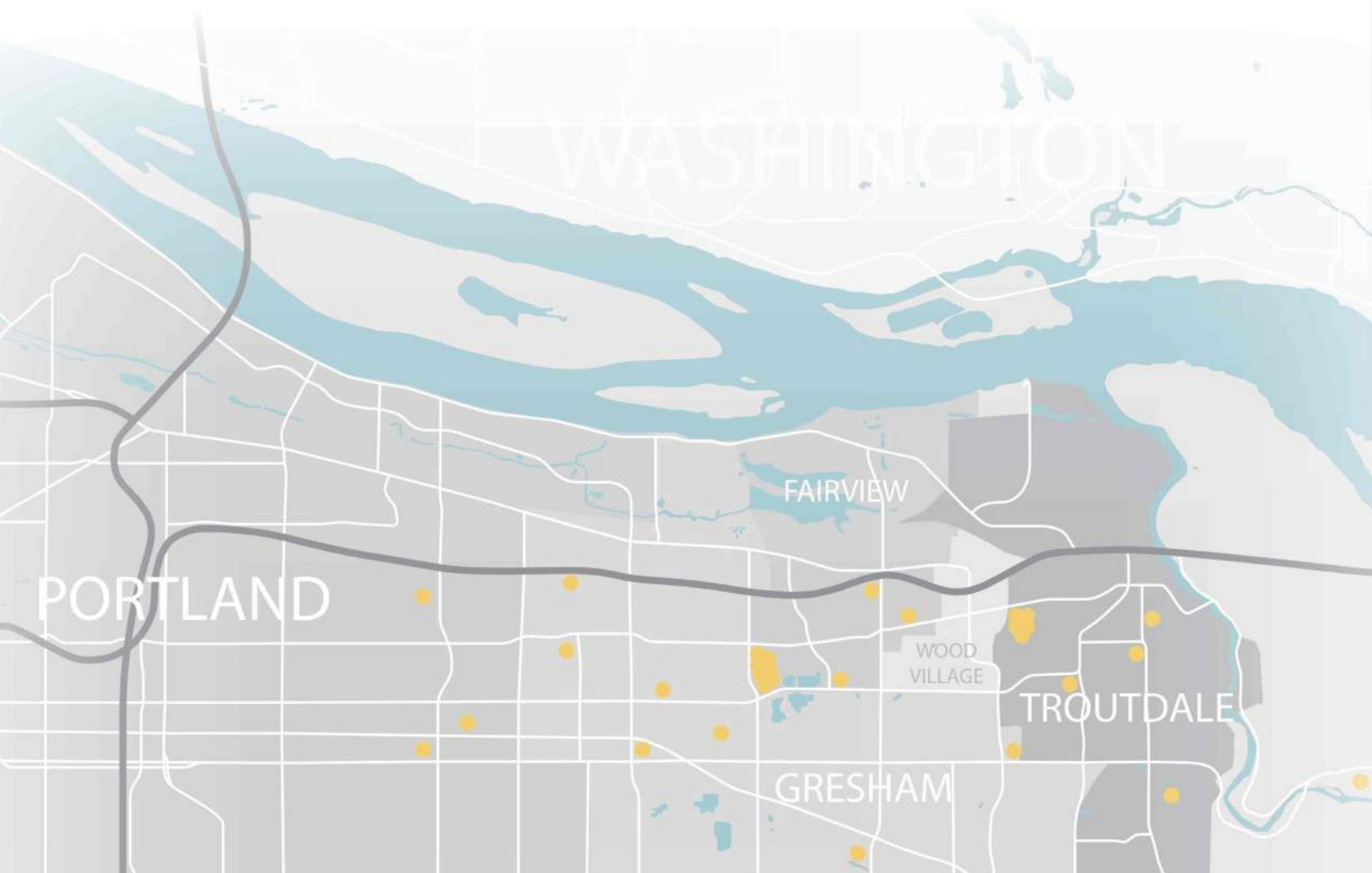


2014

REYNOLDS SCHOOL DISTRICT MASTER PLAN

BOARD APPROVED OCTOBER 8, 2014

OH PLANNING + DESIGN, ARCHITECTURE





**REYNOLDS SCHOOL DISTRICT 7
Long Range Facilities Master Plan**

District Master Plan Steering Committee

June 6, 2014, DRAFT B

REVIEWED AND APPROVED BY RSD7 Superintendent Linda Florence and the Steering Committee:

- _____ Chris Andresen, Parent
- _____ Allen Berry, City of Fairview Public Works Director
- _____ John Cosby, Faculty
- _____ Jane Drew, Community Member
- _____ Harland Edwards, Community Member
- _____ Linda Florence, Superintendent
- _____ Ethan Hopper, Student
- _____ Rachel Hopper, Chief Operations Officer
- _____ Ivan Leigh, District Facilities
- _____ McKayla Meier, Student
- _____ John Olson, RHS Assistant Principal
- _____ Graham Ring, Student
- _____ Chris Russo, Chief Academic Officer
- _____ Brett Starr, Parent
- _____ Joe Teeny, School Board
- _____ Paula Wade, Community Member
- _____ Andrea Watson, Communications Coordinator



Board Members

Dane Nickerson, Board Chair

Bruce McCain, Vice-Chair

Healthier Chao

Diego Hernandez

John Lindenthal

Joe Teeny

Tamara Schaffner

Principals & Representatives

ELEMENTARY SCHOOLS

Shane Bassett, Davis ES

Mike Clutter, Woodland ES

Larry Conley, Hartley ES

Mychael Irwin, Margaret Scott ES

Marie Marianiello, Sweetbriar ES

Lisa McDonald, Wilkes ES

Kate McLaughlin, Fairview ES

Christie Rivera, Glenfair ES

Colleen Sackos, Alder ES

Lara Smith, Salish Ponds ES

Jill Sorenson, Troutdale ES

MIDDLE SCHOOLS

Dan Kimbrow, H.B. Lee Middle School

Damian Reardon, Walt Morey Middle School

Stacy Talus, Reynolds Middle School

HIGH SCHOOL

Wade Bakley

John Olsen

John Dixon

ALTERNATIVE SCHOOLS

Kristen England, Reynolds Learning Academy East

Justin McCauley, Reynolds Learning Academy West

Rob Robinson, Four Corners

Jessica Smrkovsky, Four Corners

SUPERINTENDENTS CABINET, ADMINISTRATION & OPERATIONS

Amy Amato Jackson, Curriculum Coordinator
Patty Carrera, Assessment and Instruction TOSA
Jennifer Ellis, Director of Human Resources
Chris Greenhalgh, Director of Secondary Education
Kathy Houck, Transportation Coordinator
Rachel Hopper, Chief Financial and Operations Officer
Ivan Leigh, Operations Supervisor
Brenda Martinek, Executive Director of Student Services
Mary Nosack, Interim Technology Director
Chris Russo, Chief Academic Officer
Al Seino, Nutrition Services Coordinator
Ovidio Villarreal, Director of ELL & Federal Programs
Andrea Watson, Communications Coordinator
Reynolds Transitional Team (RTT)
Elementary Transitional Team (ETT)
Secondary Transitional Team (STT)

Regional Authorities

CITY OF TROUTDALE

Elizabeth McCallum, Senior Planner
Jodi Rogers, Permit Specialist

CITY OF FAIRVIEW

Allan Berry, Public Works Director
Sarale Hickson, Development Analyst
Damon Sims, Permit Technician

CITY OF PORTLAND

Chariti Montez, Permitting Services

CITY OF GRESHAM

Sean Blaire, Permit Center Supervisor

COUNTY OF WOOD VILLAGE

Master Planning Team

Oh planning+design, architecture
Deb France, AIA, NCARB, LEED AP, Principal
Jackie Gilles, AIA, NCARB, LEED AP, Associate
Anna Miron
Kelly Stewart, LEED AP
Kevin Young, LEED Green Associate



Facility Condition Assessment Team

Oh planning+design, architecture

Deb France, AIA, NCARB, LEED AP, Principal

Jackie Gilles, AIA, NCARB, LEED AP, Associate

Anna Miron

Kelly Stewart, LEED AP

Bryan Thompson

Kevin Young, LEED Green Associate

Cost Estimating

Graham Roy, Ryder Levett Bucknall

Structural Engineering, KPFF

Brad Moyes, PE, SE, LEED AP, Principal

Jennifer Eggers, PE, SE

Mechanical, Electrical, Plumbing, Fire Engineering, Interface

Richard Benney, Principal

Ned Greene, , Associate Principal, Senior Mechanical Engineer

Site & Playgrounds, EcoTone Environmental

Bryan Bailey

Daniel Edwards

1.0 Executive Summary

1.1 Objective 11
 1.2 Process 13
 1.3 Guiding Principles 14
 1.4 Outcomes, Costs, Phasing..... 18
 1.5 Surveys 23
 1.6 Enrollment & Capacity 28
 1.7 Zoning 31
 1.8 Site Acquisition 38
 1.9 Sustainability & Energy 43
 1.10 Next Steps 47

