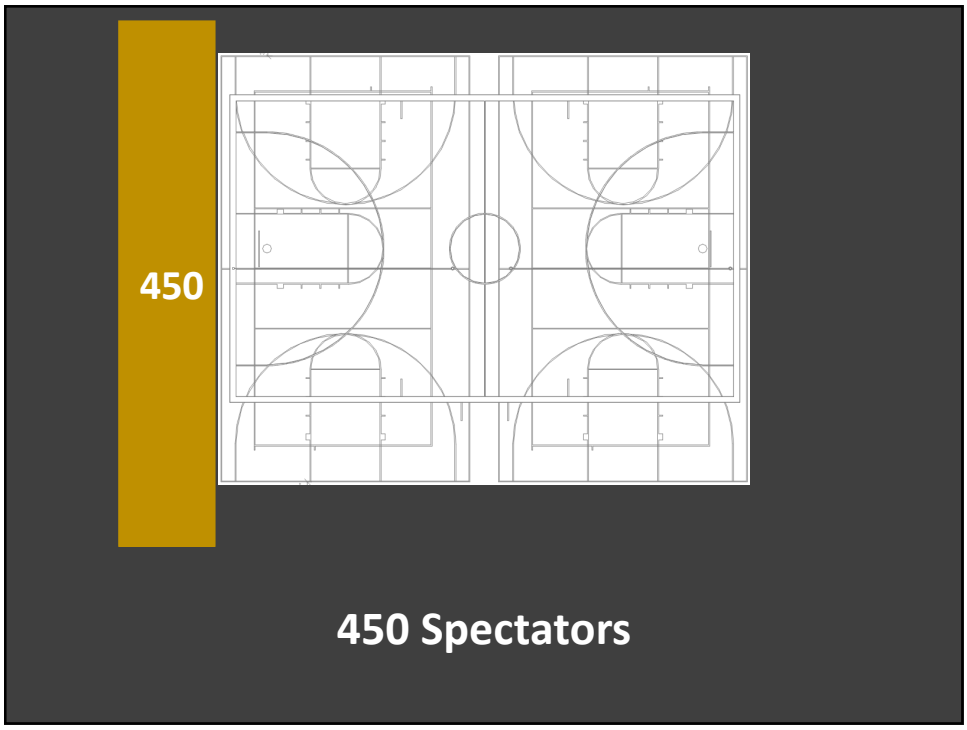

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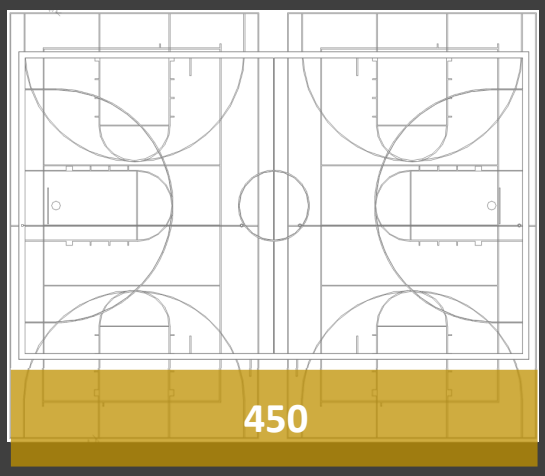

450 Spectators

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Budget Reduction Exercise

38

Boardman Community	$30 Million
Irrigon Community	$30 Million
Heppner Community	$30 Million
Morrow Total	$90 Million*

* $90 Million @ 20 year term = ~$2.33 Levy rate

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Next Steps

Facilities Committee Workshops

Presentation of DRAFT Facilities Master Plan to School Board — April 2020

Workshop 6 — Oct., Irrigon*: Plan Refinement and Finalization*

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Sam Boardman Elementary School

Well Maintained Buildings

Total: $730,000

$480,000 Replace HVAC controls and Instrumentation.

$250,000 Replace approximately 33% of plumbing fixtures to meet ADA requirements.

Safety & Security

Total: $6,050,000

$4,360,000 Additional drop off zone and 100+ parking spots.

$570,000 Add access control system.

$460,000 Add Fire Sprinklers.

$660,000 Renovate Administration area for improved views to entry and drop-off areas.

