

Bend-La Pine Schools



Sites and Facilities Plan 2022

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Exhibits

- Exhibit A** – List of improvements and expansions to existing facilities needed within five years
- Exhibit B** – Enrollment Forecast Data
- Exhibit C** – Enrollment Study Materials - Lora Nordquist
- Exhibit D** – Efficient Use of Schools Study
- Exhibit E** – Maps of Existing Land Holdings

Thank You

Bend-LaPine Schools thanks the 2021-2022 Sites and Facilities Committee for participating in an extremely valuable community service. Over the course of five months Committee members met regularly to create and agree upon the recommendations discussed in this report. Committee discussions were open and respectful, filled with intelligent dialogue, and concern for the Bend-La Pine Schools' students, parents, teachers, and service areas. The District values the input from the community in its planning efforts. The committee members would also like to thank the Board for the opportunity to have participated in this planning process.

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Summary

This document is the final 2022 Bend-La Pine Schools' Sites and Facilities Plan. This report summarizes a yearlong community based process and provides the following items:

- Prioritized list of improvements and expansions to existing facilities needed within the next five years
- Capacity and areas of new schools needed in a 20-year planning period
- Highest and best use of existing land holdings
- Current usage and future needs of the Education Center

Although this Plan is a 20-year plan, the District convenes the Sites and Facilities Committee every five years to update the Plan using the best available information. While the Committee considers needs over the next 20 years, when considering our current facilities their focus is mainly on the needs in the next five to seven years.

List of improvements and expansions needed within the next five years

The complete list of improvements and expansions needed within five years is included as Exhibit A. The original list reviewed by the committee evaluated over 437 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. The list of 89 projects included at Exhibit A come from the original list of 437 projects and include those projects needed within the next five years. The list includes the estimated cost for each of the 89 projects.

Development of an asset preservation plan by facility

The Sites and Facilities Committee recommended that we include in the Sites and Facilities Plan a long-term schedule for major renovations to our facilities. This schedule is based on the age of the facility and the facility's history of renovations. We have included this information in chapter two of this report.

Capacity and determination of when new schools will be needed

Future capacity needs are determined by enrollment forecast. Relying on a Portland State University (PSU) Population Research Center (PRC) model, the Committee determined that although the District does not have adequate capacity to accommodate the enrollment growth that is forecasted over the 20-year planning horizon, the District does have sufficient capacity within the next 10 years. Accordingly, there is no need to plan for new schools in the five to

seven-year term. If the enrollment exceeds the forecast in the next 2-3 years, a Sites and Facilities Committee should be re-convened to review and update this Report. Although it is estimated that the District, in its entirety, 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, 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: 2031-2032, 2035-2036, 2039-2040.
- One 800-student middle school, capacity is forecast to be exceeded in school year 2040-2041.
- One 1,500-student high school. Capacity is forecast to be exceeded in school year 2040-41.

Enrollment projections and forecasting methodology are included as Exhibit B.

Areas for future schools to satisfy the needs of the district through 2035

Utilizing City of Bend Urban Growth Boundary (UGB) Expansion forecasts, Deschutes County records, building permit data, and development data, the location of enrollment growth was projected, availability of land was considered, and areas of school need were identified. With regard to enrollment, there has been more uncertainty over the last two years. Over the next few years, the Committee recommends the District monitor enrollment growth by zone and adjust timing if necessary based on actual growth. School areas that are projected to need schools are listed below:

- Elementary schools:
2031-2032 12-15-acre site in the Southwest Sector
2035-2036 12-15-acre site, in the Northwest Sector
2039-2040 12-15-acre site in the Southeast Sector.

General Notes

Strategically place schools, use school boundary adjustments as needed. Revisit specific locations in the next Sites and Facilities Plan update

- Middle School
2036-2037 25-acre site – Site currently owned by District

General Notes

Strategically place school, and use school boundary adjustments as needed.

- High School
2040-2041 50-acre site - Reassess location needs in subsequent Sites and Facilities Planning Efforts.

General Notes

Strategically place schools, utilize boundary adjustments as needed.

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

The Education Center is used for Bend-La Pine Schools' administration offices, student programs, IT department and it is partially leased by the High Desert Education Service District (ESD). After assessing the Education Center, including a summary of the property from staff, an aerial photograph, and an assessment of the strengths and weaknesses, the Committee determined that the building is well sized, well located, and it provides a great one stop shop for the District. Furthermore, redevelopment potential and marketability are limited by its zoning, general plan designation and historic listings. 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 being leased to the ESD, and potentially relocate student programs to an alternative site. Reassessment in five years (with the next Sites and Facilities Planning effort) is also recommended.

Over the years the City of Bend has considered a "town square" concept in this area. This Committee recommendation should not prevent the District from participating in any discussions related to this concept.

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. Not being utilized, 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, aerial photographs, and maps.

The general consensus of the Committee is, because the District is projected to grow 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.