2.0 Site Specific Details

2.1 [03] Alder ES
 2.2 [06] Davis ES
 2.3 [09] Fairview ES
 2.4 [12] Glenfair ES
 2.5 [15] Hartley ES
 2.6 [18] Margaret Scott ES
 2.7 [21] Salish Ponds ES
 2.8 [24] Sweetbriar ES
 2.9 [27] Troutdale ES
 2.10 [30] Wilkes ES
 2.11 [33] Woodland ES
 2.12 [42] H.B. Lee MS
 2.13 [45] Reynolds MS
 2.14 [48] Reynolds High School
 2.15 [51] Walt Morey MS
 2.16 [63] Four Corners
 2.17 [66] Outward Bound
 2.18 [72] RLA East
 2.19 [75] RLA West
 2.20 [81] Administration
 2.21 [87] Transportation
 2.22 Operations & Warehouse

**TABLE OF
CONTENTS**

3.0 Appendix

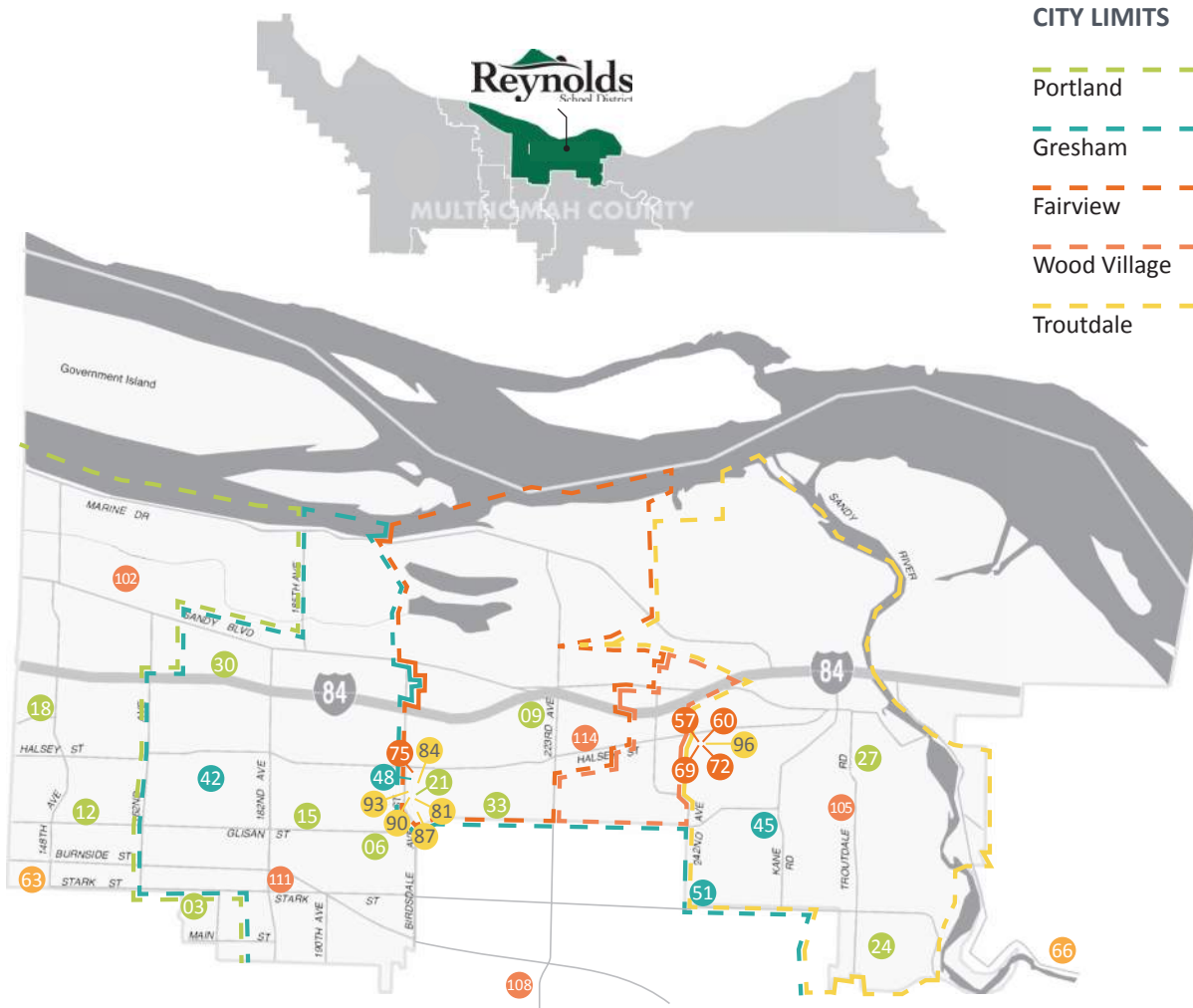
- 3.1 Referenced Studies/Bulletins
- 3.2 Definition of Terms
- 3.3 Steering Committee Meeting Minutes
- 3.4 Memos

1.0 | EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

1.1 OBJECTIVE

DISTRICT MAP



ELEMENTARY SCHOOLS

- 03 Alder
- 06 Davis
- 09 Fairview
- 12 Glenfair
- 15 Hartley
- 18 Margaret Scott
- 21 Salish Ponds
- 24 Sweetbriar
- 27 Troutdale
- 30 Wilkes
- 33 Woodland

SECONDARY SCHOOLS

- 42 HB Lee Middle
- 45 Reynolds High
- 48 Reynolds Middle
- 51 Walt Morey Middle

ALTERNATIVE SCHOOLS

- 57 Cornerstone
- 60 Early Childhood
- 63 Four Corners
- 66 Outward Bound
- 69 Professional Development Center
- 72 Reynolds Learning Academy (East)
- 75 Reynolds Learning Academy (West)

OTHER FACILITIES

- 81 Administration Offices
- 84 Reynolds Pool
- 87 Transportation/Operations
- 90 Warehouse A: Nutrition Services
- 93 Warehouse B: Technology & Ops
- 96 Warehouse Edge: D & E

CHARTER SCHOOLS

- 102 ACE Academy
- 105 Arthur Academy
- 108 Center for Advanced Learning
- 111 KNOVA
- 114 Multisensory Learning Academy

1.1 OBJECTIVE

The purpose of this long range District master plan is to provide Reynolds School District with existing conditions and concepts to meet the needs of the students and families they serve. This plan is to provide assessments, concepts, phasing, and costs to meet the District long range facility needs.

The vision and mission of Reynolds School District is for each and every child to be prepared for work yet to be imagined. Each graduate embraces lifelong learning and applies skills in technology, global literacy, creativity, and critical-thinking to enhance family, career and community.

(ORS) 195.110 SCHOOL AND FACILITY PLAN

The long range facilities master plan is designed to meet the requirements of Oregon Revised Statutes (ORS) 195.110 School and Facility Plan for Large School Districts. Per ORS 195.110, a large school district is defined as one with an enrollment over 2,500 students based on the certificate of enrollment numbers submitted to the Department of Education during the first quarter of each new school year.

Planning activities were initiated as required under the provisions of ORS 195.020. The school facility plan must cover a period of ten (10) years and must include the following elements:

- A) Population projections by age group
- B) Identification of the city or county and by the desirable school sites
- C) Description of physical improvements needed to existing schools to meet the minimum standards of the District
- D) Financial plans to meet the school facility needs
- E) Analysis of:
 - i. The alternatives to new school construction and major renovation
 - ii. Measures to increase efficient use of school sites, including multi-story buildings
- F) Ten-year capital improvement plan
- G) Site acquisition schedule

Per ORS 195.110

1. The school facility plan should identify needs based on population growth projections and land use designations contained in the city or county comprehensive plan.

2. The district school board may adopt objective criteria to be used by an affected city or county to

determine whether adequate capacity exists to accommodate projected development.

Refer to ORS 195.110 for specific details applicable to this requirement.

CITY OF PORTLAND COMPREHENSIVE PLAN UPDATE

The City of Portland is in the process of updating their comprehensive plan. Portland's growth pattern can impact schools in Portland, David Douglas, Parkrose, and Reynolds School Districts.

Reynolds School District has three schools in the City of Portland limits. These schools are Alder, Glenfair, Margaret Scott, and Four Corners. The RSD District Master Plan will provide important information to the City of Portland for development planning.

REYNOLDS CULTURE

Reynolds School District has a culturally diverse student body, with 69 languages being represented through the district. Reynolds provides instructional services to approximately 3,000 students who speak English as a second language. According to an Oregon Department of Education 2013-2014 enrollment report, 38% of the students identify as white (non-Hispanic), with the Hispanic-Latino population in the majority at 39% of the entire student body.



1.2 PROCESS

The district master planning process began in October, 2013 with the facility condition assessment. The facility condition assessment (FCA) process was the first step in understanding the existing conditions of the Reynolds properties. Building Information Models (BIM) were created for each site based on District-provided documents. The BIM models provided a basic plan for the design team to use during the on-site assessment process and are an ongoing resource for District staff to use in ongoing operations.

