

Sites and Facilities 2012 Update

In the spring of 2012, the Superintendent requested the most recent Sites and Facilities Committee be invited to review and update the recommendations contained in the *“Bend-La Pine Schools 2010 School Facility Plan”*.

Enrollment Update

In preparation for the update, the Population Research Center at Portland State University (PRC) was asked to update its 2009 *“Bend-La Pine School District Population and Enrollment Forecasts 2010-2011 to 2030-2031”*. In addition to updating enrollment figures, the original 2010 population forecasts were replaced with 2010 census data and recent birth data were incorporated in the forecast model. Lastly, we are using actual 12-13 enrollment counts as a base.

In summary, forecast shows net in-migration will mitigate a reduction in Kindergarten and 1st grade students entering mid-decade, and full day kindergarten starting in 2015-16 will tend to increase enrollment. However, PRC expects slower elementary enrollment growth in the last half of this decade as a result of the birth decline. The updated forecast anticipates enrollment in Bend-La Pine Schools of 19,264 students by 2020 and enrollment of 23,116 students by 2030.

Capacity Analysis

These updated enrollment data were incorporated into an updated capacity *“Analysis for Bend-La Pine School District: 2009 to 2030”*. The data shows that the need for an additional 300 seats of elementary capacity remains unchanged from the *2010 School Facility Plan*. The forecast shows this need in Bend no later than the fall of 2016. With Pine Ridge, William E Miller, Bear Creek and High Lakes essentially at capacity in 2012-13, it makes sense that the additional 300 seats be located to relieve the pressure on these schools.

In addition, the need for middle and high school capacity has been advanced in time. The committee noted that sufficient school capacity in south county (La Pine and Sunriver) is available for the foreseeable future. The committee requested and received additional refinement analyses for middle and high school capacity needs in the Bend urban area.

Based on the refined analyses, the need for a new high school was unchanged and remained in the 2020-21 school year. However, the timing of need for a new middle school in the Bend area advanced to at least 2017-18, well within the development period covered by this plan update. In fact, the committee considered several demographic and logistical factors, which may move the need for middle school capacity up to 2016-17.

Having established the need for additional middle school capacity in the Bend area, the committee reviewed estimates of middle school enrollment for 2017-18 based on proxy attendance areas associated with two possible middle school locations. Due to the actual and anticipated enrollment growth patterns for middle school students, the committee felt the western location located on Shevlin Park Road better distributed capacity than the previously identified southern location on Murphy Road. The

committee considered a variety of other factors including sewer development concerns, traffic constraints, socioeconomic balance, and prior attendance boundary adjustments to equalize enrollment. In balance, the committee found the Shevlin site better served the anticipated middle school enrollment patterns for the near term, and the Murphy site was considered to be appropriate for subsequent middle school development.

Projects for Existing Facilities

At the time of the Superintendent's request, the recommended projects list for existing facilities compiled by the 2010 Sites and Facilities Committee was two years old. Facilities Development staff conducted another survey of all the existing facilities using the same review procedure utilized in 2009. This survey realized an additional 40 projects to be considered along with the original 183 recommended projects. Including an allowance for a new middle school and a new elementary school, the revised project list totaled \$128,726,753.

A sub-committee was responsible for evaluating the new list of potential projects, prioritizing and scrutinizing the old projects and the new projects along with the possibility of adding the two new schools. During the course of meeting once a week over several months, the TAC Committee determined that a new middle school and elementary school was required. The Existing Facilities Committee finalized their review based on this information and provided a recommendation of a final list of priority projects in the amount of \$97,927,080, which included 138 projects, a new middle school, and a new elementary school (Appendix A).

Debt Structure

The committee expressed strong interest in maintaining a debt structure that allows for a steady property tax rate. The recent economic downturn has delayed the need for capital construction, so the stable tax rate has dropped to around \$1.60 per thousand dollars of taxable assessed value in 2012-13.

The committee reviewed a variety of capital construction grouping options to structure bond debt to meet capacity and other facility needs over time while maintaining a stable property tax rate. The recommended bond amount of approximately \$98,000,000 will maintain the rate at around \$1.60 per thousand dollars of taxable value. The committee recommends a May 2013 election request to meet the needs identified for the next five years. In addition, debt capacity would be available to support an additional capital construction request as soon as May of 2018.

Recommendation

The Sites and Facilities committee is pleased to recommend the attached list of priority projects (Appendix A) in the amount of \$97,927,080, which includes 138 projects, a new middle school, and a new elementary school, be placed on the May 2013 ballot as a bond levy request for capital construction.