Three exceptions to the general consensus position were recommended:

- 1) The 1 acre parcel immediate 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 should present a recommendation to the Board for consideration.
- 2) The 1.95 acres between Summit High School and Pacific Crest Middle School - staff should evaluate three options: affordable/employee housing or parking for Summit HS. Staff should present a recommendation to the Board for consideration.
- 3) The 12-acre triangular area of land north of High Desert MS was re-designated for commercial use as part of the City’s Southeast Area Plan. Staff should evaluate best options for sale of this land and present a recommendation to the Board for consideration. The remaining land around High Desert Middle School should be held for future development

This report outlines the information relied upon, the decision making process, and formalizes each recommendation of the Committee.

Chapter 1

Project Overview and Background

BEND-LA PINE SCHOOLS - MISSION

In an effort to carry out its mission, Bend-La Pine Schools (District or BLS) regularly engages in long-range planning efforts to ensure exceptional educational facilities are provided and maintained throughout the District. The most recent effort was completed in 2017 and resulted in a \$268.3 million bond measure and an associated capital improvement program. In the fall of 2021, the District began a new school planning process, to update the 2017 Sites and Facilities Plan and plan for growth through 2042. Long range, community-focused, planning efforts provide a consensus based, data driven platform, upon which strategic decisions and investments can be made; ensuring capacity for students, accommodation of changing instructional needs, school safety, and maintenance of community investments. Like any public investment, school development and maintenance require time, money, and a commitment from the community. Long-range, consensus based, planning efforts have proven to result in decisions that are guided by the best available information, that are consistent with the District’s purpose, mission, and core values, and that are supported by the community.

The road map to complete the Sites and Facilities Plan involves the following items:

Initial Phase

- Assess existing facilities / identify needed capital improvements
- Forecast enrollment
- Assess school capacity / identify needed capacity
- Assess current usage and future needs of the Education Center
- Assess the highest and best use of existing land holdings

Final Phase

- Establish a financial plan, including cost estimating, for the near-term projects

With the current planning effort, the Board has determined that the initial phase will be completed by a Sites and Facilities Committee. The final phase will be completed by the District, considering the recommendations of the Committee. Upon completion of all phases, staff will formalize the components into the Bend-La Pine Schools Sites and Facilities Plan.

Initial Phase

The initial phase of the Sites and Facilities Plan was accomplished with a Sites and Facilities Committee (Committee) and a Board “charge”. The members included of a mix of District employees and community volunteers. The members were drawn from a broad cross section of the community; teachers, administrators, developers, architects, engineers, public and private sector employees, parents and engaged community members. The Committee charge:

BLS Board Sites and Facilities Charge - September 14, 2021

Executive Limitations (EL#7) - Facilities: “The Superintendent shall not fail to refresh the 20 year long-range facilities plan every 5 years or more often to address student capacity, site-specific instructional needs, operational and maintenance needs. The planning shall not fail to include the following: a) Formation of a Sites & Facilities Committee to carry out the board-developed charge.”

Board-Developed Charge:

The Sites and Facilities Committee (SFC) shall:

1. Assess existing facilities for needed capital improvements
 - a. Repairs and deferred maintenance
 - b. Upgrades and expansion
 - i. Due to changing programming needs
 - ii. Due to equity considerations
 - iii. Address other needs such as building security, efficiency and seismic safety
2. Identify future capacity needs due to changing enrollment
 - a. Review enrollment projections and demographic trends
 - b. Assess expansion of existing facilities
 - c. Identify sites and capacity of new buildings
 - d. Identify land needs and possible sites
3. Assess current usage and future needs of the Education Center
 - a. Identify current strengths and shortcomings of existing building
 - b. Identify options for possible relocation of central administration, Strive¹ and the online program
4. Assess highest and best use of existing land holdings
 - a. Explore public-private partnerships to generate recurring revenue from current assets
5. Seek and receive public input
6. Form subcommittees as needed
7. Report to the BLPS Board
 - a. Prioritized list of improvements and expansions to existing facilities
 - b. Capacity and sites of new schools needed

¹ The program housed in the Education Center is Tamarack not Strive.

- c. *Ideal school sites for future schools to satisfy the needs of the district out to 2035*
- d. *Highest and best use of existing land holdings*

To accomplish the elements of the “charge”, the Committee developed a process, a timeline, and the steps of an efficient work plan. The work plan that was established was similar to prior sites and facilities planning efforts and included the Committee dividing itself into two sub-committees (the sub-committees are referred to in this report as “Sub-Committee” or “Committee”). One sub-committee focused on existing facilities (Existing Facilities Sub-Committee) and the other sub-committee focused on future needs (Future Needs Sub-Committee). The Committees met regularly (at least monthly) over a 5 month time period (September – January). Throughout the process it was typical for the district facilitators to provide the Committee with background data and information, and request that recommendations be made by the Committee. Committee members considered all information, discussed, clarified, and ultimately made necessary recommendations. Discussions often resulted in additional questions and/or additional topics for consideration; discussions continued until the Committee felt comfortable making formal recommendations.

