



Report on the Sites and Facilities Committee Work

By: Mike Tiller

February 22, 2022

This document summarizes the Bend-La Pine Schools' Sites and Facilities planning process and committee report.

PROCESS

Bend-La Pine Schools regularly engages in long-range planning efforts to ensure exceptional educational facilities are provided and maintained throughout the district.

In September 2021, the district began a new school planning process, to update the 2017 Sites and Facilities Plan and plan for growth through 2042.

The first phase of this process was to convene a committee of community members and staff to deliver the Board charge to:

1. Assess existing facilities for needed capital improvements
2. Identify future capacity needs due to changing enrollment
3. Assess current usage and future needs of the Education Center
4. Assess highest and best use of existing land holdings
5. Seek and receive public input
6. Form subcommittees as needed
7. Report to the BLPS Board

The second and final phase of the process will be for staff to take the priorities developed by the Sites and Facilities Committee and prioritize the top projects from each facility into a final list of projects needed within the next five years. In addition, staff will develop a cost estimate for this prioritized list of identified needs for the next five years. This second phase will occur from February through June with the final Sites and Facilities report to the Board in June/July 2022

PHASE ONE – COMMITTEE REPORT

Over the course of five months, a committee of 18 individuals met regularly to create and agree upon the following recommendations:

List of improvements and expansions to existing facilities prioritized by facility
Development of a 20-year asset preservation plan
Capacity and determination of when new schools will be needed
Highest and best use of existing land holdings
Current usage and future needs of the Education Center

Prioritizing a List of improvements and expansions needed within the next five years

The Committee reviewed a list of 379 projects in the following categories: safety and security, instruction and operation, parity across schools, asset preservation, and sustainability and labor conservation. The list was developed by staff from each facility as well as from our various departments across the District. The Committee prioritized all projects by facility grouping them first by those needed in the next five years with the remaining projects placed in the 10-year priority category. The majority of the high-ranking projects fall into the asset preservation and safety and security categories. Some of the common themes across facilities include projects such as updating fire alarm systems, roof maintenance and repair, and long-term master planning to allow us to continue using schools built decades ago for instructional models of today and tomorrow.

Development of an asset preservation plan by facility

The Sites and Facilities Committee recommended that we include in the Sites and Facilities Plan a roadmap and timeline for major renovations needed in our facilities over the next 50 years. This recommendation will be included in our final Plan.

Capacity and determination of when new schools will be needed

Future capacity needs are determined by enrollment forecast. Each time we refresh the Sites and Facilities Plan we contract with Portland State University Population Research Center (PSU) to project our enrollment over the next 20 years. Relying on this (PSU) model, the Committee determined that the district does not have adequate capacity to accommodate the enrollment growth that is forecasted over the 20-year planning horizon. However, the district will have adequate capacity within the next 10 years. Accordingly, there is no need to plan for new schools in the five-to-seven-year term. If actual enrollment exceeds the forecast in the next 2-3 years, a Sites and Facilities Committee should be re-convened to review and update the Report.

Although it is estimated that the district, overall, will not be able to meet the forecasted enrollment over the 20-year planning horizon, schools in the southern area of the district were found to have adequate capacity, including La Pine Elementary, Rosland Elementary, Three Rivers Elementary, La Pine Middle School, and La Pine High School.

Throughout the remainder of the district (primarily Bend), enrollment is forecast to exceed available capacity and additional schools will be needed. The district should anticipate opening the following schools over the 20-year planning horizon:

Three 600-student elementary schools. Capacity is forecast to be exceeded in the following school years: 2031-32, 2035-36, 2039-40.

One 800-student middle school. Capacity is forecast to be exceeded in school year 2036-37.

One 1,500-student high school. Capacity is forecast to be exceeded in school year 2040-41.

Current usage and future needs of the Education Center / possible alternative sites

The Education Center is used for Bend-La Pine Schools' administration offices, programming for secondary students, IT department and it is partially leased by the High Desert Education Service District (ESD). The Committee reviewed a summary of the property from staff, an aerial photograph, and an assessment of the strengths and weaknesses and determined that the building is well sized, well located, and provides a great central location for district operations. Redevelopment potential and marketability are limited by its zoning, general plan designation and historic listing. Given the strengths and weaknesses, the Committee recommends that the building be maintained for its current use. As needed, the District could expand into space currently leased to the ESD, and potentially move the secondary student programming off-site.

Highest and best use of existing land holdings

The district owns a number of properties that are not currently being used to provide student instruction or assist in the facilitation of student instruction. They are considered "land held for future use". These properties include a mix of large vacant parcels that could accommodate school sites, large lands immediately adjacent to developed District sites that could accommodate another school, and/or smaller remainder parcels immediately adjacent to school sites. The existing land holdings came into the district's ownership a number of ways, some were acquired to accommodate planned enrollment, some were donated, some are extra areas abutting sites that were acquired and developed to district specifications. The Committee reviewed each of the "existing land holding" sites, including a summary of the property from staff and aerial photographs.

The general consensus of the Committee is, because the district is expected to grow over the next 20 years and land is increasingly more challenging to obtain (particularly within central urban areas), the district should retain larger properties that could accommodate future schools. Existing large acreage areas should be held to provide school sites, or they could be held for a potential future sale or trade, to assist with future school siting needs.

The Committee recommends the following exceptions:

- 1) The 1-acre parcel immediately adjacent to Silver Rail Elementary. Staff should evaluate three options: affordable/employee housing, collaboration with Bend Metro Park and Recreation District for field use, or the sale and return of the proceeds to the capital fund. Staff will present a recommendation to the Board for consideration at a future meeting.
- 2) The 1.95-acre parcel between Summit High School and Pacific Crest Middle School. Staff should evaluate two options: affordable/employee housing or parking for Summit HS. Staff will present a recommendation to the Board for consideration at a future meeting.
- 3) The 12-acre triangular area of land north of High Desert Middle School was re-designated for commercial use as part of the City's Southeast Area Plan. Staff will evaluate best options for sale of this land and present a recommendation to the Board for consideration at a future meeting. The remaining land around High Desert Middle School should be held for future development.

As mentioned earlier, this report wraps up phase 1 of the Sites and Facilities planning process. The final phase in the process includes further prioritization of projects within the five-year needs category as well as costing these projects. Once complete, staff will finalize the Sites and Facilities Report and provide the report to the Board at a future meeting. This final report will also be included on our website for review.

We would like to thank the Sites and Facilities Committee for sharing their vast knowledge and many hours of work in this process. They reviewed 379 projects, discussed many different types of data and are providing very thoughtful recommendations that, when implemented, will allow Bend-La Pine Schools to continue to provide a high level of service to our communities for many years to come.