Educational Needs

$1,440,000 Addition of two classrooms to south corridor for +50 student capacity

-340 Students currently enrolled
-4 grades total x 4 sections per grade w/ 25 students per class = 400 student capacity
-400 students utilizes 16 classrooms
-25 existing classrooms
-9 classrooms not dedicated to a grade (includes SpEd, Life skills, ELD, Title 1, Speech, Meeting rm, OCDC) (Music and Training rooms are not counted)

Community Support

$390,000 Full remodel of Gym restrooms.

Windy River Elementary School

Well Maintained Buildings

Safety & Security

$290,000 Add access control system.

$30,000 Add secure doors from main entry to classroom hallway.

Educational Needs

$1,440,000 Addition of two classrooms.

-270 Students currently enrolled
-3 grades total x 4 sections per grade w/ 25 students per class = 300 student capacity
-300 students utilizes 12 classrooms
-16 existing classrooms
-9 classrooms not dedicated to a grade (includes Title 1, Behavior, ESL, Multi-use)

Community Support

Riverside Jr/Sr High School

Well Maintained Buildings

Total: $10,260,000

$430,000	Replace existing exterior light fixtures with LEDs and add additional site lighting covereage to parking lots/drive lanes, and pathways.
$2,780,000	Replace aged (1968) electrical service & distribution system which is at capacity.
$3,080,000	Replace T-8 interior lighting with LEDs.
$1,220,000	Update lighting controls by replacing toggle switches with dimmers and occupancy sensors.
$630,000	Replace plumbing fixtures to meet ADA requirements.
$630,000	Replacements to domestic water distribution system including piping, insulation, and valves.
$410,000	Replace boiler
$280,000	Duckwork replacement for HVAC distribution systems
$260,000	Hot water return and supply repairs at HVAC distribution systems
$430,000	In-room unit ventilator replacements
$110,000	Testing and rebalancing of HVAC systems

Safety & Security

Total: $1,790,000

$960,000	Add access control system.
$830,000	Fire sprinkler piping replacements

Educational Needs

$5,230,000	Remodel of existing facilities (including RR, Locker, Mech rm) to support and connect school to new gymnasium.

Community Support

$_____	New Gym

A C Houghton Elementary School

Well Maintained Buildings

Total: $6,430,000

$600,000	Increase Electrical service and distribution to meet current and future power demands.
$1,930,000	Replace existing interior lighting with LED fixtures and add receptacles in classrooms.
$360,000	Add data drop to each classroom.
$540,000	Add lighting occupancy sensors building wide to lighting control system.
$70,000	Repair existing generator.
$50,000	Replace plumbing fixtures to meet ADA requirements.
$700,000	Replace Air handlers for heating.
$470,000	Replace Air handlers for cooling.
$340,000	Replace stand alone chiller.
$150,000	Hot water return and supply for HVAC system replacements including riser piping, insulation and valves.
$580,000	Replace in-room ventilator units.
$460,000	Replace HVAC controls and instrumentation.
$180,000	Testing and rebalancing of HVAC systems.

Safety & Security

Total: $1,640,000

$470,000	Replace clocks and paging speaker system.
$540,000	Add access control system.
$630,000	Replace fire sprinkler system.

Educational Needs

$330,000	Demo older front portion of building including 3 classrooms, admin, Restrooms, and boiler rm.
$6,620,000	New Administration and classroom addition.
$440,000	Remodel existing Kitchen.
$520,000	New drop-off and parking near relocated front entry.

Community Support

$520,000	Remodel south remaining portion of older building for Early Learning Admin and separate Early Learning entry.

Irrigon Elementary School

Well Maintained Buildings

Safety & Security

$110,000	Add access control system.
$30,000	Add secure doors from main entry to classroom hallway.

Educational Needs

Community Support

Irrigon Jr/Sr High School

Well Maintained Buildings

Total: $1,400,000

$960,000	Roofing replacements
$440,000	Replace Gym lighting

Safety & Security

Total: $4,010,000

$610,000	New clock/paging system with emergency notification
$700,000	New IP camera system
$430,000	Add access control system
$970,000	New fire alarm/detection system
$60,000	Replace older site security cameras with IP cameras
$370,000	Replace fire sprinkler system
$870,000	New secure entry vestibule

Educational Needs

$610,000	Facade cladding to make the building look more welcoming to students, staff, and visitors.
$_____	New Gym

