



**GREATER ALBANY**  
PUBLIC SCHOOLS

# Ballot Measure 22-165

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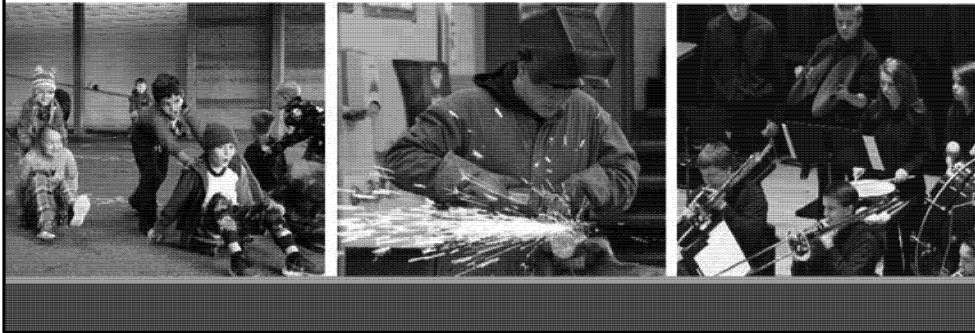
**ELECTION: MAY 16, 2017**

The School Board is sending a bond measure to voters for the May 16 election. Ballot Measure 22-165 will fund projects to address necessary school repairs, school overcrowding and projected growth and expanded vocational programs.

# Our Core Purpose

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Our core purpose is to educate and inspire all students to reach their full potential, equipped to be positive, contributing members of society.



This bond proposal one of the District's strategies to meet our core purpose goals.

School facilities contribute to a positive learning experience for students. Students need to be in a safe, comfortable environment that is appropriate for student learning.

Our vision is also to provide updated school environments that provide resources for today's educational needs.

# Our Students

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**Enrollment: 9,506**

(October 2016 data)

**Elementary (K-5): 4,347**

**Middle (6-8): 2,115**

**High (9-12): 2,868**



*Projected growth: 500 new students in the next five years.*

GAPS serves more than 9,500 students in grades K-12. The district is projected to keep growing at a rate of 500 new students in the next five years.

Many schools are already over capacity.

# Student Achievement

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**Graduation rate:**

**WAHS: 97.48%**

3<sup>rd</sup> highest graduation rate in the state

**SAHS: 88%**

Both schools are above the state average of 74.83%.



We want to continue providing high-quality programs for students that help them succeed.

Both of our high schools are well above the state average graduation rate of 74.83%. West Albany High School has the third-highest graduation rate in the state.

# Our Schools

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## 21 Schools:

### Elementary

- K-5: 14

### Middle

- 6-8: 3
- 3-8: 1 *Timber Ridge School*  
*serves grades 3-8*

### High

- 9-12: 3
- 2 comprehensive, 1 alternative



GAPS operates 21 schools throughout the district.

## **Proposed bond measure #22-165**

For school repairs, crowding and vocational programs

- **Make critical facility upgrades**
- **Make energy improvements**
- **Address security, safety, seismic needs**
- **Rebuild/remodel schools to offer vocational technical classes**
- **Relieve school overcrowding**

Ballot Measure 22-165 addresses key priorities for GAPS facilities. The projects in the proposed bond measure fall into these categories to repair schools, address overcrowding and expand vocational/technical programs.

## Bond Facts

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- Property tax measure. Costs are based on value of property.
- The bond measure includes a specific amount for projects listed in the ballot title.
- Funds can pay for improvements, renovation, construction, equipment, technology.
- Bond funds cannot be spent on salaries or additional staff.
- **The last bond approved in District was in 2006 and has been paid off.**

GAPS doesn't ask voters to consider a bond measure very often. The last bond was passed in 2006. Timber Ridge was built with those bond funds.

It is important to remember that bond funds have very specific requirements for using the funds. Only those projects that are in the bond measure can be paid for with the bond. Bond funds cannot be used for operational costs like salaries.

