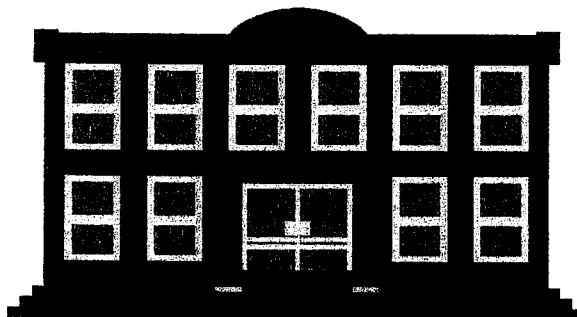


# **Portland Public Schools Comprehensive Elementary Facilities Plan**

**Neighborhood Reconfiguration and Student Location**

**Student Programs and School Assignment**

**Proposed Timeline**



**November 2002**

# Portland Public Schools

**MISSION:** Assuring that all students are learning for their future

This comprehensive elementary facilities plan seeks to act on our vision for elementary schools in the twenty-first century. The goal of the plan is to achieve equity in establishing learning environments that provide equal educational opportunities for all students. Flexible by design, it lays out a plan to establish anchor schools throughout our city. The plan will be adapted as needed over the years to accommodate changing conditions in Portland.

Much of plan embodies the best thinking and builds on the findings of the Elementary Program Facilities Committee and the Elementary Facilities Task Force. Since 1998, the community has been invited to engage in conversations to determine how to best meet the challenges of improving the elementary facilities.

## Elementary Facilities Chronology

- 1994-1995 Semple & Drane Architects perform an Elementary Facilities Study.
- 1995-1996 Ad Hoc Steering Committee formed to study various aspects of elementary programs and facilities. Their charge is to coordinate and facilitate the elementary program and facilities planning process from a systematic focus/point of view.
- February 5, 1997 Ad Hoc Steering Committee presents their Elementary Program Facilities Report to the School Committee
- November 1998 Elementary Facilities Task Force (EFTF) is formed. This group is made up of School Committee members, a City Councilor, a Planning Board member, parents, city administration, and school staff. Their charge is to finalize a Comprehensive Elementary Facilities plan that provides strategic planning on prioritized order for elementary sites, and develop a cost-effective construction program that identifies funding sources.
- April 1999 EFTF hires an architectural/engineering firm to evaluate elementary facilities and develop a facilities plan. The firm (Semple & Drane) begins work on school evaluations and continues throughout 1999, simultaneously updating the previous facilities study that they had done in 1994-1995.
- September 1999 Semple & Drane present to the EFTF and general public an in-depth review of the existing conditions found in the elementary facilities.
- October 1999 Two-Day Community Workshop to help provide larger community input into the planning process.
- March-May 2000 EFTF develops a number of options that are presented to the School Committee and the community. Public comment is gathered.
- October 2000 EFTF releases a final report that recommends replacement/renovation of all elementary schools.
- March 2001 "3 X 3 Committee" is formed, which consists of three School Committee member and three City Councilors. Their charge is to finalize a Comprehensive Elementary Facilities plan that provides strategic planning on prioritized order for elementary sites, and develop a cost-effective construction program that identifies funding sources.
- May 2001 Public Meetings take place to inform and solicit feedback from parents and the general public regarding the 3 X 3 Committee's two-pronged strategy to revitalize the elementary school infrastructure. The strategy is to submit thirteen CIP project applications to the State in July 2001, and in the meantime, 3X 3 members will also work on a possible referendum proposal for Riverton and Longfellow; referendum fails to receive City Council approval.
- July 2001 Thirteen CIP applications are submitted to the State.
- May 15, 2002 The State construction list will be released.
- June-Sept. 2002 Community Conversations on Comprehensive Elementary Facilities Plan

