

Lincoln County School District

Board Presentation



Agenda

- Purpose of a Long Range Facilities Plan / LRFPP Development Process
- Building Condition Assessments / Educational Adequacy Assessments
- Enrollment and Capacity Analyses
- School-Based Summaries
- Long Range Facilities Planning Committee
- “North Stars” for Facilities Planning
- Prioritization Criteria for Capital Improvement Projects
- Recommended Capital Improvement Plan





Purpose of a LRFP / Process

What is a Long Range Facilities Plan?

- Summarizes the District's facilities needs over the next 10+ years.
- Aligns facilities needs with the District's educational vision and projected enrollment.
- Provides a foundation for future bond planning

State Requirements as outlined in ORS 195.110 and/or OAR 581-027-0040

- Population projections by school / age group for next 10 years (provided by FLO Analytics)
- Educational adequacy assessments of school facilities
- Capacity analyses of school facilities
- Descriptions of physical improvements needed in existing schools to meet the minimum standards of the district
- Identification of desirable school sites / site acquisition plans (if plans include construction on a new site)
- Description of coordination efforts with local government planning agencies
- Documentation of community outreach / stakeholder involvement
- Identification of historic buildings (if applicable)
- Financial plans to meet school facility needs
- Alternatives to new school construction and major renovation
- Measures to increase efficient use of sites
- Ten-year capital improvement plan

LRFP Development Process

The Long Range Facilities Plan was developed through a series of information-gathering and engagement activities that culminated in setting the District's capital improvement goals over a 10+ year planning horizon. The main components of the long range facilities planning process included:

- District visioning / community input
- Documentation of facilities needs
 - Building condition assessments
 - Educational adequacy assessments
- School enrollment and capacity analyses
- Prioritization of capital improvement projects



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BRIC ARCHITECTURE, INC. NOVEMBER 2024

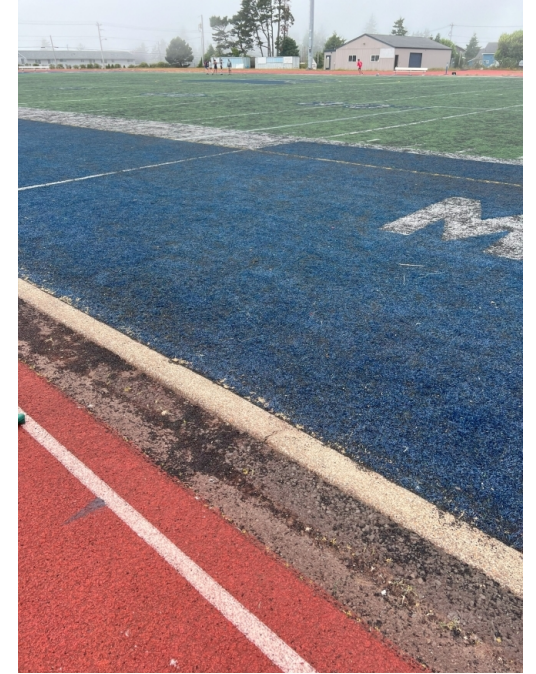


Facility Assessments

Facility Assessments

Building Condition Assessments

- Architectural
- Mechanical, Electrical, Plumbing
- Technology
- Food Service
- Roofing
- School Sites / Playgrounds / Fields



Educational Adequacy Assessments

- Assessment of how well school buildings support effective teaching and learning
 - Reports conducted in 2020 were reviewed and updated by current school principals.

Facility Assessments

- On-site building condition assessments were conducted July 16-17, 2024.
- Older buildings have aging finishes, systems and amenities.
- Facilities have been well maintained, and it is apparent there is a strong sense of pride and ownership within the District and community. Improvements are continually made at all schools.
- Many of the items observed districtwide are deferred maintenance items common to many districts.