The assessment included architectural building envelope, interior construction, mechanical, electrical, plumbing, fire sprinkler, playgrounds, and fields. Seismic evaluations based on a modified ASCE 31-03 Tier 1 evaluation process, but should not be considered full Tier 1 evaluations.

These steps occurred during the planning process:

Discovery Review of Source files: Oct '13 - Nov '13
 Facility Condition Assessments: Nov '13 - Jan '14
 Classroom Assessment: Nov '13 - Jan '14
 Principal's Interviews: Nov '13
 Operations & Cabinet Interviews: Nov '13 - Dec '13
 Elementary School Concepts: Dec '13 - Jan '14
 Middle School Concepts: Jan '14 - Feb '14
 Alternative School Concepts: Feb '14
 High School Concepts: Feb '14 - April '14
 Staff Meetings: Feb '13 - Mar '14

Board Meeting: Jan '14, May '14
 Steering Committee Meetings: 12/9/13, 12/16/13,
 1/6/14, 1/27/14, 2/10/14, 3/3/14, 4/7/14,
 5/12/14, 6/2/14

NEXT STEPS

Reynolds School District will proceed with two additional steps prior to completing the master plan.

1. Demographic growth and enrollment projects for the next ten (10) years. The current master plan is based on the 2013 - 2014 enrollment figures provided by the district. Enrollment projections are expected in June 2013.

2. Community engagement: an engagement plan is anticipated to occur in September 2014 with a District forum for all interested parents, business and neighbors to participate. A web based questionnaire is ready to post on the District web site to receive

community-based input, and will be available in Spanish, English, Russian, and Vietnamese.

Following the Master Plan adoption by the Board, the District will proceed with additional development steps including:

1. Funding Planning
2. Pursuit of state seismic grants
3. Pursuit of state ODOE energy incentives, clean schools funding
4. Pursuit of City of Troutdale institutional planning strategy - to allow the High School to implement over multiple phases under one conditional use application.
5. District design standards

1.3 GUIDING PRINCIPLES: SAFE, WARM, DRY

From the beginning, the steering committee identified guiding principles to align with planning decisions. Guiding principles apply to the basic level of what is needed for an educational environment and equitable consistent learning:

SAFE

It is a different world these days in our educational institutions given what is found in our national news. Safety has risen to the forefront for Reynolds School District to provide a safe, controlled, and healthy environment for all students, staff, and visitors.

Controlling the front entrance and perimeter doors in all school buildings is important so the district knows who is in their buildings with access to students, technology, etc. Maintaining regular landscape maintenance also provides less opportunity for break-ins.

Setting a protocol for healthy, low-VOC products that have limited off-gassing is important for indoor air quality. Identifying maintenance concerns such as filter replacement, equipment maintenance and site upkeep all provide a safer environment for its inhabitants.

“Safe” components are building materials and systems that promote student and faculty safety:

- Lockdown / Secure Access / Security
- Seismic Life Safety
- Life Safety and Building Code Compliance
- ADA Access
- Indoor Air Quality
- Abatement
- Acoustics
- Parking / Drop-off Safety
- Finishes - Ceilings / Paint / Flooring (Trip Hazards) / Cabinets / Base trim
- Equipment
- Controls
- Lighting / Daylighting
- Covered Play Structures
- Lockers
- Modular classrooms removal
- Overcrowding

WARM

Our buildings are environments where air flow is standardized so all spaces are properly heated and cooled to comfortable, efficient temperatures. Elements within the building enclosure are to maintain a consistent building envelope where

windows and doors maintain a consistent building temperature and R-value. Standard maintenance to heating and cooling systems provide optimum efficiency in equipment output. Implementing standard systems controls throughout the building to accommodate the range of activity types and group sizes will also provide standardized air temperatures.

“Warm” components are mechanical and electrical systems that maintain the building’s thermal demands:

- HVAC Systems
- Controls
- Insulation
- Energy Efficiency

DRY

It is a priority for the District to provide a dry environment where the building interior, its inhabitants, and their belongings remain dry throughout the seasons.

Similarly to the priority of warm, elements within the building also need to maintain a consistent building envelope where windows, doors and roofing maintain a water-tight building shell.

Standard maintenance of replacing sealants, inspecting roof and wall penetrations for deterioration, nesting animals, and water infiltration is a pro-active approach to maintaining a consistent building envelope.

Providing adequate walk-off mats, covered and paved walkways, and covered play areas are important to keeping students dry while participating in daily scheduled activities.

“Dry” components are building materials and systems that prevent water and moisture penetration into a facility:

- Wall Systems
- Roof / Flashing Systems
- Doors
- Window Systems
- Covered Play Structures
- Drainage
- Covered Walkways

1.4 OUTCOMES

PROGRESS REPORTS

Progress reports have been made available that summarize the progress of the master plan. These reports provide in depth information on the topics listed here:

- a) Food Service Assessment: 12/12/13
- b) Information Technology Assessment: 12/12/13
- c) Transportation Assessment: 12/12/13
- d) Principal's Meeting Notes: 12/12/13
- e) Roofing Assessment: 12/16/13
- f) Facility Condition Assessment: 12/16/13
- g) Classroom Assessment: 1/2/14
- h) Staff Surveys & District Initiatives: 5/6/14

REYNOLDS BY THE NUMBERS

2013 enrollment: 10,788 students
 Free & Reduced Lunch: 76% average
 Average Building Age: 1961
 Number of facilities: 52 years
 Elementary Schools: 11
 Middle Schools: 3
 High School: 1
 Alternative Schools: 7
 Other Facilities: 6

Total Building Area: 1,400,000 SF

CONCEPTS AND MASTER PLANNING

The outcome of the Reynolds School District Master Plan is a 20 year plan (to be confirmed by the District) to provide incremental programmatic, seismic, infrastructure, and site improvements to the 28 District-owned sites.

The 20 year plan is separated into priorities. The total cost for all priorities is identified on page 20. This cost is inclusive of inflation and associated soft costs.

FACILITY CONDITION ASSESSMENT (FCA)

The Facilities Condition Assessment (FCA) is based on the physical inspection of building conditions and reviews of the existing building drawings and the school district's records. Existing conditions were confirmed for site, parking, buildings, construction, and uses. This report provides a cost estimate that includes a designated priority level for each line item included and a facility condition index (FCI) number. The outcomes of the FCA is a total cost of deficiencies at \$97 million.

FACILITY CONDITION INDEX (FCI)

The Facilities Condition Index is the ratio of the estimated cost of renovations to the cost of replacing the entire school with the current square footage and features. The closer the renovation costs are to the full replacement cost of the building, the higher the percentage. This ratio helps determine if it is more cost-effective to entirely rebuild or renovate a facility or school.

The Facility Condition Index (FCI) numbers ranged from 0.03 -0.69. The 3 schools with the highest FCI were Fairview Elementary, Glenfair Elementary and Wilkes Elementary, followed by HB Lee Middle School and Troutdale Elementary.

The four criteria for recommending replacement are:

- High FCI number
- Very high seismic risk
- Multiple floor levels and accessibility issues
- Poor layout for education programs

Based on these 4 criteria, four schools are recommended for replacement:

1. Fairview Elementary
2. Troutdale Elementary
3. Wilkes Elementary
4. Glenfair Elementary

All four of these schools have a high FCI number at or above 0.50. They are categorized as a very high seismic risk, meaning in an event they have a high potential for collapse. They also have multiple floor levels and range from 80-100 years old and layouts do not meet current educational needs.

1.0 EXECUTIVE SUMMARY

1.4 OUTCOMES

SEISMIC

Of the total FCA cost of \$97 million, seismic repairs accounted for the largest percentage, accounting for 50.48%. This equates to approximately \$49,373,781 of seismic repairs and upgrades for all facilities.

CLASSROOM CAPACITY

Based on the 2013 - 2014 enrollment numbers provided by Reynolds School District, a classroom assessment was performed, which determined:

2013 Enrollment 10,556

Baseline Capacity based on 10,510

- 32 square feet of classroom area per K-8 student (46) STUDENTS OVER CAPACITY
- 25 square feet of classroom area per 9-12 student
- current 100% high school utilization (see page 20)

Recommended Capacity based on 10,136

- 32 square feet of classroom area per K-8 student (420) STUDENTS OVER CAPACITY
- 25 square feet of classroom area per 9-12 student
- recommended 85% high school utilization (see page 20)

Based on this information, it is recommended that the district add:

- five elementary school classrooms
 - five middle school classrooms
 - 39 high school classrooms.
- to meet the 2013 enrollment numbers

Proposed improvement plans provide for a district-wide capacity of 12,295 students. The new capacity addresses current enrollment numbers, as well as future growth by providing room for 1,739 more students.