Bond proposals require support from community members for its schools.

This bond is based on facility problems of our aging school buildings and changing educational needs and enrollment growth.

## Planning process: How were projects identified?

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DFAC: A community-based District Facility Advisory Committee studied facility needs and reviewed a facilities study from an architect.

- 40 members: Parents, business leaders, educators and community members
- 10 work sessions

DFAC made recommendations to the School Board.

**This proposal is based on:**

- Input from DFAC and opinions gathered in community forums last fall.
- Community priorities identified by a survey of community members.

This proposal is based on extensive review and community input that started in 2015 with facility assessments, community-based committee recommendations, and input from forums and surveys.

The District has already done a lot of homework about school facility needs.

An architectural review of facilities identified over \$150 million in maintenance and improvement projects.

Last year, the District Facilities Advisory Committee, made up of 40 members, including parents, business leaders, educators and community members, met in 10 meetings and toured all buildings to review facility needs. They defined high-priority projects and made recommendations to the school board.



## Why consider a bond for GAPS?

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- **Schools are aging.**
- **Schools were not built to meet 21<sup>st</sup> Century educational requirements.**
- **Many schools need critical facility upgrades.**
- **Enrollment is growing.**

These are key issues facing our current facilities. The bond proposal addresses these issues with maintenance projects, school upgrades and improvements and new classrooms.

## Protecting our investment in schools

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**Only two schools have been built since 1977.**

*These are the only two schools built since the invention of the World Wide Web.*

- **Most were built in the 1940s, 50s and 60s.**
  - 16 schools were built in the post WWII construction boom between 1948 and 1971. Fast construction and lower quality materials make these buildings less durable.

The bond proposal is about current and future facility needs that will help our students be successful and make our buildings last for many more years.

## Updating aging schools

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**Schools are outdated.** Our schools were not built for modern educational requirements.

- Most schools were built before modern educational, security, safety and seismic standards were in place.

**Many schools need critical facility upgrades.** The educational budget is not enough for these critical upgrades. The district rarely proposes bond measures.

After World War II, GAPS had a building boom. Sixteen new schools were built from 1948 to 1971. Prior to that the district only had three schools. Since that time, only three new schools were added.

This is important because it shows how old most of our schools are. Only two new schools – Timber Ridge and Albany Options – were built since the Internet was invented.

These aging schools constructed after WWII were constructed quickly, and many of the materials were not as durable as materials used in older construction. Many of these buildings are in need of updates and maintenance.

Addressing critical maintenance issues will help protect the investment our community has already made in these facilities and extend the life of the buildings.

*See the bond fact sheet for the construction timeline.*

# Critical Facility Upgrades

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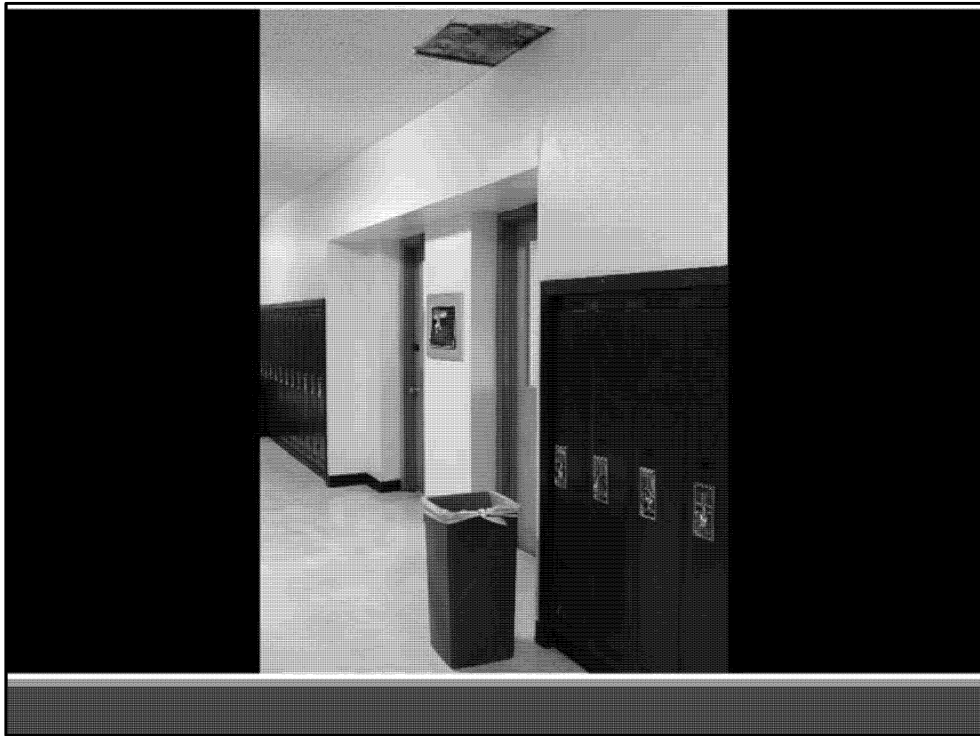
**Examples:**