Assessment Team

- BRIC Architecture, Architectural
- Interface Engineering, MEP Engineering
- Vertex, Technology
- ACC Cost Consultants, Cost Estimating



Facility Assessment Highlights

- **Systems Upgrades:** These include plumbing, mechanical, and electrical systems (many are beyond their useful life).
- **Lighting:** Upgrades were documented for interior lighting replacements, site lighting (fixtures and/or light poles) and lighting controls.
- **Communications Upgrades:** District-wide there are needs to upgrade/replace phone, clock, intercom and paging systems.
- **Aesthetics/Finishes:** Repainting interior and exterior walls, doors and frames was noted at every school site.
- **Security Upgrades:** Adding hardwired lockdown buttons as well as replacing camera systems were observed. Additional exterior cameras are needed at all schools.
- **Technology Upgrades:** These include upgrades to classroom technology and to support spaces/server rooms.
- **Site/Field Upgrades and Improvements:** Upgrades include repairing damaged surfaces, replacement of surfaces beyond their useful life, as well as upgrades to surfacing at elementary school playgrounds.



Educational Adequacy Highlights

General Classrooms: Although classroom sizes vary throughout the district, most schools have adequate classroom facilities. Classrooms without windows are a problem.

Extended Learning / Small Group Areas: Most LCSD schools were built in an era when these types of spaces were not included in the program for a school.

Safety & Security: Some inconsistencies across the district in terms of secure entry vestibules, security cameras, exterior lighting, etc. In a few cases the layout of the school creates interior “blind spots”.

Art / Music / STEAM / Maker Space: Not all schools have equivalent facilities for these programs.

Classroom Furniture: Many instances of outdated furniture which does not lend itself to supporting 21st century learning.

Administration and Support Spaces: Some potential inefficiencies in use of these spaces.

Gym / Cafeteria: In general, most schools have adequate gym and cafeteria spaces.