The Existing Facilities Sub-Committee addressed the following “charge” item: 1 – Assess existing facilities for needed capital improvements.

The Future Needs Sub-Committee addressed the following “charge” items:

- 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

Charge Items 5, “Seek and receive public input” and 6, “Form subcommittees as needed” were incorporated into the Sites and Facilities process and this Sites and Facilities Plan is Charge Item 7, “Report to the BLPS Board”. This plan summarizes the processes, products, outcomes, and recommendations of the Committee’s work.

Final Phase

After the Committee’s work was complete, staff used the Committee’s prioritization work and spent the next five months reducing the list of projects to those needed in the next five years and estimating the cost of each of these projects. This final list is included at Exhibit A.

Chapter 2

Prioritized List of Improvements

2.1 List of Improvements needed

The Committee was tasked with Board charge item #1, assessing all existing facilities operated by the District, to identify needed capital improvements. The Committee was asked to consider repairs and deferred maintenance, along with potential upgrades and expansions due to programming needs, equity considerations, and other needs such as building security, efficiency and safety.

To accomplish its tasks, the Committee reviewed a list of 437 projects in the following categories: safety and security, instruction and operation, parity across schools, asset preservation, and sustainability and labor conservation.

The Committee assessed all facilities owned and operated by the District. In their assessment, committee members reviewed aerial photos, held site visits as needed, and considered input from: school staff, as well as, Maintenance, Diversity Equity and Inclusion, Transportation, Nutrition, and Technology and Safety departments.

Utilizing the best available information and having a clear understanding of each site's unique needs, the Committee combined, prioritized, and ranked over 437 facility improvement requests. The projects were first grouped by facility, then prioritized and grouped by those needed in the next five years with the remaining projects placed in the 10-year need 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 interior door hardware, fire alarm systems, roof maintenance and repair, and long-term master planning to allow the District to continue using schools built decades ago for instructional models of today and tomorrow.

After the Committee's work was complete, staff used the Committee's prioritization work and spent the next five months reducing the list of projects to those needed in the next five years and estimating the cost of each of these projects. This final list of 89 projects, with their estimated cost, is included at Exhibit A.

2.2 Planning for Major Remodel Needs

The Committee also established a long-term schedule for existing facilities asset preservation based on the following assumptions:

New buildings as well as existing buildings will need a major renovation every 50 years based on the date of construction or the date of the last major remodel.

Major renovations would include work such as interior remodel, space reconfiguration and mechanical, electrical and plumbing upgrades. Minor renovations would include work such as replacement or upgrade of cabinetry, flooring, ceilings, lighting, paint and lockers. The committee proposed the following major renovation schedule:

- 2022-2027 – Bend High School, Juniper Elementary School, Marshall High School, Thompson Elementary School Library
- 2028-2033 – Buckingham Elementary School, Jewell Elementary School, Cascade Middle School, La Pine High School
- 2034-2039 – Mountain View High School, La Pine Middle School
- 2040-2045 – La Pine Elementary School, Lava Ridge Elementary School, Elk Meadow Elementary School, Three Rivers School, High Desert Middle School
- 2046-2051 – High Lakes Elementary School, Sky View Middle School, Summit High School

Chapter 3 **Capacity and Sites of New Schools Needed**

Future Capacity Needs due to changing enrollment

To facilitate the process of identifying future capacity needs, the Future Needs Sub-Committee reviewed enrollment forecasts, and used development data to predict where and when growth would occur. The Committee considered available school capacity, and identified possible areas for future schools. The overall assessment included a review of statistical data from Portland State University's Population Research Center (PRC), GIS data from the City of Bend and the District, local development data, architectural studies, operational assessments, and alternatives to new school construction, and the consideration of measures to increase efficiencies at existing facilities.

3.1 - Enrollment / Forecasting Student Growth / Available Capacity

As in previous sites and facilities studies, the Portland State University Population Research Center (PRC) was used for enrollment forecasting. The PRC is an interdisciplinary public service, research and training unit for population-related data for the State of Oregon. The mission of PRC is to provide population data, information, and research analysis for Oregon and its communities. The District has historically selected the PRC for enrollment forecasts, finding them to be the best available and most reliable source of data. Some background on the PRC:

- PRC began providing service to the State of Oregon in 1956 under the Oregon Population Estimate Program
- They are the lead Agency working with the US Census Bureau
- Under Oregon Law, they provide coordinated population forecast for Land Use Planning efforts throughout the State
- They provide demographic consulting services
- The District has an established history with the PRC; since 2005 the PRC has provided the District with population trends and forecasts

The PRC Forecast was prepared for the District concurrently with the committee's work. Summary data was provided as the committee met. The Forecast utilized a Cohort/Component Model along with a Grade Progression Enrollment Model. The Cohort-Component Model establishes enrollment as a function of births, capture rates and migration, while the Grade Progression Enrollment Model tracks students through school years, adding the net migration to the forecast. The PRC data studied the District as a whole and provided low, middle and high growth scenario estimates. The Committee reviewed the data, the trends, and the conclusions, and determined that the methodology used by the PRC was appropriate to use for the current sites and facilities process. A complete copy of the final PRC forecast is included in Exhibit B.