# **Portland Public Schools Comprehensive Elementary Facilities Plan**

November 2002

## **Assumptions Governing the Reconfiguration Plan**

- ◆ Multi-year plan based on decision-making factors: fiscal capacity, enrollment trends, and educational mandates
- ◆ Flexible plan to be reviewed and adjusted as new information becomes available, decision-making factors change, and educational programming options are explored
- ◆ Reduce the current number of facilities
- ◆ Consolidate students wherever possible
- ◆ Limit redistricting
- ◆ Maintain neighborhood integrity
- ◆ Acknowledge fiscal capacity for construction and operating costs
- ◆ Maximize state funding
- ◆ Minimize leased space for students during construction
- ◆ Timeline based on the May 2002 list of priority schools for replacement and/or renovation provided by the state
- ◆ Acknowledge shrinking enrollments
- ◆ Limit school size
- ◆ Provide adequate program sites (FLS, ESL, Sped, etc.) and limit out of district movement by these groups

## Elementary Facilities Timeline

### BUNDLE 1 Jack/(Adams) and Riverton

2004 Referendum                      \$11,000,000

Jack	395 students	State funded	Renovated or New
(Adams)	Close school - students to attend Jack		
Riverton	446 students	Local funded	Renovated



Revisit future phases of the reconfiguration plan. Examine enrollment trends, fiscal capacity, educational mandates, and educational programming options

### BUNDLE 2 Clifford/(West), Hall, and Reiche

2006 Referendum                      \$17,800,000

Clifford	345 students	State funded	Renovated or New
(West)	Close school - students to attend Clifford		
Hall	342 students	State funded	Renovated or New
Reiche	462 students	Local funded	Renovated



Revisit future phases of the reconfiguration plan. Examine enrollment trends, fiscal capacity, educational mandates, and educational programming options

### BUNDLE 3 Baxter/(Presumpscot), Lyseth, and Longfellow

2008 Referendum                      \$22,100,000

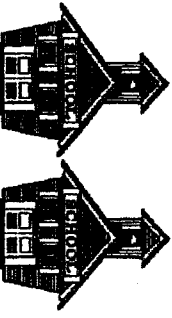
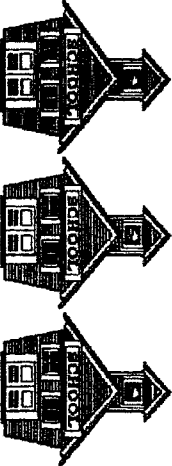

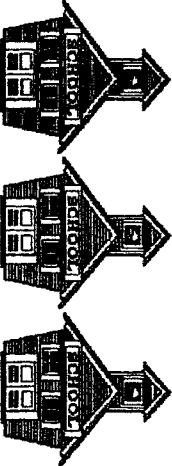


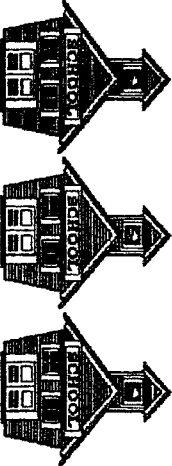


Baxter	455 students	State funded	Renovated or New
(Presumpscot)	Close school - students to attend Baxter		
Lyseth	514 students	State funded	Renovated or New
Longfellow	373 students	Local funded	Renovated