- Replace or repair leaky roofs
- Replace or paint exterior siding
- Replace flooring
- Replace or add exhaust systems in kitchens and vocational classrooms
- Replace plumbing fixtures and pipes
- Replace concrete sidewalks
- Improve stormwater drainage
- Make ADA improvements in buildings and on playgrounds

Bond projects have been proposed for every school in the district.



Examples of facility needs: leaky roofs at many schools.



# Energy Improvements

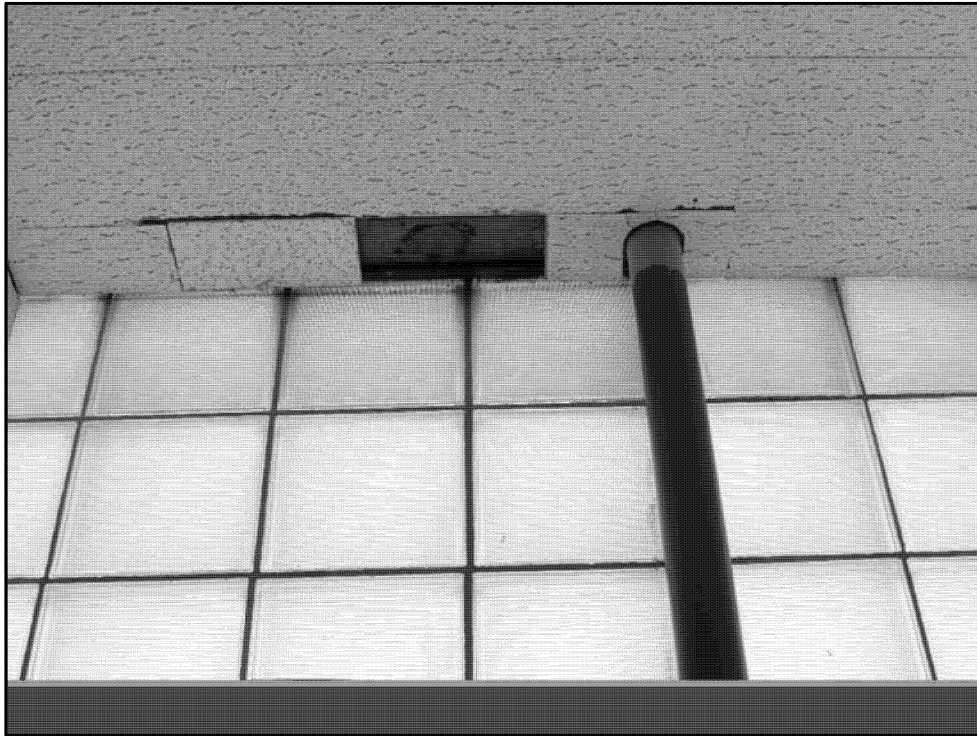
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**Examples:**

- Replace old, inefficient, high-maintenance heating and ventilation systems
- Replace obsolete boilers
- Replace pneumatic controllers and thermostats with digital and electronic devices
- Replace doors
- Replace single-paned windows with energy efficient windows
- Add insulation

Improving efficiency is a goal for a potential bond measure. The more efficient we can be, the more we can stretch our resources to expand opportunities for kids.