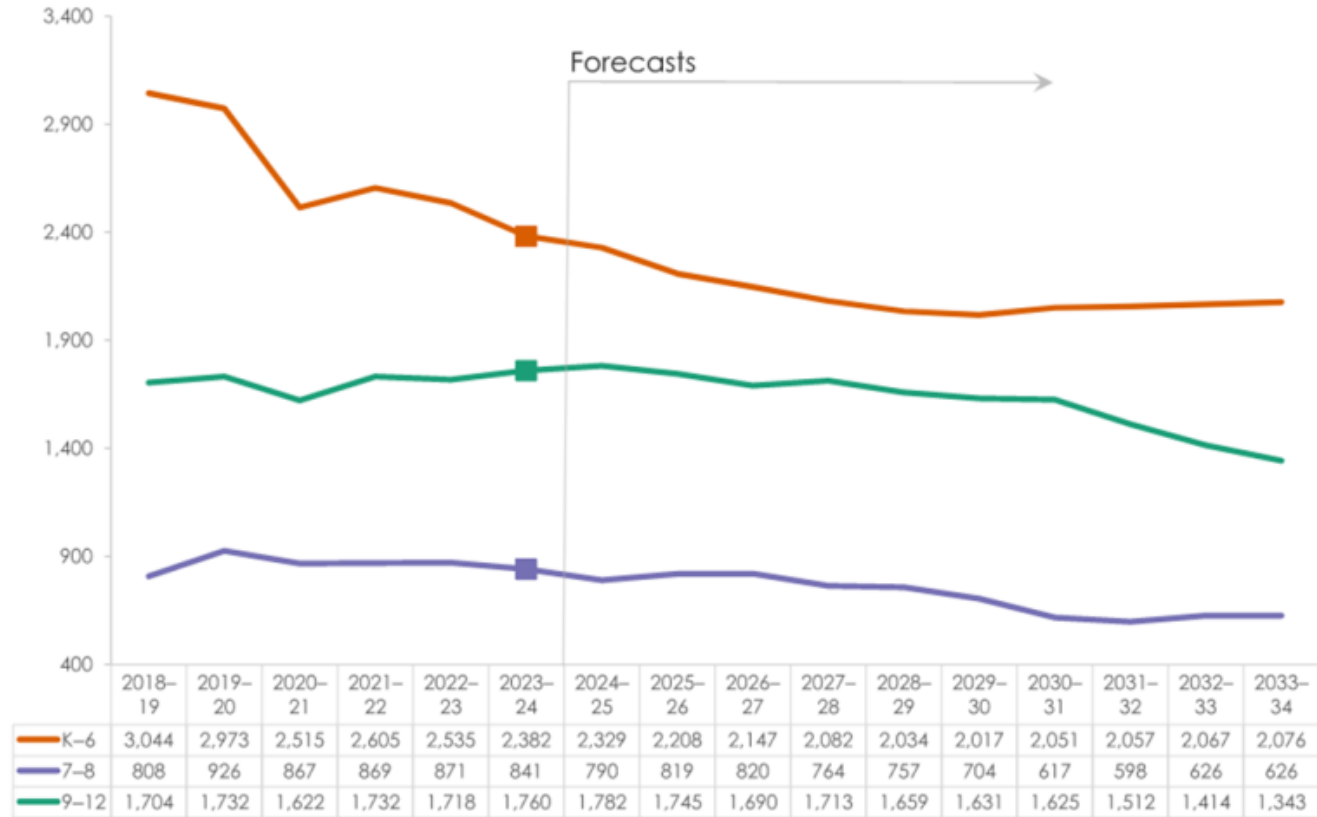
Enrollment and Capacity

Enrollment Projections

10 Year Enrollment Projects Provided by FLO Analytics

General trend is for decreased enrollment. Factors for this include:

- Impacts from Covid
- Declining birth rates
- Alternative options for schooling



Sources

Lincoln County School District October 2023-24 enrollment and FLO October 2024-25 to 2028-29 and 2033-34 enrollment forecasts (middle scenario).

School-based Summaries

Sample School Profile from LRFP Report

5 FACILITY PROFILE SHEETS

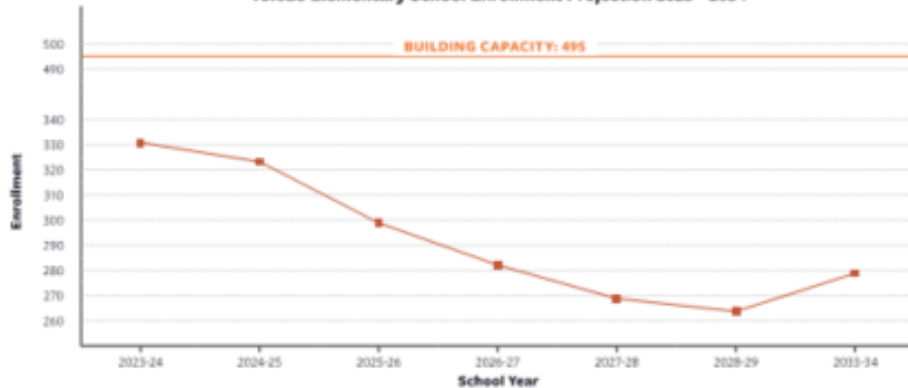
Toledo Elementary School

600 SE Sturdevant Road, Toledo, Oregon 97391

Year Built 1987 | Area 63,612 SF
 Student Capacity 495 Students | 2024-25 Forecasted Enrollment 323 Students
 Actual 2024-25 Enrollment 309 Students
 % of Capacity 62% | Projected Enrollment Change by 2033-34 -52 Students



Toledo Elementary School Enrollment Projection 2023 - 2034



5 FACILITY PROFILE SHEETS

FACILITY CONDITION INDEX (FCI)

FCI Formula: Cost to Repair / Cost to Replace



The FCI score presented above is generated from the Oregon Department of Education School Facility Assessment form, based on recorded observations during the onsite assessments conducted by another architectural firm. The number does not reflect any seismic deficiencies that might be present.

DESCRIPTION

Toledo Elementary School serves students in grades K-6 on the east side of the District.

CAPACITY

The building is at 62% capacity, based on the enrollment for the 2024-25 school year; there are no modulars onsite. Slowly declining enrollment is projected over the next 10 years, with approximately 52 fewer students anticipated by the 2033-34 school year.

