Objectives:

- Expand upon the work of the Facilities Master Planning (FMP) Committee (02/2016 – 11/2016)
- Meet the requirements of Oregon Administrative Rule (OAR) 581-027-0040
- Identify the long-term needs of the District’s facilities to best serve students in a 21st century learning environment
Provide the District a course of action for the next 10 years in regard to essential facilities upgrades and potential funding sources

Components:
- Population Projections
- Education vision of local community
- Collaboration with local government planning
- Community involvement
- Proposals for funding
- Analysis of District’s facilities ability to meet current national educational adequacy standards
- Considerations for historic preservation
Long Range Facilities Planning Committee

Committee Members:

<table>
<thead>
<tr>
<th>Rosemary Abel</th>
<th>Chris Hawkins</th>
<th>Dawn O'Grady</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aletha Bonebrake</td>
<td>Pat Heriza</td>
<td>Beth Shirtcliff</td>
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<tr>
<td>Kevin Cassidy</td>
<td>Mark Johnson</td>
<td>Tim Smith</td>
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<tr>
<td>Charlene Chase</td>
<td>Chris Knoll</td>
<td>Dan Srack</td>
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<tr>
<td>Richard Chaves</td>
<td>Katie Lamb</td>
<td>Jeff Tomac</td>
</tr>
<tr>
<td>Tabor Clark</td>
<td>Tammie McEnroe</td>
<td>Jim Tomlinson</td>
</tr>
<tr>
<td>Josie Gaslin</td>
<td>Kim Mosier</td>
<td>Craig Ward</td>
</tr>
<tr>
<td>Sonny Gulick</td>
<td>Bruce Nichols</td>
<td>Ma’Lena Wirth</td>
</tr>
</tbody>
</table>
LRFP Committee Process

Established in March, 2017, and met 12x through January, 2018

Accomplishments To Date:
- Reviewed the findings of the Facilities Master Planning (FMP) Committee;
- Toured Baker SD facilities, met with staff and administration;
- Toured other regional K-12 facilities (*Pendleton, Hermiston, Boardman*);
- Discussed building staff survey feedback;
- Reviewed Capacity Analysis and Enrollment Projections;
- Discussed Economic and Community Development considerations;
LRFP Committee Identified Priorities
as ranked by the LRFPC, January 2018

What problems are we trying to solve?

1. Capacity
2. Safety and Security
3. 21st Century Learning Environment
4. Operational Costs and Energy Efficiency
5. Deferred Maintenance and Repair Costs
6. Community Facilities
7. Technology
8. Limiting Transitions for children and families
How Has the District Addressed Deferred Maintenance?

- Average age of District’s instructional facilities is 82 years!
- General fund budget is meant to keep current systems functioning
- The District has implemented a comprehensive method to track all maintenance projects
- The District works on a 5 year investment plan
- Within this plan funding is set aside to address major capital improvements, as needed
Recent Capital Investments

○ South Baker roof $150k - 2011
○ BHS gym remodel $150k (grants) - 2014
○ Brooklyn bus lane and landscaping $75k – 2015
○ South Baker bus lane and landscaping $60k – 2015
○ BHS heating system upgrade $1.5m - 2016
○ BHS parking lot paving $50k - 2016
○ South Baker Gym floor $15k – 2016
Role of Schools in Community Development

- Strong schools are foundational to a vibrant community
- Major events benefit Baker business owners and community:
  - 1A Basketball Tournament
  - East/West Shrine Game
- Schools provide a critical “look to” point for recruiting and retaining businesses and employees
- Source of community pride!
Proposed Facility Scope Includes:

- Repurpose Brooklyn for Baker Early Learning Center (BELC)
- Upgrade existing and/or new construction for Grades 1-6
- Updates for Haines and Keating
- Upgrade Baker High School Football Stadium
- Convert Baker High School into a 7-8 / 9-12 instructional center
Baker Early Learning Center (BELC)  
Ages: Birth to Kindergarten

Repurpose Brooklyn Primary for Early Learning Emphasis

- Full service facility for young children and families (through Kg)
  - Enrichment Center in collaboration with Community Partners
  - On site family services, including health and dental screening, mental health support, nutritional support, literacy and numeracy activities, etc.
  - Setting the stage for long term educational benefit
  - State of the art security and safety systems