These projects may reduce district energy bills by an estimated 10%, which could save the district thousands of dollars a year in operating costs.



Energy projects include replacing inefficient, drafty windows and doors.



## Address security, safety, seismic needs

**Examples:**

- Add automatic door locks
- Upgrade fire alarm systems
- Upgrade intercom systems
- Add security cameras
- Make seismic upgrades
- Fix sidewalks and parking lots
- Add parent/bus loops to improve traffic circulation and safety

School safety is a priority for the district, including fire alarms, security features such as door locks, traffic safety and seismic upgrades.



An aging fire alarm system at Liberty Elementary School.

## Rebuild/remodel schools to offer vocational/technical classes

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**Middle schools:** Renovate existing classroom space at all middle schools to offer new vocational/technical classes.

**South Albany High School:** Construct new multipurpose classroom space/gym at South Albany High School to expand vocational/technical classes.

**West Albany High School:** Construct Phase 1 replacement of aging building, which includes new vocational/technical and general classrooms, commons and auditorium.

Input from community members and business partners showed support for more vocational and technical training that would better prepare students for work after graduation, starting in middle school.

The projects in this category include:

Adding instructional space. At South Albany that means career technical classrooms and a gym for PE and competition.

## Vocational/Technical Program Goals

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- Provide students opportunities and skills to enter the workforce or continue technical education for specific training.
- Expand academic experiences to include active learning opportunities – or hands-on vocational/technical programs – that prepare students for college.
- Provide programs that engage students in high-interest areas to reduce dropouts.

A recent workgroup convened to develop a plan for vocational technical programs at all middle schools and both South Albany and West Albany High School.

This process included input from educators at both schools and industry leaders in our community, including Wood Castle Furniture, OFD Foods, Mike's Heating and Air, National Frozen Foods, Selmet, LBCC and Doctor of Osteopathic Medicine. These business partners have pledged to provide equipment, guidance and materials to help students prepare for careers in vocational fields after graduating.



Program space would be added or expanded for traditional classes like woods and new programs like Computer Assisted Design (CAD), theater sound and lighting design, engineering and manufacturing.



We expect students to graduate ready for a successful life. We want to prepare them for college, military service or career-training. To do this, we need to offer programs that expose them to opportunities they can pursue when they graduate.

These projects would help bring our high schools up to meet modern educational standards and add space to accommodate growth.

Training, starting in middle school is a key to preparing students for college. Programs like mechatronics offer opportunities for high school students to also study for degree programs at LBCC in high school.

## Relieve school overcrowding

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**Oak Grove Elementary School:**

Renovate and add classrooms and a cafeteria to expand to 400-student enrollment capacity.

**New Elementary in Northeast Albany:**

Construct a new 500-student elementary school in NE Albany to address growing enrollment.

**West Albany High School:**

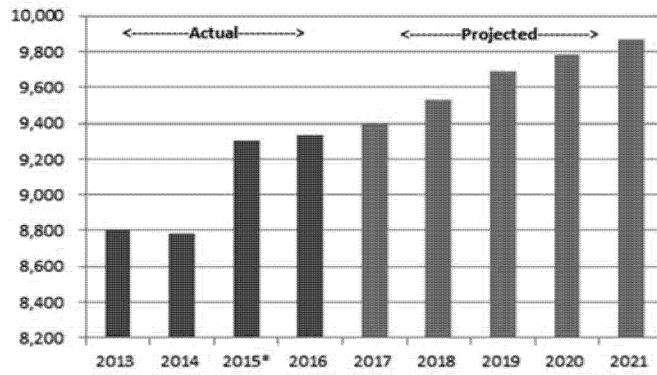
Complete the first phase of West Albany High School's rebuild that would include new classrooms, commons and auditorium.