### Island Schools

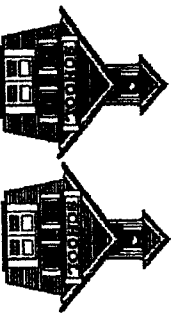
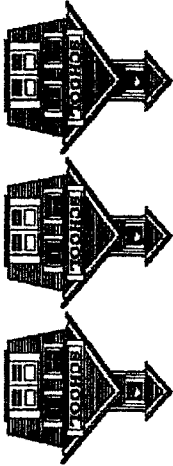
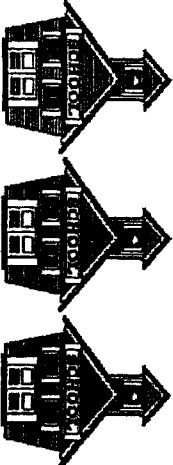
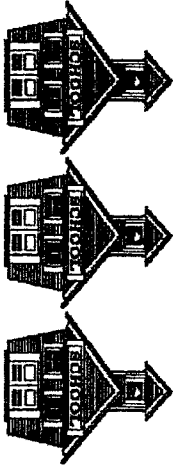
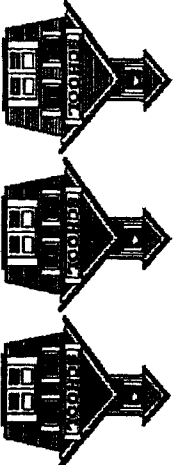
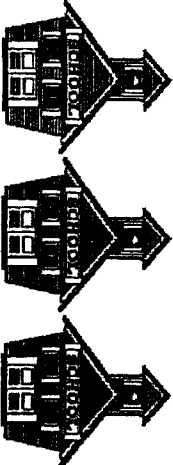
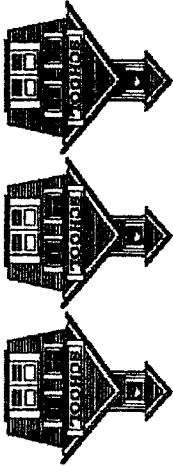
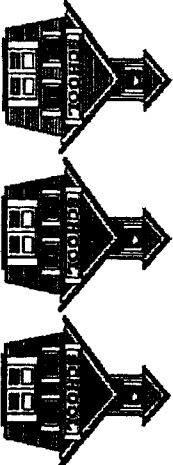
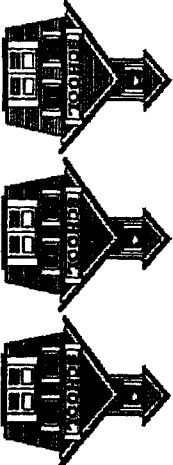
Cliff Island	10 students	Revolving Renovation Fund	\$300,000
Peaks Island	60 students	Revolving Renovation Fund	\$1,800,000

# Elementary Facilities Bundling - Concept Plan

## PLAN A (Assumes State funding for Clifford and Baxter Projects)

	2004	2006	2008
Jack/(Adams) Riverton			
Clifford/(West) Hall Relche			
Baxter/(Presumpscot) Lyseth Longfellow			
	\$11,000,000	\$17,800,000	\$22,100,000

## PLAN B (Assumes State funding for Clifford Project only)

	2004	2006	2008
Jack/(Adams) Riverton			
Baxter/(Presumpscot) Lyseth Longfellow			
Clifford/(West) Hall Relche			
	\$11,000,000	\$22,100,000	\$17,800,000

Elementary Construction Project Concept Plan  
 Plan - A (Mainland Schools) - Most Optimistic State Funding Scenario

Project Sequencing	# Students	Rating Cycle 2001-02		Rating Cycle 2003-04		Rating Cycle 2005-06		Rating Cycle 2007-08		Rating Cycle 2009-10		2025	2026	2027	2028	Total
		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011					
School/Ranking	350-400			9,000,000												9,000,000
Jack/Adams	400-450			2,000,000												2,000,000
Riverton	700-800					14,400,000										14,400,000
Clifford/West/Hall	450-500					3,400,000										3,400,000
Reiche	750-850							15,800,000								15,800,000
Baxter/Praunsp/Lyeth	350-400							6,300,000								6,300,000
Longfellow	3000-3400															
<b>Annual Debt Service</b>				11,000,000	Ref #1	17,800,000	Ref #2	22,100,000	Ref #3							50,900,000