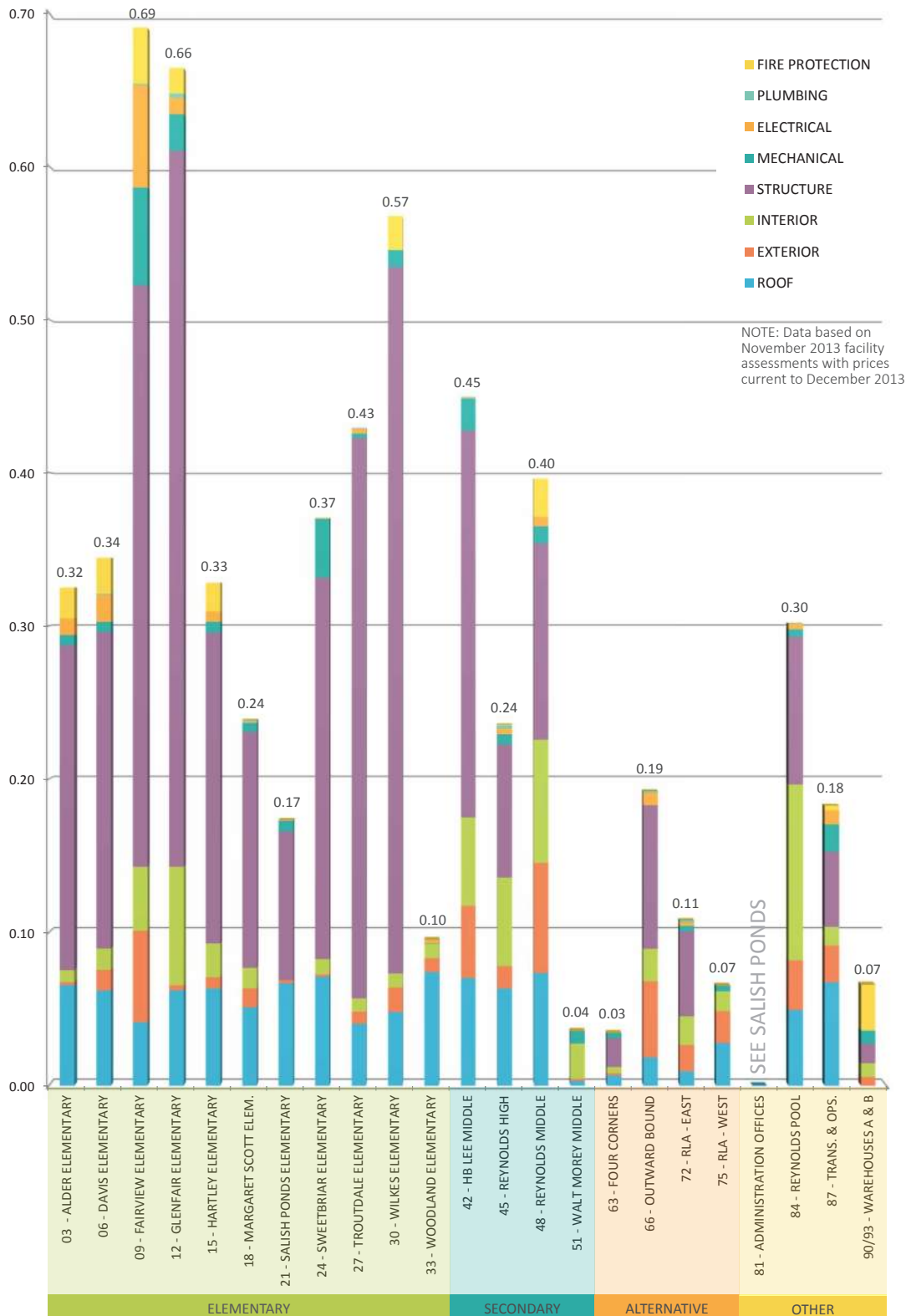
CAPACITY CONCLUSION

The district does not have capacity to accommodate growth based on existing facilities. These numbers do not include charter schools.

GROWTH PROJECTIONS

Growth projections for Fairview, Gresham, Portland, Troutdale, and Wood Village have not yet been factored into the long-range plan for addressing capacity and enrollment issues.

FCI BAR CHART



1.0 EXECUTIVE SUMMARY

1.4 OUTCOMES

PRIORITIZATION ANALYSIS

The Prioritization Analysis table provides a breakdown of how each school meets the district objectives of Safe, Warm, and Dry. For each school, a dot indicates that the school **does not meet** the specific element of the related category. For instance, if a school has a dot in “Secure Access” - then the school does not have the elements for secure access to help meet the district objective of Safe.









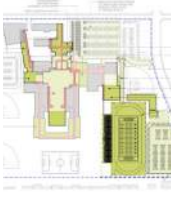
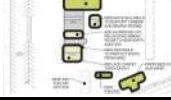
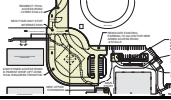












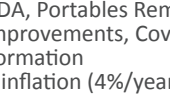
This data is to be used as a tool for creating and organizing schools into priorities based on the objectives of the district. Schools that require immediate attention will tend to have the highest number of dots, such as Fairview or Troutdale.

| TYPE | # | FACILITY NAME | SAFE | | | | | | | | | WARM | | | DRY | | | | | NO. OF DOTS | RATING | | | |
|------------|-----------------------------|---------------------------------------|---------------|---------------------|----------------------|------------|--------------------|-----------|-----------|----------------|----------|-------------------|--------------|--------------|------------|-------------------|--------------|-----------------------|-------|-------------|--------|---------|-------------------------|----------|
| | | | SECURE ACCESS | SEISMIC LIFE SAFETY | LIFE SAFETY AND CODE | ADA ACCESS | INDOOR AIR QUALITY | ABATEMENT | ACOUSTICS | PARKING SAFETY | FINISHES | PORTABLES REMOVAL | OVERCROWDING | HVAC SYSTEMS | INSULATION | ENERGY EFFICIENCY | WALL SYSTEMS | ROOF/FLASHING SYSTEMS | DOORS | | | WINDOWS | COVERED PLAY STRUCTURES | DRAINAGE |
| ELEMENTARY | 3 | ALDER | ● | ● | | ● | | | | | ● | | ● | | | | ● | ● | | ● | | | 9 | 6 |
| | 6 | DAVIS | ● | | | | | | | | ● | | ● | | | | | | ● | ● | | | 6 | 9 |
| | 9 | FAIRVIEW | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | 18 | 1 |
| | 12 | GLENFAIR | ● | ● | ● | | ● | | | | ● | | ● | ● | | ● | | | ● | ● | ● | | 14 | 3 |
| | 15 | HARTLEY | ● | | | | | | | | ● | | ● | ● | | | | | | | | | 4 | 11 |
| | 18 | MARGARET SCOTT | ● | | | | | | | | ● | | ● | | | ● | | | | | ● | ● | 9 | 6 |
| | 21 | SALISH PONDS | | | | | | | | | ● | ● | | | | ● | | | | | ● | | 5 | 10 |
| | 24 | SWEETBRIAR | ● | | | | | ● | ● | | ● | | ● | ● | | | | | | ● | | | 7 | 8 |
| | 27 | TROUTDALE | ● | ● | ● | ● | ● | | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● | 17 | 2 |
| | 30 | WILKES | ● | ● | ● | | ● | ● | | | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● | ● | 17 | 2 |
| | 33 | WOODLAND | ● | | | | | | | | ● | | ● | | | ● | ● | | | ● | ● | | 8 | 7 |
| SECONDARY | 42 | HB LEE MIDDLE | ● | | | | | | | ● | ● | ● | ● | | | ● | | | ● | ● | ● | 10 | 5 | |
| | 45 | REYNOLDS HIGH | ● | | | ● | | ● | ● | ● | ● | ● | ● | | ● | | ● | | | ● | ● | 12 | 4 | |
| | 48 | REYNOLDS MIDDLE | ● | | | ● | | | | ● | ● | ● | | | ● | ● | | ● | ● | | | 9 | 6 | |
| | 51 | WALT MOREY MIDDLE | ● | | | ● | | | | ● | ● | ● | ● | | | | | | | | | 7 | 8 | |
| ALT. | 63 | FOUR CORNERS | | ● | | | | | | ● | | ● | | | ● | | | | ● | | | 5 | 10 | |
| | 72 | RLA - EAST | | | | | | | | ● | | ● | | | | | | | | | | 2 | 12 | |
| | 75 | RLA - WEST | ● | | | | | | | ● | | ● | | | ● | | ● | | ● | | | 6 | 9 | |
| OTHER | 81 | ADMINISTRATION OFFICES | | | | ● | | ● | | ● | | | | | | ● | | ● | | | | 5 | 10 | |
| | | REPURPOSE ADMIN OFFICES - SALISH | | | | | | | | | | | | | | | | | | | | X | 13 | |
| | 84 | REYNOLDS POOL | | ● | | | ● | ● | | ● | | ● | | | ● | | ● | | ● | | | 9 | 6 | |
| | 87 | TRANSPORTATION & OPERATIONS WAREHOUSE | | | ● | | | | | ● | | ● | | | ● | ● | | | ● | | | 6 | 9 | |
| | 90 | WAREHOUSE - A: NUTRITION SERVICES | | | | | | | | ● | | | ● | ● | ● | | | | | ● | | 5 | 10 | |
| 93 | WAREHOUSE - B: TECH. & OPS. | | | | | | | | ● | | | ● | ● | ● | | | | | ● | | 5 | 10 | | |