3.2 - Enrollment Forecast Limitations

While the Committee agreed that the PRC provides the best available information, they also recognized that due to the uncertainty of enrollment that developed during the pandemic, the enrollment numbers and projections are subject to more volatility than in prior Sites and Facilities planning efforts. Because of this uncertainty, there may be opportunities for refinement over the next few years based on actual enrollment. District-wide high, middle, and low forecasts for 2022-23 differ by the estimated number of students who left District schools during the pandemic will return. The Committee reviewed actual enrollment numbers, the PRC three initial enrollment projections, building permit data, and development data.

3.2.1 2021-2022 Actual Enrollment

The Bend-La Pine Schools' actual enrollment for 2021-2022 was 17,500, a decrease of 111 students from fall 2020. It was the second consecutive annual enrollment decline, though much smaller than the extreme loss of 1,061 students between fall 2019 and fall 2020.

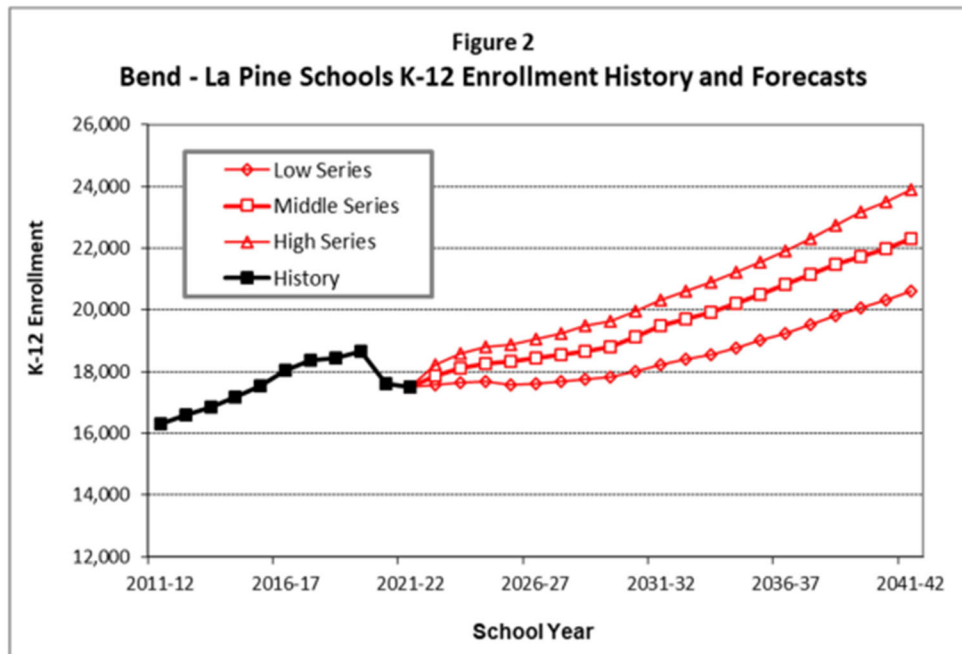
3.2.2 District Near Term Enrollment Forecasts

The Committee evaluated the Middle Series Forecasts. In the middle series forecast, overall K-12 enrollment is expected to rebound by 367 students in 2022-2023, then add another 1,600 students by 2031-2032. Growth is initially slow, just averaging 0.7 percent annually between 2022-23 and 2029-2030. Near the end of the 2020s, kindergarten enrollments finally surpass their recent (2019-2020) peak, ushering in a period of faster growth. For the remainder of the forecast horizon from 2029-30 to 2041-42, K-12 enrollment growth averages 1.4 percent annually. The following figures 1 and 2 summarize the district -wide K-12 forecasts:

Figure 1
Historic and Forecast K-12 Enrollment
Low, Middle, and High Scenarios
Bend - La Pine Schools

School Year	LOW		MIDDLE		HIGH	
	Enroll-ment	5 year growth	Enroll-ment	5 year growth	Enroll-ment	5 year growth
2011-12	16,300		16,300		16,300	
2016-17	18,029	1,729	18,029	1,729	18,029	1,729
2021-22	17,500	-529	17,500	-529	17,500	-529
2026-27 (fcst.)	17,607	107	18,429	929	19,039	1,539
2031-32 (fcst.)	18,209	602	19,475	1,046	20,300	1,261
2036-37 (fcst.)	19,246	1,037	20,807	1,332	21,891	1,591
2041-42 (fcst.)	20,593	1,347	22,311	1,504	23,898	2,007
AAEG*, 2011-12 to 2041-42	0.8%		1.2%		1.6%	

**Note: Average Annual Enrollment Growth.
Historic: Bend - La Pine Schools.
Forecast: Population Research Center, PSU, November 2021.*



The Committee evaluated low, middle, and high enrollment projections and determined that, even with the high level of enrollment projections, the District will have adequate capacity within the next 10 years. Accordingly, there is no need to add 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.