Addressing growth and overcrowding is a priority in this proposal.

Classroom sizes are already higher than we would like, and many schools are at capacity. Most schools don't have additional room for enrollment growth.

# Projected Growth

## Greater Albany Enrollment Growth

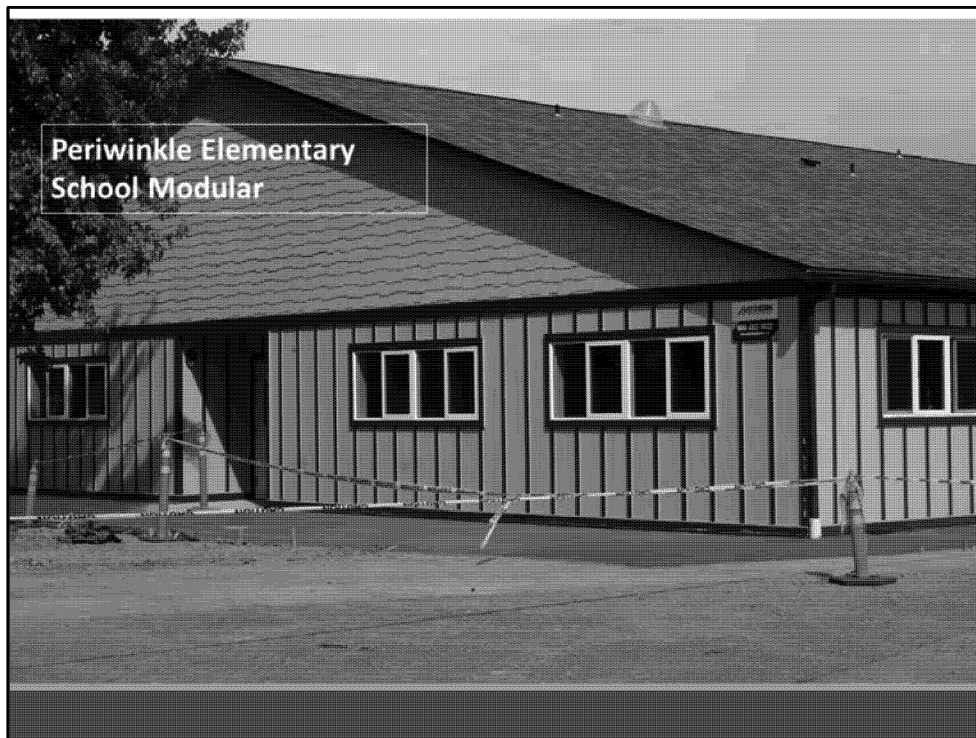


Population forecasts by  
Davis Demographics &  
Planning Inc.

\*First year of full-day kindergarten.

This district is projected to add more than 500 new students in the next five years.





Modular classrooms are in place at several school in the district. They add classroom space, but the added enrollment puts a strain on school common areas, such as cafeterias, gyms and restrooms.

And they are not cost effective. This two-classroom modular opened at Periwinkle shortly after school started in September. The total cost for the structure and required site work was about \$1 million.