Community Support

$1,640,000	New Track

Heppner K-12 School

Well Maintained Buildings

Total: $11,250,000

$380,000	Roof restoration.
$1,860,000	Repalce Electrical Service and Distribution system.
$2,290,000	Replace all light fixtures.
$930,000	Replace voice/data system.
$810,000	Provide lighting control system.
$470,000	Increase electrical distribution service.
$530,000	Add generator.
$250,000	Replace plumbing fixtures to meet ADA requirements.
$490,000	Provide water filtration system.
$660,000	Replace propoane heating system.
$270,000	Replace air handler.
$190,000	Repair hot water return and supply system where pipes are leaking.
$910,000	Replace in-room unit ventilators.
$540,000	Provide digital controls for HVAC system.
$210,000	Testing and rebalancing of HVAC systems.
$460,000	New wood sports floor in Gym.

Safety & Security

Total: $2,870,000

$560,000	Replace non-functioning clock/intercom system.
$640,000	Replace old analog security system with new closed circuit surveillance system.
$640,000	Add access control system.
$290,000	Replace Fire alarm/detection system.
$740,000	Replace fire sprinkler piping.

Heppner K-12 School

Educational Needs

$460,000	New soft surface play area for elementary students
$2,350,000	Remodel locker rooms
$7,450,000	Renovate to provide K-12 classrooms and relocate kitchen
$1,810,000	New addition for District Administration

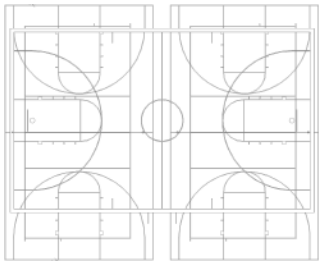
Community Support

$330,000	Pave existing gravel parking lot for 25 parking spots
$_____	Create new parking area at northeast corner of site for _____ parking spots @ $26,000 per parking spot.
$_____	New addition for Multi-purpose room: Full court/Commons/Cafeteria (9,000SF)

Gym Configurations

Gym by Basketball Court Configuration* Code required restrooms included

$8,280,000	One full court
$13,140,000	Two full cross courts with one full central court



Gym Seating

$0	Second option above can include 2 sets of telescoping bleachers that extend over cross-courts with seating for 900.
$2,380,000	One set of bleachers with seating for 750.
$1,620,000	One set of bleachers with seating for 450.
$950,000	One set of bleachers with seating for 150

Additional Gym Support Spaces

$1,620,000	Locker Rooms and Coach's Office
$1,800,000	Concessions and Lobby
$2,340,000	Wrestling Room
$1,170,000	Weight Room
$720,000	Gym Storage

MORROW COUNTY SCHOOL DISTRICT

Draft Facilities Plan

March 11, 2020

	Well Maintained Buildings	Safety & Security	Educational Needs	Community Support	TOTAL
Sam Boardman K-3	$ 730,000	$ 6,050,000	$ 1,440,000	$ 390,000	$ 8,610,000
Windy River Elem	$ -	$ 320,000	$ 1,440,000	$ -	$ 1,760,000
Riverside Jr/Sr High	$ 10,260,000	$ 1,790,000	$ 5,230,000	$ 22,910,000	$ 40,190,000
BOARDMAN TOTAL	**$ 10,990,000**	**$ 8,160,000**	**$ 8,110,000**	**$ 23,300,000**	**$ 50,560,000**
AC Houghton	$ 6,430,000	$ 1,640,000	$ 7,910,000	$ 520,000	$ 16,500,000
Irrigon Elem	$ -	$ 140,000	$ -	$ -	$ 140,000
Irrigon Jr/Sr High	$ 1,400,000	$ 4,010,000	$ 23,520,000	$ 1,640,000	$ 30,570,000
IRRIGON TOTAL	**$ 7,830,000**	**$ 5,790,000**	**$ 31,430,000**	**$ 2,160,000**	**$ 47,210,000**
Heppner Elem	$ -	$ -	$ -	$ -	$ -
Heppner (Jr/SrH) K12	$ 11,250,000	$ 2,870,000	$ 12,070,000	$ 11,320,000	$ 37,510,000
HEPPNER TOTAL	**$ 11,250,000**	**$ 2,870,000**	**$ 12,070,000**	**$ 11,320,000**	**$ 37,510,000**
MCSD TOTAL	**$ 30,070,000**	**$ 16,820,000**	**$ 51,610,000**	**$ 36,780,000**	**$ 135,280,000**