3.2.3 Future Capacity Needs by School

The District also asked PSU to provide a total enrollment projection for each school for the next 20 years. This is not a grade level projection and is only at the middle series. The request for school level projections was to help the Committee evaluate where and when new schools will be needed in the next 20 years. From this, the District grouped schools based on geographic area and evaluated when the need will arise in each area. The following table shows where and when new schools will be needed:

Bend-La Pine Schools
Capacity analysis by school and sector
Uses PSU middle forecast

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
Elementary Schools																				
La Pine Schools																				
La Pine Elementary	347	373	392	404	399	402	405	406	419	435	441	447	451	457	465	472	476	479	478	478
Rosland Elementary	246	256	256	249	252	258	261	267	273	279	284	289	295	303	309	316	320	325	329	335
Total La Pine K-5 enrollment	593	629	648	653	651	660	666	673	692	714	725	736	746	760	774	788	796	804	807	813
La Pine Elementary Capacity	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Rosland Elementary Capacity	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275
La Pine K-5 Capacity	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850
Under (Over) Capacity	257	221	202	197	199	190	184	177	158	136	125	114	104	90	76	62	54	46	43	37
Three Rivers K-8																				
Three Rivers K-8	431	436	441	453	453	459	450	456	460	461	463	468	474	481	488	491	489	486	487	490
Three Rivers Capacity	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Under (Over) Capacity	144	139	134	122	122	116	125	119	115	114	112	107	101	94	87	84	86	89	88	85
Bend Schools																				
Southeast sector enrollment																				
Bear Creek Elementary	556	569	579	577	581	557	549	539	548	561	569	579	587	591	599	608	608	609	612	619
Juniper Elementary	422	421	444	461	453	443	438	432	437	448	453	461	471	478	491	503	516	525	537	549
R.E. Jewell Elementary	431	444	447	456	460	461	465	470	481	496	506	515	524	534	544	552	556	562	569	577
Silver Rail Elementary	454	454	471	485	491	510	524	546	583	627	657	689	722	748	770	797	814	834	853	879
Total Southeast sector enrollment	1,863	1,888	1,941	1,979	1,985	1,971	1,976	2,049	2,132	2,185	2,244	2,304	2,351	2,404	2,460	2,494	2,530	2,571	2,624	2,679
Southeast sector capacity																				
Bear Creek Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Juniper Elementary	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550
R.E. Jewell Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Silver Rail Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Total Southeast sector capacity	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275
Under (Over) Capacity	412	387	334	296	290	304	299	288	226	143	90	31	-29	-76	-129	-185	-219	-255	-296	-349
Northwest sector enrollment																				
Buckingham Elementary	387	394	398	404	399	420	420	421	428	436	444	447	450	450	452	452	452	453	453	457
Jack Ensworth Elementary	174	189	192	191	196	195	196	198	204	210	217	222	225	229	232	237	239	238	239	242
Lava Ridge Elementary	403	413	407	410	403	418	420	424	435	450	459	464	472	482	488	492	495	497	497	501
North Star Elementary	317	337	354	358	375	372	380	386	397	410	423	436	449	461	474	486	499	510	523	535
Ponderosa Elementary	463	478	480	491	482	477	483	490	506	528	552	569	585	602	617	631	646	659	671	687
Total Northwest sector enrollment	1,744	1,811	1,831	1,854	1,855	1,882	1,899	1,919	1,970	2,034	2,095	2,138	2,181	2,224	2,263	2,298	2,331	2,357	2,383	2,422
Northwest sector capacity																				
Buckingham Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Jack Ensworth Elementary	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275
Lava Ridge Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
North Star Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Ponderosa Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Total Northwest sector capacity	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575	2,575
Under (Over) Capacity	831	764	744	721	720	693	676	656	605	541	480	437	394	351	312	277	244	218	192	153
Southwest sector enrollment																				
Elk Meadow Elementary	477	507	516	513	517	524	529	530	535	545	556	566	575	585	596	603	608	615	619	624
Pine Ridge Elementary	539	566	577	573	566	555	558	563	575	594	610	621	634	651	665	677	680	683	684	691
Total Southwest sector enrollment	1,016	1,073	1,093	1,086	1,083	1,079	1,087	1,093	1,110	1,139	1,166	1,187	1,209	1,236	1,261	1,280	1,288	1,298	1,303	1,315
Southwest sector capacity																				
Elk Meadow Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Pine Ridge Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Total Southwest sector capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Under (Over) Capacity	134	77	57	64	67	71	63	57	40	11	-16	-37	-59	-86	-111	-130	-138	-148	-153	-165
Northwest sector enrollment																				
High Lakes Elementary	479	458	457	462	461	456	463	471	491	508	521	534	545	554	558	565	566	567	568	576
William E Miller Elementary	520	523	536	550	518	530	536	545	561	585	603	617	627	640	654	668	678	685	693	705
Total Northwest sector enrollment	999	981	993	1,012	979	986	999	1,016	1,052	1,093	1,124	1,151	1,172	1,194	1,212	1,233	1,244	1,252	1,261	1,281
Northwest sector capacity																				
High Lakes Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
William E Miller Elementary	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Total Northwest sector capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Under (Over) Capacity	151	169	157	138	171	164	151	134	98	57	26	-1	-22	-44	-62	-83	-94	-102	-111	-131