*Low bond costs now, construction costs*

# West Albany High School

**Original Construction Date: 1953**

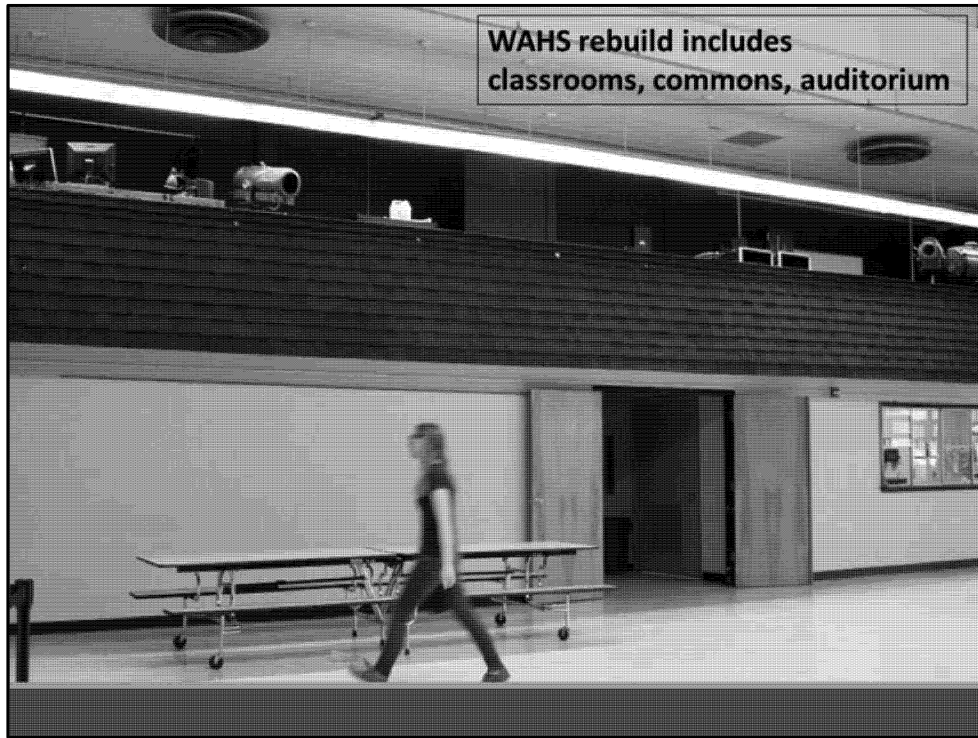
**Nine major additions have created a disjointed school:**

1956	1969	1986
1959	1984	1991
1966	1985	1992

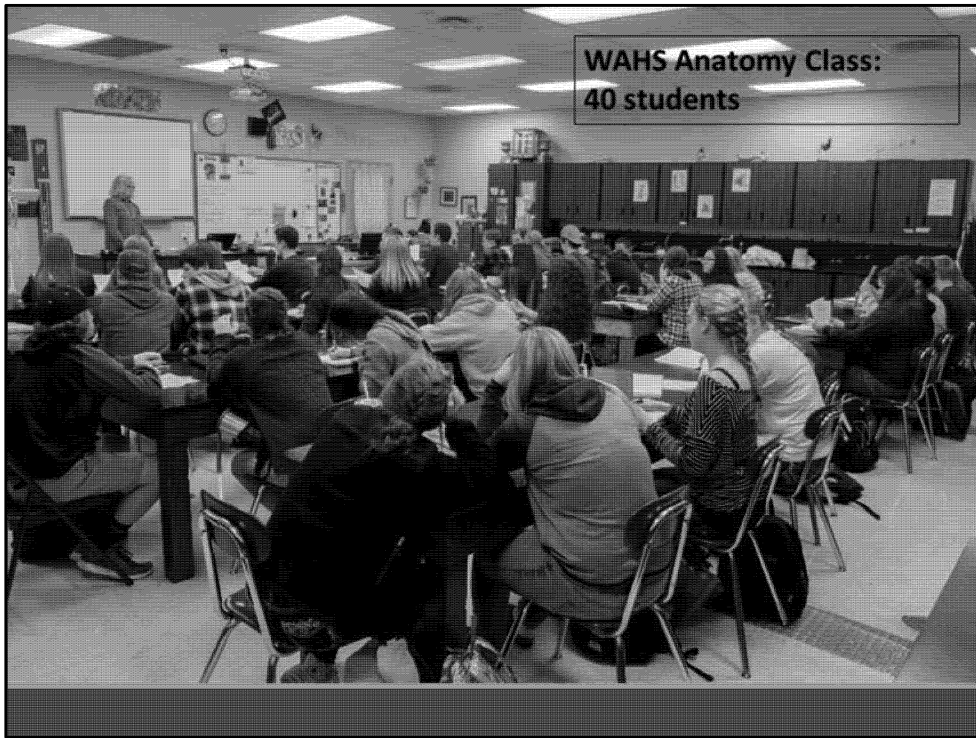
West Albany High School is at its enrollment capacity. Many classrooms were not built for the large class sizes currently in use.