PRIORITY SUMMARY

The Priority Summary graphic summarizes the projects by priority rating (refer to page 18) as a strategy for creating and organized priorities. Not all

projects are expected to go out to a vote. In order to finance these priorities, the district will be required to implement multiple financing options.

| PRIORITY RATING | CONCEPT SNAPSHOT | PROJECT DESCRIPTION | ESTIMATED COST | PRIORITY RATING | CONCEPT SNAPSHOT | PROJECT DESCRIPTION | ESTIMATED COST |
|-----------------|---|--|----------------|-----------------|--|--|----------------|
| 1 |  | FAIRVIEW ELEMENTARY School replacement and new Administration | \$30,862,840 | 8 |  | SWEETBRIAR ELEMENTARY Classroom renovations, classroom addition, common space renovations | \$10,481,656 |
| 2 |  | WILKES ELEMENTARY School replacement | \$27,296,567 | 8 |  | WALT MOREY MIDDLE Classroom addition, site improvements | \$15,050,843 |
| 2 |  | TROUTDALE ELEMENTARY School replacement | \$25,619,494 | 9 |  | DAVIS ELEMENTARY Office renovation, site improvements | \$4,581,093 |
| 3 |  | GLENFAIR ELEMENTARY School replacement | \$38,374,777 | 9 |  | RLA-WEST Classroom renovation | \$1,602,506 |
| 4 |  | REYNOLDS HIGH Front entry design, administration renovation, classroom additions, science classroom renovation, commons renovation | \$113,807,177 | 9 |  | TRANSPORTATION/ OPERATIONS Interior renovations, new fueling station, bus wash, and support spaces | \$5,496,815 |
| | | REYNOLDS HIGH STADIUM New stadium and track, site improvements | \$10,835,367 | 10 |  | SALISH PONDS ELEMENTARY Site improvements | \$5,309,468 |
| 5 |  | HB LEE MIDDLE Classroom addition, multi-purpose room renovation, site improvements | \$32,207,096 | 10 |  | FOUR CORNERS Classroom renovations | \$238,388 |
| 6 |  | ALDER ELEMENTARY Classroom addition, new building connection | \$4,777,404 | 10 |  | WAREHOUSE A: NUTRITION SRVS Interior Improvements | \$7,168,669 |
| 6 |  | MARGARET SCOTT ELEMENTARY Classroom addition, site improvements | \$14,086,473 | |  | WAREHOUSE B: TECH. & OPS. Interior Improvements | |
| 6 |  | REYNOLDS MIDDLE Cafeteria and kitchen expansion, site improvements | \$34,698,770 | 10 |  | NEW WAREHOUSE Add new warehouse | |
| 6 |  | REYNOLDS POOL Liner replacement and facility upgrades | \$1,084,513 | 11 |  | HARTLEY ELEMENTARY Classroom addition and site improvements | \$4,787,888 |
| 6 |  | WOODLAND ELEMENTARY Cafeteria expansion, library renovation, site improvements | \$1,636,237 | 12 |  | RLA-EAST Classroom renovation | \$1,245,593 |
| 7 | | | | 13 |  | REPURPOSE ADMINISTRATION OFFICES AT SALISH Use to be determined | \$2,247,421 |

- NOTES:
- Incremental improvements will include: Seismic, ADA, Portables Removal/Replacement, Power and Data Improvements, Energy Efficiency, Access Control Improvements, Covered Play Areas
 - Refer to Concept Cost Matrix for complete cost information
 - All total costs include FFE and soft costs (30%) and inflation (4%/year)

HIGH SCHOOL EXPANSION

To address capacity issues at Reynolds High School, the steering committee and high school staff evaluated several options to expand both classroom and shared spaces.

Upon assessing the program and capacity requirements, it was determined that the high school would have to add 30 new standard classrooms to meet current enrollment and provide adequate instructional space (refer to chart below). These numbers do not address specific grade level and subject type programming needs. Reference the detailed Classroom Assessment issued as a separate document for more information about standard classroom types.

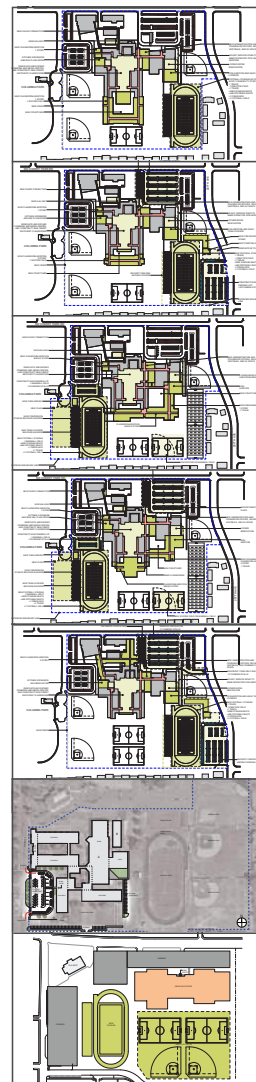
| | 100% UTILIZATION (CURRENT) | 85% UTILIZATION (RECOMMENDED) |
|---|----------------------------|-------------------------------|
| Number of standard classrooms needed based on capacity and enrollment alone with 25 square feet (sf) per student. (excludes grade level and subject type separations) | | |
| EXISTING BUILDING AREA | 317,410 | 317,410 |
| EXISTING NUMBER OF STANDARD CLASSROOMS | 73 | 73 |
| 2013-2014 ENROLLMENT | 2880 | 2880 |
| CURRENT CLASSROOM CAPACITY (AT 25 SQUARE FEET PER STUDENT) | 2495 | 2121 |
| DIFFERENCE OF CURRENT CAPACITY AND ENROLLMENT | -385 | -759 |
| NUMBER OF CLASSROOMS NEEDED TO MEET CURRENT ENROLLMENT | 16 | 30 |
| TOTAL CLASSROOMS NEEDED | 89 | 103 |

Reynolds High School is currently operating at 100% utilization, or using every standard classroom throughout each period of each day. To provide adequate instructional space as well as necessary planning periods for faculty and staff, it is recommended for high schools to operate at 85% utilization, or six of seven periods each day. It is recommended to add 30 standard classrooms to address capacity for current enrollment at 85% utilization. Further subject and grade level program analysis must be completed with the district and combined with the capacity analysis to determine actual number of classrooms needed.

Listed below are the seven options that were reviewed by the planning team and the combined total of votes for each scheme from the steering committee and high school staff. Options six and seven explore a two-high school approach. The committee and high school staff voted on the preferred option, with the overwhelming choice being Option 1 with modifications.

A second high school is not recommended due to:

- higher costs
- higher operational and staffing costs
- site availability
- larger district-wide impacts



OPTION 1 37 VOTES
ONE STORY - Classroom expansion/east stadium

OPTION 2 2 VOTES
TWO STORY - Classroom expansion/east stadium

OPTION 3 20 VOTES
ONE STORY - Freshman wing expansion/west stadium

OPTION 4 3 VOTES
TWO STORY - Freshman wing expansion/west stadium

OPTION 5 10 VOTES
TWO STORY - North classroom expansion/east stadium

OPTION 6 8 VOTES
2-HS OPTION A
Repurpose RMS as 1000 student high school
Build (2) stadiums
Build new middle school

OPTION 7 6 VOTES
2-HS OPTION B
Build new 1500 student high school at RMS field,
Demolish RMS for stadium 1,
Build stadium 2 at RHS,
Build new middle school