2022-23 2023-24 2024-25 2025-26 2026-27 2027-28 2028-29 2029-30 2030-31 2031-32 2032-33 2033-34 2034-35 2035-36 2036-37 2037-38 2038-39 2039-40 2040-41 2041-42

Middle Schools		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
La Pine Middle enrollment		298	298	340	359	371	368	360	349	347	345	350	362	379	391	398	398	401	405	412	
La Pine Middle capacity		550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	
Under (Over) Capacity		252	252	210	191	179	182	190	201	203	203	205	200	188	171	159	152	152	149	145	138
Bend schools																					
Enrollment																					
Cascade Middle		642	655	657	672	698	715	723	715	728	724	715	714	736	755	771	783	795	800	806	817
High Desert Middle		732	743	748	762	774	764	757	777	800	802	811	833	860	880	901	934	954	974	994	1,016
Pacific Crest Middle		606	640	622	629	650	668	673	643	627	630	633	649	665	685	701	715	721	729	737	751
Pilot Butte Middle		680	682	659	632	655	689	725	722	728	721	715	724	747	770	787	798	804	810	813	826
Realms Middle		147	147	146	146	149	149	147	141	139	138	137	137	138	140	141	142	144	146	148	150
Sky View Middle		600	593	624	646	665	671	670	681	684	683	685	699	722	737	755	771	787	799	808	823
Total Middle School enrollment		3,407	3,460	3,456	3,487	3,591	3,656	3,695	3,679	3,706	3,698	3,696	3,756	3,868	3,967	4,056	4,143	4,205	4,258	4,306	4,383
Capacity																					
Cascade Middle		800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
High Desert Middle		800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Pacific Crest Middle		800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Pilot Butte Middle		900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900
Realms Middle		150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Sky View Middle		800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Total Middle School capacity		4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250
Under (Over) Capacity		843	790	794	763	659	594	555	571	544	552	554	494	382	283	194	107	45	-8	-56	-133
High Schools																					
Enrollment																					
La Pine High enrollment		431	464	454	460	468	476	505	521	527	519	512	504	495	496	502	515	527	543	551	558
La Pine High capacity		550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550
Under (Over) Capacity		119	86	96	90	82	74	45	29	23	31	38	46	55	54	48	35	23	7	-1	-8
Bend Schools																					
Enrollment																					
Bend High School		1,218	1,054	1,027	1,065	1,087	1,081	1,089	1,100	1,119	1,171	1,204	1,210	1,226	1,228	1,238	1,253	1,287	1,313	1,335	1,366
Caldera High School		1,000	1,291	1,333	1,283	1,258	1,260	1,292	1,270	1,293	1,319	1,312	1,325	1,329	1,326	1,328	1,350	1,377	1,406	1,439	1,473
Marshall High School		156	176	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185
Mountain View High School		1,229	1,258	1,237	1,241	1,227	1,221	1,241	1,252	1,304	1,338	1,358	1,370	1,361	1,366	1,378	1,404	1,431	1,456	1,480	1,502
Realms High School		185	190	182	182	182	182	182	182	182	182	182	182	182	182	184	188	192	196	199	199
Summit High School		1,432	1,315	1,312	1,261	1,275	1,289	1,252	1,317	1,330	1,353	1,377	1,336	1,323	1,327	1,343	1,374	1,413	1,448	1,469	1,488
Total High School enrollment		5,220	5,284	5,276	5,217	5,214	5,218	5,241	5,306	5,413	5,548	5,618	5,608	5,606	5,614	5,656	5,754	5,885	6,004	6,107	6,213
Capacity																					
Bend High School		1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
Caldera High School		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Marshall High School		200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Mountain View High School		1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550
Realms High School		200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Summit High School		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Total High School capacity		6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700
Under (Over) Capacity		1,480	1,416	1,424	1,483	1,486	1,482	1,459	1,394	1,287	1,152	1,082	1,092	1,094	1,086	1,044	946	815	696	593	487

Although it is estimated that the District capacity, 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:

- Elementary schools:
 - 2031-2032 12-15-acre site in the Southwest Sector
 - 2035-2036 12-15-acre site, in the Northwest Sector
 - 2039-2040 12-15-acre site in the Southeast Sector.

General Notes

Strategically place schools, use school boundary adjustments as needed. Revisit specific locations in the next Sites and Facilities Plan update

- Middle School
 - 2036-2037 25-acre site – Site currently owned by District

General Notes –

Strategically place school, and use school boundary adjustments as needed.