Over the years, the building has had 10 major additions or renovations that have resulted in a disjointed building.

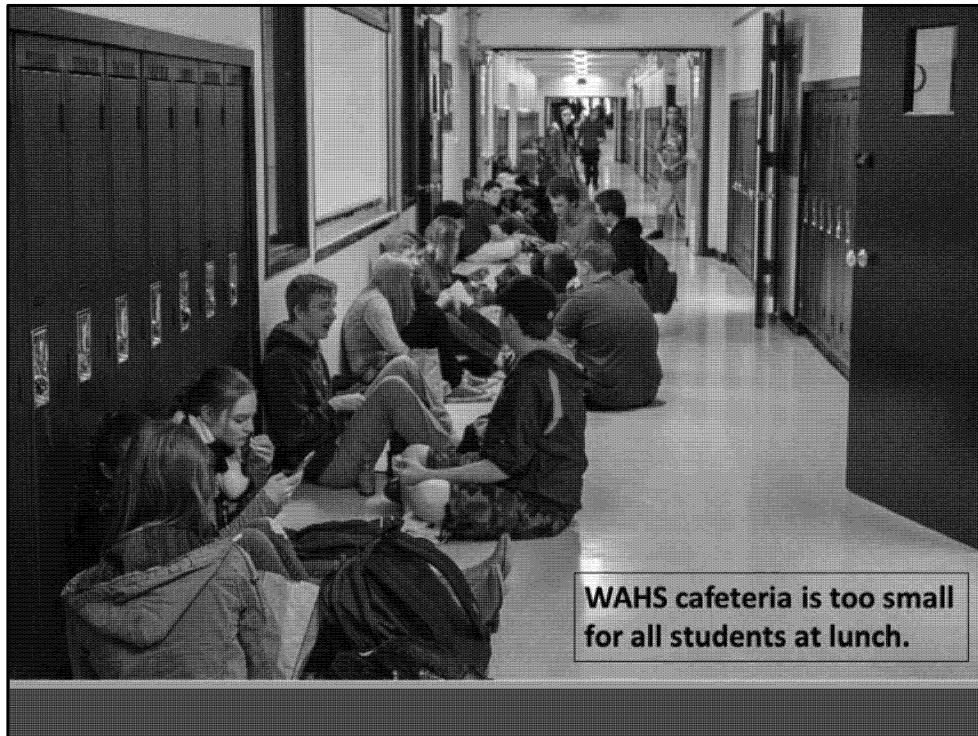
Architects estimate that rebuilding West Albany High School, built in 1953, would be more cost-effective than renovate it. This proposal would rebuild the whole school in two or more phases.



Phase 1 of the renovation would include new classrooms, including vocational/technical classrooms, a new commons and auditorium



One of the goals for the high school projects is to add space for current enrollment and projected growth. Most of the core classes are overcrowded. Many classrooms are too small for the enrollment. This anatomy class has 40 students.



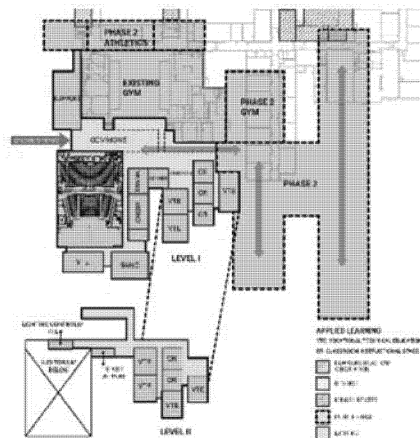
One of the goals for the high school projects is to add space for current enrollment and projected growth. At West Albany High School, there isn't room for all students to eat lunch in the cafeteria, so they sit on the floor in the hallways during lunch. A redesigned school would include adequate space for students.