| PRIORITY RATING | SITE # | SCHOOL | DESCRIPTION | BUILDING AREA (sf) | FCA COST | CONCEPTS | | | | | | TOTAL CONCEPT COST | CONCEPT + FCA TOTAL COST | TOTAL COST + INFLATION (4%/Yr) | SOFT COSTS: FEES, FF&E (30%) | 15% CONTINGENCY | SITE BUDGET TOTAL | | | |
|-----------------|--------|----------------------|--|--------------------|---------------------|-------------------|---------|-------------|------------|---------|--------------|----------------------|--------------------------|--------------------------------|------------------------------|---------------------|----------------------|--------------|--------------|--------------|
| | | | | | | SITE IMPROVEMENTS | | | RENOVATION | | | | | | | | | ADDITION | | |
| | | | | | | SF | COST/SF | TOTAL | SF | COST/SF | TOTAL | | | | | | | SF | COST/SF | TOTAL |
| 1 | 9 | FAIRVIEW | REPLACEMENT | 63,066 | \$0 | 154,144 | \$15 | \$2,312,160 | 0 | - | \$0 | 73,902 | \$217 | \$16,036,734 | \$18,348,894 | \$21,284,717 | \$6,385,415 | \$3,192,708 | \$30,862,840 | |
| 2 | 27 | TROUTDALE | REPLACEMENT | 54,883 | \$0 | 106,377 | \$15 | \$1,595,655 | 0 | - | \$0 | 59,136 | \$222 | \$13,128,192 | \$14,723,847 | \$17,668,616 | \$5,300,585 | \$2,650,292 | \$25,619,494 | |
| 2 | 30 | WILKES | REPLACEMENT | 40,150 | \$0 | 81,959 | \$15 | \$1,229,385 | 0 | - | \$0 | 66,076 | \$227 | \$14,999,252 | \$16,228,637 | \$18,825,219 | \$5,647,566 | \$2,823,783 | \$27,296,567 | |
| 3 | 12 | GLENFAIR | REPLACEMENT | 57,160 | \$0 | 159,263 | \$20 | \$3,185,260 | 0 | \$150 | \$0 | 74,998 | \$217 | \$16,274,566 | \$19,459,826 | \$26,465,363 | \$7,939,609 | \$3,969,805 | \$38,374,777 | |
| 4 | 45 | REYNOLDS HIGH | ENTRANCE, ADMIN, SOUTH CLASSROOM RENOVATION; FCA | 135,179 | \$6,587,988 | 19,948 | \$27 | \$538,596 | 14,811 | \$140 | \$2,073,540 | 100,420 | \$225 | \$22,594,500 | \$25,206,636 | \$31,794,624 | \$38,153,548 | \$11,446,064 | \$5,723,032 | \$55,322,645 |
| 4 | 45 | REYNOLDS HIGH | NORTH CLASSROOM WING ADDITION; SCIENCE CLASSROOM, COMMONS, & LIBRARY RENOVATIONS; FCA | 317,410 | \$11,706,015 | - | \$0 | \$0 | 74,805 | \$140 | \$10,472,700 | 41,343 | \$225 | \$9,302,175 | \$19,774,875 | \$31,480,890 | \$40,295,539 | \$12,088,662 | \$6,044,331 | \$58,428,532 |
| 4 | 45 | REYNOLDS HIGH | STADIUM & TRACK | 210,828 | \$0 | - | \$0 | \$7,739,548 | 0 | - | \$0 | 0 | - | \$0 | \$7,739,548 | \$7,739,548 | \$10,835,367 | \$3,250,610 | \$1,625,305 | \$15,711,282 |
| 5 | 42 | HB LEE MIDDLE | CLASSROOM ADDITION; MPR, KITCHEN, GYM RENOVATIONS; SITE IMPROVEMENTS, FCA | 102,957 | \$8,520,688 | 29,265 | \$10 | \$292,650 | 29,532 | \$150 | \$4,429,800 | 14,923 | \$207 | \$3,089,061 | \$7,811,511 | \$16,332,199 | \$22,211,791 | \$6,663,537 | \$3,331,769 | \$32,207,096 |
| 6 | 18 | MARGARET SCOTT | WING ADDITION, SITE IMPROVEMENTS, FCA | 47,213 | \$2,213,138 | 48,270 | \$17 | \$820,590 | 6,690 | \$180 | \$1,204,200 | 13,087 | \$222 | \$2,905,314 | \$4,930,104 | \$7,143,242 | \$9,714,809 | \$2,914,443 | \$1,457,221 | \$14,086,473 |
| 6 | 48 | REYNOLDS MIDDLE | CAFETERIA/ADMINISTRATION EXPANSION, SITE IMPROVEMENTS, REPURPOSE OF (E) ADMIN/CAFETERIA, FCA | 163,222 | \$8,520,688 | 20,969 | \$11 | \$230,659 | 20,706 | \$150 | \$3,105,900 | 23,569 | \$202 | \$4,760,938 | \$8,097,497 | \$16,618,185 | \$23,930,186 | \$7,179,056 | \$3,589,528 | \$34,698,770 |
| 8 | 51 | WALT MOREY MIDDLE | CLASSROOM, CAFETERIA, & MEDIA CENTER ADDITIONS | 93,011 | \$657,245 | 23,864 | \$10 | \$238,640 | 782 | \$200 | \$156,400 | 29,739 | \$207 | \$6,155,973 | \$6,551,013 | \$7,208,258 | \$10,379,892 | \$3,113,967 | \$1,556,984 | \$15,050,843 |
| 9 | 87 | TRANSPORTATION & OPS | RENOVATION & ADDITION | 14,125 | \$489,176 | 5,614 | \$30 | \$168,420 | 3,746 | \$180 | \$674,280 | 5,994 | \$217 | \$1,300,698 | \$2,143,398 | \$2,632,574 | \$3,790,907 | \$1,137,272 | \$568,636 | \$5,496,815 |
| 10 | 21 | SALISH PONDS/ADMIN | RENOVATION, SITE IMPROVEMENTS | 65,615 | \$1,657,776 | 91,024 | \$20 | \$1,820,480 | 9,544 | \$140 | \$1,336,160 | 0 | - | \$0 | \$3,156,640 | \$3,156,640 | \$3,661,702 | \$1,098,511 | \$549,255 | \$5,309,468 |
| 10 | 81 | ADMINISTRATION | REPLACEMENT | 45,175 | \$0 | 15,010 | \$27 | \$405,270 | 0 | - | \$0 | 18,206 | \$207 | \$3,768,642 | \$4,173,912 | \$4,173,912 | \$4,841,738 | \$1,452,521 | \$726,261 | \$7,020,520 |
| 10 | 90/3 | WAREHOUSES | NEW WAREHOUSE, SITE IMPROVEMENTS | 28,000 | \$321,897 | 22,027 | \$25 | \$550,675 | 0 | - | \$0 | 14,000 | \$170 | \$2,380,000 | \$2,930,675 | \$3,252,572 | \$4,943,909 | \$1,483,173 | \$741,586 | \$7,168,669 |
| SUBTOTAL | | | | | \$40,674,611 | | | | | | | \$161,277,013 | \$201,951,624 | \$257,003,304 | \$77,100,991 | \$38,550,496 | \$372,654,791 | | | |
| | | | | | | | | | | | | | | | | TOTAL COST | | | | |

CONCEPT COST MATRIX

The Concept Cost Matrix provides a detailed breakdown of each component of the cost of each priority project. The matrix takes into account the FCA cost, and each component of the proposed concept (i.e. - site improvements), in order to generate a total cost. Then inflation, contingency, and soft costs are applied to each project.

This matrix is utilized as a strategy for creating and managing the various priorities, and not all of the projects shown are expected to go out to a vote. All priorities will require multiple financing options by the district.

ECONOMIC STIMULUS

Using the IMPLAN methodology for calculating job creation (as referenced by the Department of Labor), over the time line of all priorities, approximately 3,660 jobs will be created directly from construction. A secondary measure for predicting indirect job creation calculates an additional 3,780 jobs to be created.

| SITE # | SUMMER PROJECTS | PROJECT AREA (SF) | CONSTRUCTION COSTS |
|------------------------------|-----------------------|-------------------|---------------------|
| x | TRACK REPLACEMENT | 691,248 | \$7,142,896 |
| x | SECURE VESTIBULES | 10,160 | \$1,688,721 |
| 84 | RMS POOL | 11,983 | \$1,084,513 |
| 15 | HARTLEY ELEMENTARY | 49,085 | \$4,787,888 |
| 33 | WOODLAND ELEMENTARY | 60,795 | \$1,636,237 |
| 24 | SWEETBRIAR ELEMENTARY | 48,735 | \$3,114,900 |
| 3 | ALDER ELEMENTARY | 62,649 | \$4,777,404 |
| 6 | DAVIS ELEMENTARY | 50,889 | \$4,581,093 |
| 63 | FOUR CORNERS | 8,392 | \$238,388 |
| 66 | OUTWARD BOUND | 3,940 | \$723,714 |
| 72 | RLA EAST | 6,668 | \$1,245,593 |
| 75 | RLA WEST | 3,330 | \$812,630 |
| x | ROOFING CYCLE 1 | 351,428 | \$4,601,070 |
| x | ROOFING CYCLE 2 | 484,561 | \$5,334,412 |
| x | ROOFING CYCLE 3 | 1,926,228 | \$1,926,228 |
| SUBTOTAL | | | \$51,062,443 |
| COST + INFLATION | | | \$8,169,991 |
| FFE + SOFT COSTS | | | \$2,450,997 |
| CONTINGENCY | | | \$12,765,611 |
| SUMMER PROJECTS TOTAL | | | \$74,449,041 |

SUMMER PROJECTS

Summer projects include all Capital Improvement projects, essential maintenance projects implemented through multiple funding sources.