- High School
2040-2041 50 acres - reassess location needs in subsequent Sites and Facilities Planning Efforts.

General Notes

Strategically place schools, utilize boundary adjustments as needed.

3.2 - Addressing Capacity Issues

The Committee also considered alternative ways to address the capacity issues, once additional capacity is needed. The Committee considered the following options for addressing capacity issues:

- Alternatives to new school construction
- Measures to increase efficient use of school sites
- Building new schools

3.2.3 Alternatives Analysis

The Committee evaluated alternatives to new school construction. Considering alternatives to new school construction ensures the district assesses viable options before engaging in larger capital improvement projects. To review alternatives, the Committee used the 2010 and 2017 prior studies and considered the following.

- Year 'Round Schools – Multi-track and single track
- Double Shift Schools
- Night School

Based on the research and analysis presented, the Committee determined that while the alternatives may provide temporary relief and/or capacity, in a growing district like Bend-La Pine Schools, the potential alternatives are inferior to well-planned capital construction. The Committee did support the potential of offering a “second” shift of classes (“night school”) as a form of alternative learning schedule for high school students, however they noted that strategy only marginally delays the need for future high school capacity. The Committee further noted that changes resulting in year 'round school options would likely have significant impact on school operations and the community that extends beyond the scope of the Committee's charge. If the Board is interested in year 'round schools, the Committee recommends that the District undertake a community-based process to fully consider and weigh the impacts.

The Committee noted that the studied alternatives could be considered in the event community support for schools diminishes, and/or if growth slows to the point where the referenced options could provide viable long term alternatives to new school construction. However, in the current environment, where schools are generally supported, well-planned capital construction is the preferred solution.

3.3.2 Measures to increase the efficient use of school sites

The Committee also assessed potential measures to increase the efficient use of existing school sites. Like the Alternatives Analysis, this assessment used the 2017 study as the basis for potential measures to increase the efficient use of school sites. In addition to the 2010 and the 2017 study, the Committee consulted Lora Nordquist, Bend-La Pine's Assistant Superintendent, regarding school size and the educational process. The Committee reviewed the 2017 assessment from Steele Associates Architects, LLC regarding school site needs based upon the 2 story buildings: Silver Rail Elementary, Pacific Crest Middle School, and Summit High School. Collectively this data was used to discuss:

- School (Student Enrollment) Size
- School Site and Design Size / Multi-Story
- Multiple Story Design – Redevelopment of Existing School
- Multiple Use of School Sites and Unused Land

School (Student Enrollment) Size:

To accommodate a desired level of instruction/education, while simultaneously ensuring efficient administration and operation of schools, the District has historically built schools that accommodate up to 600 students in elementary, 800 students in middle, and 1,500 students in high school. To understand and assess school size, the Committee was provided with research from Lora Nordquist, Assistant Superintendent. In 2017, Ms. Nordquist evaluated data on school size, design capacity, and the relation to the educational environment. The data looked at six reports/studies/articles pertaining to school size, dating from 2005 to 2015. The results of the studies suggest that there are not definitive findings that would support a “one best size” for students at any level. The literature does suggest that school size can have an impact on “school climate”, which could lead to impacts to academic success and graduation rates. However, the work found that District design capacities (600 at elementary, 800 at middle school and 1,500 at high school) fall in an “average range”, likely on the high end of the range. For 2022, Ms. Nordquist reviewed whether there was any recent data that would alter the prior report, and found none. Based upon the assessment that was reviewed, the Committee agreed that there is nothing to suggest that the District should consider changing the school design capacities at this time. The report is included as Exhibit C.

School Site and Design Size / Multi-Story

To understand school site needs, the Committee considered the data from the prior 2017 Steele Associates assessment (Exhibit D) which evaluated 2 story buildings, including Silver Rail Elementary School, Pacific Crest Middle School, and Summit High School. The analyses, the discussion, and conclusions of the Committee established that the majority of school site requirements are needed for specific purposes, such as District guidelines, code requirements,

access, circulation, parking, drainage, play fields, and sidewalks; thus the majority of school site requirements are fixed.

It is possible to reduce the size of the building envelope portion of the site for multiple story buildings, and the District has done that for schools at all levels. However, the District has found that decreasing only the building envelope results in minor changes to the overall site needs. Based upon current District, City, County, State and Federal requirements, school site should be sized as follows:

- Elementary (600 students / 1 story) – 15 acres
- Elementary (600 students / 2 story) – 12 acres
- Middle (800 students / 2 story) – 25 acres
- High (1,500 students / 2 Story) – 50 acres

Multiple Use of School Sites and Unused Land

Historically, the District has chosen to plan and locate a variety of programs on the same or adjacent sites. In particular, coordinated planning efforts have been undertaken with Bend Metro Parks and Recreation District, La Pine Park District and with the City of Bend. In the Bend area, ten schools are co-developed or jointly located with local or community parks. Four District campuses include multiple schools, including La Pine Elementary/Middle/High Campus, Pilot Butte/Juniper, Lava Ridge/Sky View, and Summit/W.E. Miller/Pacific Crest. Also future shared school locations are anticipated for Caldera High School and High Desert Middle School. A high percentage of Bend-area elementary schools and middle schools are either co-developed with parks or other schools. The site selection criteria that was established by the Committee, continues to encourage the concept of multiple uses for new sites.