## Possible design for West Albany High School

Reconstruct WAHS in two or three phases:

- Replace aging building: Address critical maintenance needs.
- Add instructional space for enrollment growth.
- Design facility to meet current educational requirements, modernize out-of-date classrooms.

**Phase 1 construction is in yellow.**



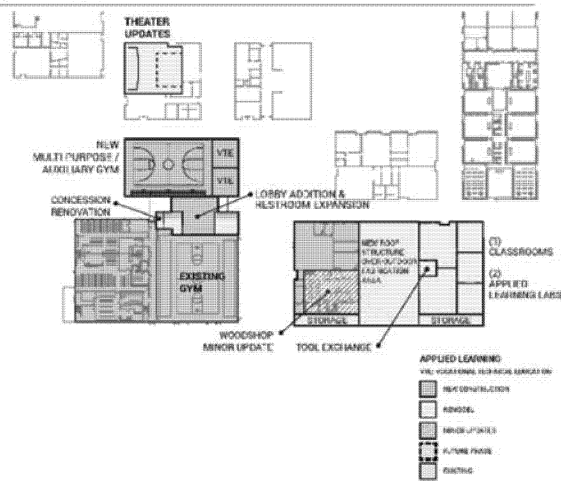
The replacement and reconstruction of West Albany High School will be done in two or three phases. The first phase would be paid for in the currently proposed bond. The subsequent phases would be part of future bond proposals.

To avoid a disjointed design, the design for the whole school would be completed as part of the Phase 1 planning process.

# Possible designs for South Albany High School

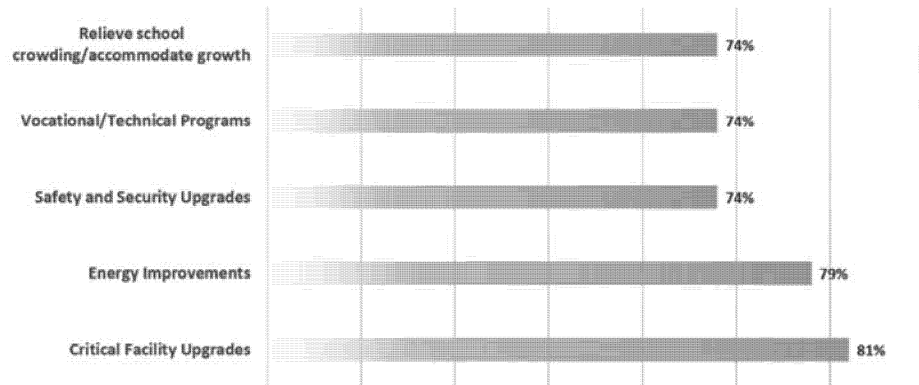
Design concepts for new learning space at SAHS:

- Vocational/technical classrooms
- New multipurpose room gym for PE instruction and events
- *New construction is in dark yellow, remodeled space is light yellow.*



Possible design layout for the new vocational technical classrooms at South Albany High School. Pictured is new construction in dark yellow and remodeled space in light yellow.

# Community Priorities



High-priority projects based on survey of voters in December 2016

Source: The Nelson Report

This proposal includes the priorities identified in the community survey.

Overwhelmingly, voters want to:

- maintain and extend the life of the buildings,
- improve energy efficiency,
- improve security,
- add or expand vocational training programs, and
- relieve overcrowding and accommodate growth.



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If approved, the district will appoint a community oversight committee for the bond projects.

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If passed, the School Board will continue to seek community input. They will appoint a bond oversight committee for the projects. This will be similar to the community oversight for the 2006 bond projects.

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# Thank You!



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PLEASE VOTE ON MAY 16, 2017

Please vote on May 16. If you have any questions, see our website at [www.albany.k12.or.us/bondinfo](http://www.albany.k12.or.us/bondinfo) or contact the District Office or your local school.