PROJECT TYPE LEGEND

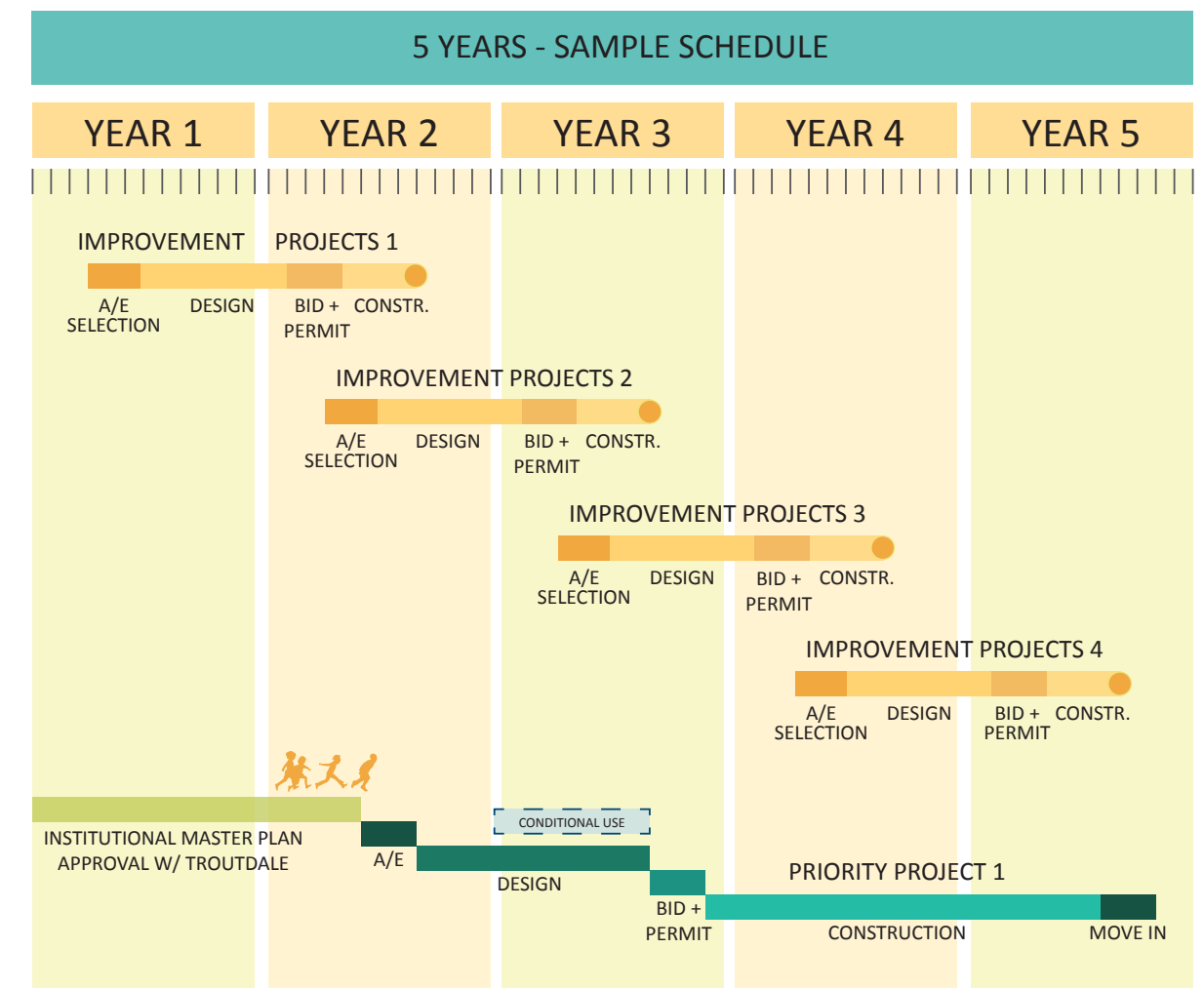
- ELEMENTARY
- SECONDARY
- ALTERNATIVE
- OTHER
- MULTIPLE

1.0 EXECUTIVE SUMMARY

1.4 OUTCOMES

PRIORITY SCHEDULE

The Priority Sample Schedule provides a summary of how major projects and incremental summer projects will be arranged. This schedule is a strategy for creating and managing the various priorities, and not all projects shown are expected to go out to a vote. All priorities will require multiple financing options by the district.



1.5 SURVEYS

STAFF SURVEYS

DATA GATHERING PROCESS

The initial priorities were defined at an initial master planning meeting, where multiple stakeholders voted and identified the multiple items that they wanted to have addressed. Afterwards, the list of priorities were then brought to the staff of each school in the district. At each staff meeting, the principal and staff of each school voted and provided feedback on each of the priorities. This data was then assembled in order to capture an overall district perspective of the priorities.

Following the master planning concepts development, a project schedule was developed with a proposed priority of major and minor projects, addressing many of the identified items from the staff meetings. A survey was then developed to determine if the district desired a major project to occur at a different time in the schedule.

SURVEY COMPONENTS

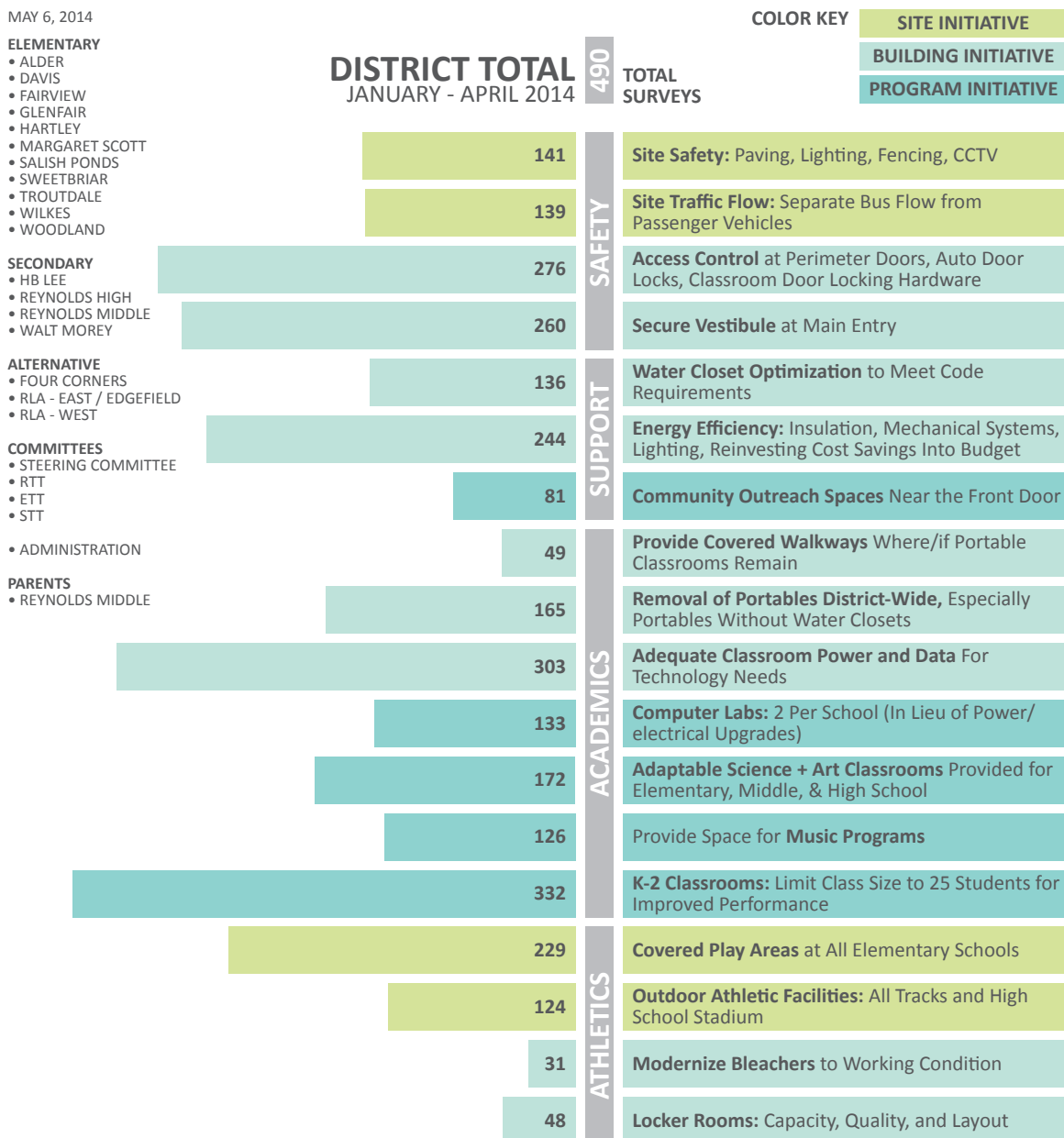
- An overall District Total survey diagram showing the results of the priorities voting from the staff meeting.
- A table summarizing the priorities as identified by the principals of each school.
- A table summarizing the priorities as identified by the community program partners at each school.
- Individual school survey results for priorities (provided in Section 2.0- Condition Assessment & Concept Summaries).

1.0 EXECUTIVE SUMMARY

1.5 SURVEYS

DISTRICT TOTAL SURVEY RESULTS

The District Total Survey Results represents the overall results from the interviews with principals and community partners from each facility. These totals assisted in identifying what items held the most priority during the master planning process, and allowed the principals and community partners to provide input as well.



COMMUNITY FORUMS

The District invited all members of the Reynolds community in Fairview, Gresham, Troutdale, Wood Village, and Portland to attend any of four open community forums hosted by schools throughout the district.