KEY FACILITY CONDITION IMPROVEMENT NEEDS

- Re-paint exterior concrete walls and repair and repaint metal panels.
- Plan for replacement of the metal roof above the play structure.
- Replace bark chips with rubber surfacing at the play structure area.
- Update gymnasium with new flooring and replace carpeted walls with gym padding and wall protection.
- Update library to improve visibility to hallway.
- Re-paint all interior walls.
- Add walk-in freezer.
- Fully fence playground and covered play. Fence exterior courtyards for school use.
- Replace Domestic Main RP backflow device.
- Replace all interior lighting and add lighting controls.
- Replace parking lot light and poles.
- Replace the main electrical equipment and distribution panels.
- Replace fire alarm panel.
- Replace existing analog cameras and DVRs; add

additional cameras.

- Provide dedicated spaces and cooling for telecom rooms to avoid damaging expensive equipment.
- Replace outdated projectors with new technology that can be supported.
- Replace phone system.
- Add hardwired lockdown buttons and panic/duress button. Add 2-button call switches
- Replace paging system.

EDUCATIONAL ADEQUACY

- The cafeteria and the library are both large spaces, adequate for the needs of the school. The library has a variety of flexible furnishings.
- The school has a secure entry vestibule.
- Although there are separate bus and car lanes (for pick-up and drop off), congestion is an issue at this site.
- Classrooms are generous in size.
- The school has a several options to accommodate varied group sizes and activities.
- Office spaces, particularly conference room spaces, are needed.

Long Range Facilities Planning Committee

July-October 2024

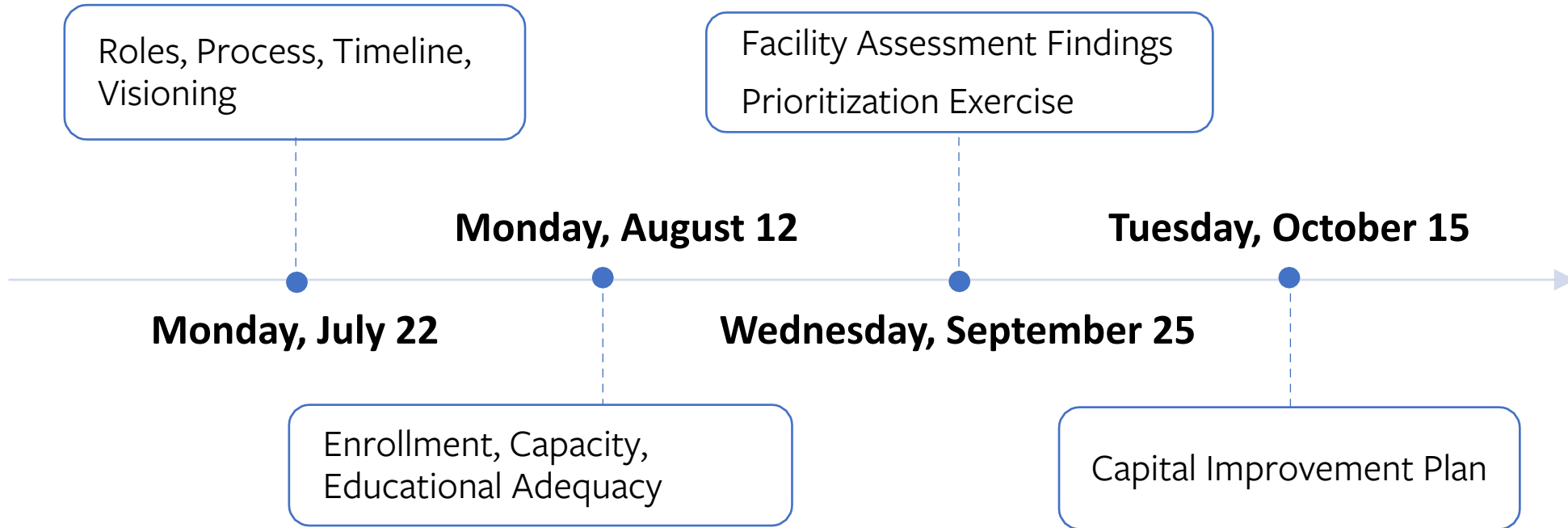
LRFP Committee

- In late summer 2024, Lincoln County School District organized a Long Range Facilities Planning committee to develop a vision for aligning its school facilities with the District's goals in support of next generation learning approaches.
- The Committee met four (4) times between July-October 2024.