Funding	Rating Cycle 2003-04		Rating Cycle 2005-06		Rating Cycle 2007-08		Rating Cycle 2009-10		2025	2026	2027	2028	Total
	2004	2005	2006	2007	2008	2009	2010	2011					
Jack/Adams	722,183	722,183	722,183	722,183	722,183	722,183	722,183	722,183	1,155,493	1,155,493	1,267,833	1,267,833	62,910,188
Riverton Renovation	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	32,097	32,097	32,097	32,097	19,549,422
Clifford/West/Hall			1,155,493	1,155,493	1,155,493	1,155,493	1,155,493	1,155,493	1,267,833	1,267,833	1,267,833	1,267,833	43,361,766
Reiche Renovation			242,097	242,097	242,097	242,097	242,097	242,097	284,801	284,801	284,801	284,801	11,537,951
Baxter/Praunsp/Lyeth					474,801	474,801	474,801	474,801					84,889,718
Longfellow Renovation													
D/S State Projects	722,183	722,183	722,183	722,183	722,183	722,183	722,183	722,183	2,423,326	2,423,326	2,423,326	2,423,326	
- State Share	34,881	34,881	34,881	34,881	34,881	34,881	34,881	34,881	423,326	423,326	423,326	423,326	
- Local Share	687,302	687,302	687,302	687,302	687,302	687,302	687,302	687,302	2,000,000	2,000,000	2,000,000	2,000,000	
D/S Local Projects	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	296,898	296,898	296,898	296,898	
Total Local Dis	827,302	827,302	827,302	827,302	827,302	827,302	827,302	827,302	1,471,397	1,471,397	1,471,397	1,471,397	

**Notes/Assumptions:**  
 Elementary enrollment declines to approximately 3000 by 2005 and remains constant  
 Financing = 20 year bonds @ 5.0%  
 State debt service subsidy rate (before circuit breaker) = 4.83%  
 Debt service subsidy circuit breaker = .49 mill  
 State adjusted property valuation = \$4.1 Billion  
 Circuit breaker tripped at approximately \$25 million in state approved projects  
 Medium local share of debt service cost on state approved projects = \$2.0 million  
 RRF-Rivolving Renovation Funding = \$3.0 million maximum/Year (No Interest 10 year loan with 30% forg/ven)  
 New construction = Jack/Adams, Clifford/West/Hall, Baxter/Praunsp/Lyeth  
 Renovation = Reiche, Longfellow, Riverton  
 New construction cost = 125sq ft/student x \$140/sq ft (State Standard)  
 Project cost shown in year of referendum/debt service payments start following year  
 New construction allow 2.5 years from referendum approval (-----)

Elementary Construction Project Concept Plan  
Plan - B (Mainland Schools) - Least Optimistic State Funding Scenario

Project/Service	# Students	Rating Cycle 2001-02		Rating Cycle 2003-04		Rating Cycle 2005-06		Rating Cycle 2007-08		Rating Cycle 2009-10		Rating Cycle 2011-12		Rating Cycle 2013-14		Rating Cycle 2015-16		Rating Cycle 2017-18		Rating Cycle 2019-20		Rating Cycle 2021-22		Rating Cycle 2023-24		Total		
		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024				
Project Sequencing																												
School/Ranking																												
Jack/Adams	350-400			9,000,000																							9,000,000	
Riverdon	400-485			2,000,000																							2,000,000	
Baker/Presumpscott	700-800				15,800,000																						15,800,000	
Longfellow	350-400				6,300,000																						6,300,000	
Clifford/West/Hall	700-800																										14,400,000	
Relche	460-800																										3,400,000	
	3000-3400																											
Annual Debt Service																											50,900,000	
Jack/Adams	State																											
Riverdon Renovation	Local																											
Baker/Presumpscott	Local																											
Longfellow Renovation	Local																											
Clifford/West/Hall	State																											
Relche Renovation	Local																											
D/S State Projects																												
- State Share																												
- Local Share																												
D/S Local Projects																												
Total Local Dis																												

Notes/Assumptions:  
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State debt service subsidy rate (after circuit breaker) = 4.83%  
State adjusted property valuation = \$4.1 billion  
Circuit breaker tripped at approximately \$25 million in state approved projects  
Maximum local share of debt service cost on state approved projects = \$2.0 million  
RRF-Revolving Renovation Funding = \$3.0 million maximum/yr (No interest 10 year loan with 30% forgiven)  
New construction = Jack/Adams, Clifford/West/Hall, Baker/Presumpscott, Lyeth  
Renovation = Relche, Longfellow, Riverdon  
New construction cost = 125sq Yrudent x \$140sq ft (State Standard)  
Project cost shown in year of referendum/debt service payments start following year  
New construction allow 2.8 years from referendum approval ( )