Regarding sites that are not fully utilized, the Committee reviewed maps of existing underutilized and undeveloped sites and facilities owned by the District, to determine potential opportunities for uses of existing built and vacant sites. The maps used by the Committee are included in Exhibit E and the recommendations are included in the Highest and Best Use Chapter below (Chapter 5). That section represents ideas the District may want to consider for future use of land.

Chapter 4

Assessment of usage and future needs of the Education Center

The Education Center is located on the south end of downtown Bend and it houses Bend-La Pine Schools' administration offices including the Superintendent's Office, Teaching and Learning, Special Education, Human Resources, Business Office, Nutrition Services, Communication Services, Information Technology, Instructional Technology and Facilities Services. The Education Center also houses student programs and approximately 1/3 of the second floor of the building is leased to the High Desert Education Service District (ESD) through June 30, 2023.

As Bend-La Pine Schools continues to grow, the District anticipates the need for additional space for administration and support services. The current operating plan for the Education Center is to evaluate whether to renew the lease with the ESD when space is needed. Also, if and when appropriate, the District could move the student programs to an alternative site, so that the Education Center could provide administrative space.

Additional information about the Education Center building:

- The site is located downtown next to the Library and City Hall and Thompson Elementary, which currently houses Amity Creek Magnet School.
- The District owns the land from Louisiana Street to Idaho Street, between Wall and Bond Streets.
- District also currently owns the adjacent "Troy Field"
- District owns the Education Center building and the back half of the Boys and Girls Club building. The Bend Park and Recreation District Foundation owns the front half of the Boys and Girls Club building, but the District owns the land underneath the entire building.
- The District has been slowly working to improve the Ed Center building by abating asbestos, replacing windows and flooring, adding cameras and security and generally reconfiguring much of the building for office space.
- The entire property is in the historic district.
- The entire property has the Public Facilities Designation with an underlying PF zoning.
- The District replaced the old maintenance shop behind the Ed Center with a "Utility Shop" to house technology equipment, backup generator(s) and boiler used to heat the Education Center. This area is the "hub" of the network for the entire District.
- The building is highly used by the District for meeting space for large and small groups as well as occasionally for community events. The Boys and Girls Club does use the building grounds (front and back yards) each weekday in the summer for lunch and outdoor activities.
- The District currently does not charge for the use of our parking lot between the Education Center and City Hall. The lot has been posted for use only by Education Center staff and visitors so as to provide adequate parking

After considering the information presented, the Committee determined that building is well sized, well located, and it provides a one-stop shop for District employees. The Committee recognized that the zoning, general plan designation and the historic protections limit the ability for private developers to maximize the use of the property; these conditions could limit the marketability of the property.

Given all of the topics discussed, the committee recommends maintaining the current usage and operating plan; continuing to monitor and assess the needs of the facility, and to consider using the ESD leased space and the student program space if needed.

Chapter 5

Assessment of highest and best use of existing land holdings

The District owns a number of properties that are not currently being utilized to provide student instruction or assist in student instruction. 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 different 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. Current holdings and determinations are listed below:

- Troy Field – Vacant lot near the Education Center.
 - Retain for future use.
- Shevlin Property – Approximately 32 acres in the northwest part of Bend; In the urban area reserve; Approximately 20 acres of the property is relatively flat with the rest sloping to Shevlin Road; Zoned UAR10.
 - Retain for future use
- Vacant land north of Caldera High School – 25 Acres held for future middle school. Zoned RS
 - Retain for future use.
- Pacific Crest Middle School NE Triangle – 1.95 acres inside the UGB; Zoned UAR10 and URA on the comprehensive plan; Located between Summit High and Pacific Crest.
 - 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.
- Silver Rail Elementary NW corner of property –1 acre inside the UGB; Zoned RM and RM on the comprehensive plan.
 - 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.
- High Desert Middle School north triangle – 12+ acres inside the UGB but not annexed; designated Commercial on the comprehensive plan.
 - Staff should 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 District development.

- La Pine north property – 10 acres inside the UGB; Zoned F1 with PF on the comprehensive plan.
 - Hold for future use.

Chapter 6 Summary and Conclusion

As noted above, this document is the final Sites and Facilities Plan. This report summarizes a months-long community based process and provides the following items:

- List of improvements and expansions to existing facilities needed within the next five years
- Capacity and areas of new schools needed in the 20-year planning horizon
- Current usage and future needs of the Education Center
- Highest and best use of existing land holdings

The Bend-La Pine Schools Sites and Facilities Plan is created consistent with ORS 195.115.