- Similar programs in Oregon have been highly successful
Maximize BHS for a 7-8 / 9-12 Instructional Center

○ Dedicated learning space for 7\textsuperscript{th}/8\textsuperscript{th} grade students at Baker HS
  ○ Current HS enrollment at ~440 students in 2017; can accommodate ~830 students based upon available square footage
  ○ 7\textsuperscript{th}/8\textsuperscript{th} grade students gain access to advanced educational opportunities and vocational/technical programs
  ○ Design will address safety and security concerns as well as necessary facilities improvements
  ○ Targeting upgrades/additions to existing PE Gym and locker rooms
BHS 7-8 / 9-12 Instructional Center
Conceptual Floor Plan

Baker High / Middle School
Grades 7-12
Reconfiguration

MS 7-8 = 250 Students
12 General Classrooms
*Requesting 13 classrooms (21,600 sq ft)

HS 9-12 = 450 Students
16 General Classrooms
* Requesting 22 High School Classrooms does not include any RBT program square footage or Science Classrooms (21,600 sq ft)

Student Health Center
Grades 7-12
2,800 Approx Sq. Ft Remodel

Administration
Remodel / Addition
2,400 Approx Sq. Ft Remodel
2,400 Approx Sq. Ft Addition

First Floor

Second Floor
How Do We Address Grades 1 – 6?

LRFPC proposes two options for Board and Community discussion:

- **Option 1:** Rejuvenate existing Central High School and new construction on current Middle School campus
  - Central High School (currently surplused) built 1916
  - Current Middle School facility built in 1934

- **Option 2:** New construction on District owned property north of Sports Complex
  - Property purchased Fall 2017
  - Approx. 12 acres
Option 1: Rejuvenate Central High School
New Construction on Current Middle School Campus

LRFPC recognizes historic significance and challenges surrounding Central High School
- LKV Architects and Wenaha Group recently toured the facility
- 17 instructional spaces were identified
- Need to address safety and security systems
- Scope of work at Central would include
  - “Like for Like” renovation: retain existing floor plan
    - Repurpose classrooms to accommodate Intermediate grades
    - Address ADA, structural, HVAC, building envelope and technology concerns
    - Upgrade auditorium
    - Mitigate hazardous materials
    - Acknowledge that potential unforeseen conditions may require additional investment
  - Enhance downtown core of the community
Why a new building? Concerns With Existing Middle School Facility

Challenges with current Middle School facility:

○ ADA access, building envelope, HVAC, etc.
○ Does not support 21st Century learning environment
  ○ Multiple safety and security issues
  ○ Inconsistent room size and configuration
  ○ Lack of space for support services and administrative offices
  ○ Challenging “flow” to the building
  ○ No cafeteria, support spaces, music or auditorium
New Construction on Current Middle School Campus

- New construction addresses
  - State of the art safety and security systems
  - Primary grade classrooms
  - Multi-purpose spaces for media/library/hands on learning
  - 21st Century collaboration/break out spaces
  - Separate cafeteria
  - Competitive gym / practice space
  - Dedicated space for support and enrichment activities (music, PE, reading and math interventions)
  - On-site parking with dedicate drop-off/pick up zones
Central School Campus Conceptual Plans

○ Campus Site Plan:
  ○ Central @ 64k SF
  ○ New Const. @ 82k SF
  ○ Total @ 146k SF
  ○ Ample offsite parking
  ○ Designated Bus Drop Off
  ○ Outdoor Play Area
New Construction - Current MS Campus: Primary Building Conceptual Plans

- First Floor:
  - ~53k Square Feet
  - 1st and 2nd Grade spaces
  - Competitive Gym
  - Media Center/Library
  - Collaboration Space
  - Specialized Learning
  - Cafeteria for Grades 1st-6th
New Construction - Current MS Campus: Primary Building Conceptual Plans

- **Second Floor:**
  - ~29k Square Feet
  - Space for additional grades
  - Collaboration/Breakout Learning Space
  - Specialized Learning
Central School Rejuvenation: Conceptual Plans