Committee Members:

Dr. Majalise Tolan, Superintendent
Jolee Bancroft, Parent/Business Owner/Community Member
Rich Belloni, Facilities Director
Kristin Takano Becker, Principal Yaquina View
Kim Cusick, Business Services Director
Bryan Freschi, Technology Director
Tim Kaufman, Facilities Manager
Alissa Lane Keene, Confederate Tribes of Siletz Indians Education and Cultural Program Director
Liz Martin, School Board Member
Jeff Sweet, Confederate Tribes of Siletz Indians Education Specialist - Siletz Area Office
Peter Vince, School Board Member
Dan Hess, BRIC Architecture Inc.
Thea Wayburn, BRIC Architecture Inc.

LRFP Committee Schedule



“North Stars” for Facilities Planning

North Stars Overview

- The North Stars served as a foundational vision for aligning educational goals with facilities needs, helping the Committee to identify and prioritize capital improvement projects.
- The draft North Stars were developed through the following process:
 - Documented the outcomes of the group work from the LRFP Committee’s kick-off meeting.
 - Organized into key themes.



North Stars

- Build schools that inspire, motivate, and reflect the unique needs of students of today and reflect the pride of the community.
- Provide equitable opportunities for all children across the entire LCSD community.
- Utilize technology to inspire growth and creativity in our students.
- Offer CTE programs and curriculum at all grade levels that adapt to changing needs in the real world.
- Provide meaningful cross-discipline and alternative educational opportunities.
- Recognize the importance of bilingual education for all students.
- Support activities outside the classroom including music, the arts and extracurricular activities.





Prioritization Criteria for Capital Improvement Projects

Top Ranked Prioritization Criteria

Improved Learning Environments: Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning. (6)

Infrastructure and Maintenance: Maintenance needs & infrastructure improvements to ensure the longevity of facilities. (6)

Future-Ready Spaces: Ensures that school facilities are equipped with up-to-date technology infrastructure and are adaptable to evolving educational needs driven by technological advancements. (6)

Cost-Effectiveness: Provides the greatest impact within budget constraints. May be eligible for grant funding. Can realistically be funded / accomplished without bond funding. (3)

Equity and Inclusion: Equitable access to educational resources and opportunities for all students. (2)

Capacity and Enrollment: Addresses overcrowding and/or underutilization of facilities. (2)

Capital Improvement Plan

Capital Improvement Plan: Tier 1

Tier 1 (0-5 Years)

- Repaint interior and exterior surfaces at all schools.
- Provide dedicated CTE spaces at all schools (classrooms, labs, support space) and/or upgrade existing facilities (at high schools).
- Remodel restrooms and/or locker rooms to provide private and accessible amenities.
- Expand Music Room at Taft Elementary.
- Provide early childhood space at Toledo Elementary.
- Replace metal roofing on east campus of Newport HS.
- Complete the replacement of asphalt shingle roofing and upper siding at Crestview Heights Elementary.
- Expand SLC at all elementary schools.
- Systems Improvements at Yaquina View Elementary, Toledo Jr/Sr HS, Taft 7-12, Newport Middle School and Newport High School.
- Replace all parking lot lighting (and poles) at all schools.
- Replace phone systems at all schools.
- Provide dedicated spaces (with cooling) for telecom rooms; Install new racks and provide wire management at All Schools.
- Replace clock system at Taft 7-12.
- Add intrusion system, all school buildings (Blue Button) except Sam Case Elementary (add hardwired lockdown buttons and panic/duress blue button). Provide hardwired lockdown button in office at all schools.
- Add 2-button call switches at all schools except Sam Case Elementary, Yaquina View Elementary and Newport Middle School.
- Replace fire alarm panels at select school buildings.
- Replace football turf field at Newport High School.
- Replace track at Taft 7-12 and Newport High School.