- **Central:**
  - State of the art safety / security systems
  - Intermediate Grades
  - Auditorium
  - ~64k SF total
Option 2: New Construction North of Sports Complex

- State of the art safety and security systems
- Addresses 21st Century collaborative/breakout learning spaces
- Accommodates 1st - 6th Grades
- Easy access to 7-8 / 9 – 12 campus
- Designated cafeteria
- Multi-purpose spaces for media/library/hands on learning
- Competitive gymnasium and practice spaces
- On-site parking with dedicate drop-off/pick up zones
- Approximately 95k SF of new construction
North of Sports Complex
Campus Conceptual Plans

- Single story
- Approximately 95k square feet
- Competitive gymnasium and practice spaces
- Collaboration/Breakout Learning Space
- Ample offsite parking
Cost Estimates and Funding

- LRFPC recommendation addressed priorities
- LRFPC reviewed multiple funding options and cost estimates
  - Researched capital investment through grant opportunities
  - Weighed community’s investment capacity as compared to need for meeting 21st educational models
  - Compared investments made by neighboring districts and communities
## Cost Estimates

<table>
<thead>
<tr>
<th>Projects with Central Rejuvenation</th>
<th>Budget</th>
<th>Projects with New Construction North of Sports Complex</th>
<th>Budget</th>
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<tr>
<td>BELC</td>
<td>$4,000,000</td>
<td>BELC</td>
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<td>Keating &amp; Haines</td>
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<td>Keating &amp; Haines</td>
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<td>Baker High Athletic Stadium</td>
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<td>Central Rejuvenation Contingency</td>
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<td>New Construction: Primary Building</td>
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<td></td>
<td>$65,124,107</td>
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## Bond Rate Analysis

### In Example:
- **20 year**
- **$50m**
- \(0.54 \times 5 = 2.70\) per $1,000 AV

- **30 year**
- **$50m**
- \(0.41 \times 5 = 2.05\) per 1,000 AV

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<tr>
<th>Structure</th>
<th>10 Year Maturity</th>
<th>20 Year Maturity</th>
<th>30 Year Maturity</th>
<th>Stepped Structure</th>
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<td><strong>Borrowing Amount</strong></td>
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<td>2040-2049</td>
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<td><strong>Interest</strong></td>
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<td>Cushion Above Current Interest Rates</td>
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<td>+1.50%</td>
<td>+1.50%</td>
<td>+1.50%</td>
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<td>True Interest Cost (TIC)**</td>
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<td>5.01%</td>
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<td>Total Interest Paid</td>
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<td>Total Interest Cost % of Borrowing Amount</td>
<td>23%</td>
<td>64%</td>
<td>120%</td>
<td>97%</td>
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# Comparable Bond Rates

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<thead>
<tr>
<th>District</th>
<th>Extended ADMw (10-27-17)</th>
<th>Assessed Value (Net of Urban Renewal)</th>
<th>2018 Levy Rates</th>
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<td></td>
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<td>Permanent Rate</td>
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<td>Hermiston SD 8</td>
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<td>Pilot Rock SD 2</td>
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<td>North Powder SD 8J</td>
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<td>Imbler SD 11</td>
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<td>Milton-Freewater Unified SD 7</td>
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<td>Annex SD 29</td>
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<td>Harper SD 65</td>
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<td>Malheur County SD 51</td>
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<td>7,302,050</td>
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Comparable Bond Rates

2018 School District Bond Rates

Levy Rate ($/1,000 AV)
Potential Funding Opportunities

- Oregon Department of Education (ODE) OSCIM Grant
  - Up to $4 Million
- Seismic Grant Application
- Energy Trust of Oregon (ETO) Incentives
  - New Construction and Existing Buildings
  - Cascade Natural Gas projects only
- Oregon Trail Electric Coop (OTEC) and Bonneville Power Administration
  - Electric only incentives
- Economic and Community Development Grants
Next Steps

- Share LRFPC conceptual plans with community stakeholders
- Elicit and incorporate community feedback
- Reconvene LRFPC to review community feedback
- Recommendation to Board based on community input
Thank You!