Capital Improvement Plan: Tier 2

Tier 2 – 6 to 10 Years

- Replace rusted grilles on exterior windows at Yaquina View Elementary. Replace metal roofing at rooms 26 and 27 at Yaquina View Elementary.
- Interior Finish Upgrades at Toledo ES which include flooring and wall finish upgrades to the gymnasium and new library shelving and furnishings. Exterior improvements include planning for replacement of metal roof above the play structure.
- Interior Upgrades at Taft 7-12 which include replacement of older rubber wall base, countertop replacement in (3) rooms, science room upgrades and carpet replacement in (3) rooms and replacing stair coverings at stairs leading to stage. Exterior improvements at Taft 7-12 include re-coating the built-up roofing assemblies, replacing the rusted metal panel roofing and repainting exterior handrails, soffits, and the overhead door at for the Shop.
- Interior Upgrades at Crestview Heights ES which include replacement of the operable partition at the stage, replacement of flooring in the kitchen and the library and repairing damaged wall padding in the gymnasium.
- Play shed additions at Oceanlake Elementary, Taft Elementary and Yaquina View Elementary.
- Add acoustical treatment to the walls in the cafeteria at Sam Case Elementary.
- Construct Performing Arts Facilities at each Waldport HS, Newport Middle, Newport High School, and Toledo Jr/Sr High School (facilities would include Band, Choir and Drama classrooms and drama storage).
- Replace wood bleachers at Crestview Heights Elementary, Taft Elementary, Newport Middle School, Newport High School, Toledo Elementary and Taft 7-12 (both gyms).
- Systems Improvements at Crestview Heights Elementary and Taft Elementary.
- Provide or replace lighting controls at all schools.
- Replace outdated projectors with new technology that can be supported at all schools.
- Replace existing analog cameras and DVRs at select school buildings.
- Replace all bark chips on playgrounds with rubber surfacing and install new and accessible equipment (all elementary schools).
- Asbestos Testing at select schools
- Install turf field – all fields at Elementary Schools.
- Resurfacing parking lot(s) at Oceanlake Elementary.
- Replace damaged turf fields at Waldport Middle and High School.

Capital Improvement Plan: Tier 3

Tier 3 – 11+ Years

- Interior Upgrades at Sam Case Elementary which include replacement of classroom and library furnishings.
- Replace carpeting in (9) classrooms at Taft Elementary.
- Replace fixed cabinetry in (3) classrooms at Crestview Heights Elementary.
- Add wainscoting to existing hallway walls at Yaquina View Elementary and Sam Case Elementary.
- Classroom Furniture replacement at Oceanlake Elementary.
- Interior Finish Upgrades at Toledo Jr/Sr HS which include adding acoustic treatment and wainscoting to walls.
- Add wainscoting to hallway walls and replace operable partition at stage at Newport Middle School.
- Address issues with hard surface flooring on both floors at Newport Middle School and Toledo Jr/Sr HS (7-8 wing).
- Remodel (2) science classrooms on the east campus of Newport High School.
- Remodel kitchens at Toledo Jr/Sr HS and Newport High School.
- Provide (2) sets of double stack ovens for the kitchen at Taft 7-12.
- Add walk-in freezer at Toledo Elementary.
- Replace kitchen island and existing oven at Oceanlake Elementary.
- Replace dishwasher at Taft Elementary and add wall protection to walls.
- Add a conference room at Oceanlake Elementary.
- Expand weight room at Taft 7-12.
- Upgrade locker rooms at Taft 7-12.
- Construct field house at Taft 7-12.
- Remodel the kitchen at Yaquina View Elementary.
- Remodel former office space at Sam Case Elementary.
- Replace the main electrical equipment and distribution panels and domestic main backflow device at Toledo Elementary.
- Replace domestic piping with PEX piping at Oceanlake Elementary.
- Replace existing fluorescent lighting with LED lights, all schools.
- Add generators to Taft Elementary, Sam Case Elementary, Oceanlake Elementary, Yaquina View Elementary, Toledo Jr/Sr HS, and replace generators at Newport Middle School and Taft 7-12.
- Add access gates at all school entry points
- Install grilles on basement windows at Taft Elementary.
- Full fence all school sites.
- Remove trees close to Sam Case Elementary.