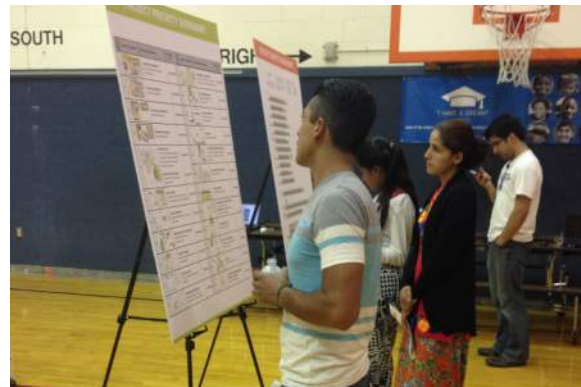
- September 16, 2014: Reynolds Middle School
- September 18, 2014: Reynolds High School
- September 23, 2014: HB Lee Middle School
- September 25, 2014: Alder Elementary School

Each forum featured several general district information boards, including a district map, facility condition assessment outcomes, overall classroom assessment findings, master planning priorities, and overall concept summaries.

In addition to the general district information, each facility had a dedicated presentation board consisting of more detailed facility condition assessment conclusions and program assessment outcomes, as well as the proposed improvement concepts with cost estimate breakdowns.

After viewing the presentation boards, the staff, students, parents, and neighbors that attended were asked to complete an online survey to vote on their preferred master planning initiatives and document any concerns they may have regarding any of the information presented. The voting results can be found on the following page.

The community forums allowed for further community engagement and input regarding overall master planning goals and initiatives, as well as in facility-specific improvement plans.



COMMUNITY FORUM TOTAL SURVEY RESULTS



COMMUNITY PROGRAM PARTNERS PRIORITIES VOTING

The two tables displayed on this page summarize the voting results from meetings with both the community program partners and the principals of each school. These survey results helped inform the master planning and concept development phases.

| | | COMMUNITY PROGRAM PARTNERS BY SCHOOL | SUN PROGRAM | SMART | CLOTHES CLOSET | FOOD PANTRY | AMERICORPS | YMCA | TRILLIUM | FREE/REDUCED LUNCH | OTHER / NOTES |
|------------|----------|--------------------------------------|-------------|-------|----------------|-------------|------------|------|----------|--------------------|------------------------|
| ELEMENTARY | 3 | ALDER | ● | | | ● | | | | 96% | |
| | 6 | DAVIS | ● | | | | | | | 94% | |
| | 9 | FAIRVIEW | | | ● | ● | | | | 75% | YMCA uses gym |
| | 12 | GLENFAIR | ● | | | | ● | | | 95% | |
| | 15 | HARTLEY | ● | ● | | | | | | 92% | |
| | 18 | MARGARET SCOTT | | | ● | ● | | | | 80% | |
| | 21 | SALISH PONDS | | | ● | | | | | 84% | |
| | 24 | SWEETBRIAR | ● | | | | | | | 58% | |
| | 27 | TROUTDALE | | | | | | ● | | 65% | Mad Science, Kiwanis |
| | 30 | WILKES | ● | | | | | | | 87% | OSU Healthy Lifestyles |
| 33 | WOODLAND | | | | | | | | 77% | | |
| SECONDARY | 42 | HB LEE MIDDLE | ● | | ● | ● | | | | 80% | |
| | 45 | REYNOLDS HIGH | | | | | | | | 62% | Preschool service |
| | 48 | REYNOLDS MIDDLE | ● | | ● | ● | ● | | | 80% | Multnomah County |
| | 51 | WALT MOREY | | | | ● | | | | 63% | Family Resource Center |
| ALT | 63 | FOUR CORNERS | | | | | | ● | | 78% | YTP, SPIN |
| | 72 | RLA EAST | | | | | | ● | | 94% | |
| | 75 | RLA WEST | | | | | | | | 85% | Mt. Hood Comm. College |

● CURRENT ● DESIRED

PRINCIPAL PRIORITIES INTERVIEW RESULTS

| TYPE | # | FACILITY NAME | SECURE VESTIBULE | IMPROVE ACCESS CONTROL | SECURITY CAMERAS | LOCKING CLASSROOMS | CLASSROOM WINDOW COVERINGS | ACOUSTICS | PROGRAM SPACE UPGRADES | INTERIOR FINISHES UPGRADES | OVERCROWDING-CAPACITY COVERED OUTDOOR PLAY/FENCING TRACK | COMPUTER LABS | NETWORK CLOSETS | BUS/TRAFFIC FLOW-SITE SIGNAGE | ADA ACCESSIBILITY | HVAC-COMFORT | INDOOR AIR QUALITY | STORAGE | CAFETERIA-KITCHEN | LEAKS | COMMUNITY OUTREACH SPACES | WINDOWS: EXITS & DAYLIGHT | SEISMIC | PORTABLES | TOILETS | HAZMAT: ASBESTOS & VERMIN | POWER-DATA |
|-----------|----------------|-------------------|------------------|------------------------|------------------|--------------------|----------------------------|-----------|------------------------|----------------------------|--|---------------|-----------------|-------------------------------|-------------------|--------------|--------------------|---------|-------------------|-------|---------------------------|---------------------------|---------|-----------|---------|---------------------------|------------|
| | | | ELEMENTARY | 3 | ALDER | ● | ● | | | | | | | ● | | | | ● | ● | | ● | | | | | | |
| 6 | DAVIS | | | | | | | | | | ● | | ● | | ● | ● | ● | | ● | ● | ● | ● | | | | | |
| 9 | FAIRVIEW | ● | | | ● | | | ● | | ● | ● | | | | ● | | | | | ● | ● | ● | ● | ● | ● | ● | ● |
| 12 | GLENFAIR | ● | | | | | | | | | ● | | ● | | | ● | | | | | | | | ● | ● | ● | ● |
| 15 | HARTLEY | | | | | | | | | | ● | | ● | | | | | | | | | | | ● | ● | ● | ● |
| 18 | MARGARET SCOTT | ● | | | | | | | | | ● | | ● | | | | | | | ● | | ● | | | | | ● |
| 21 | SALISH PONDS | | | | | | | | | | | ● | | ● | | | | ● | ● | | | | | | | | |
| 24 | SWEETBRIAR | ● | | ● | | ● | | ● | ● | ● | ● | ● | | | | ● | | | ● | | | | | | ● | ● | ● |
| 27 | TROUTDALE | ● | | ● | | | | | | ● | | | | | ● | ● | ● | | ● | | | ● | | ● | ● | ● | ● |
| 30 | WILKES | ● | | | | ● | | | | | ● | | ● | | | ● | ● | | | ● | | | ● | ● | ● | ● | ● |
| 33 | WOODLAND | ● | | | | ● | | | ● | ● | ● | | | | ● | ● | | | ● | | | | | | | | |
| SECONDARY | 42 | HB LEE MIDDLE | | ● | | | | | ● | ● | ● | ● | ● | | | ● | | | ● | | ● | | | | | | |
| | 45 | REYNOLDS HIGH | ● | ● | ● | ● | | | ● | ● | ● | ● | ● | | | ● | | | | | ● | | | ● | ● | ● | ● |
| | 48 | REYNOLDS MIDDLE | ● | ● | | | | | ● | ● | ● | ● | ● | | | ● | ● | | | ● | | | | ● | ● | ● | ● |
| | 51 | WALT MOREY MIDDLE | ● | | ● | | | | ● | ● | ● | ● | ● | | | ● | ● | | | ● | | | | | | | |
| ALT. | 63 | FOUR CORNERS | | | | | | ● | ● | ● | | | | | ● | | | | | | | | | | | | |
| | 72 | RLA - EAST | | ● | | | | | ● | ● | | ● | | | ● | | | | ● | | | | | | | | |
| | 75 | RLA - WEST | ● | ● | ● | | | | ● | ● | | | | | ● | | | | | ● | | ● | | | ● | | |

1.6 ENROLLMENT & GROWTH PROJECTIONS

INTRODUCTION

Reynolds School District has provided an Enrollment Report for 2013 – 2014. 2013 enrollment is 10,788 students. Of that, 10,556 are enrolled in elementary school (ES), middle school (MS), and high school (HS) classes. The remaining are in alternative schools.

The Classroom Assessment report provides a breakdown by school and by classroom based on 2013 - 2014 enrollment. This information was used as the basis for the Classroom Facts Matrix. Deficiencies were then identified by comparing the 2013 – 2014 Enrollment Report to the Programmed Capacity, and schools were identified as either having deficiencies in either classroom capacity or supporting spaces (or both). The enrollment report informed the Classroom Assessment on the following page, and assisted in identifying capacity issues within each school.

The analysis generated as a result of the Enrollment Report informed the development of improvement concepts for each school, and also assisted in identifying areas where the enrollment growth would need to be addressed with either future sites or school expansion.

The outcome of the staff survey is that the number one priority is to reduce the number of students in the classroom to 25. An analysis was completed to determine the impact this will have on the district capacity.

OUTCOME

Reynolds School District does not have capacity for increased enrollment without adding classrooms to existing schools, or adding new schools to the District. The current classroom utilization exceeds the recommended maximum class size based on square foot per student standards.

Reynolds High School is over capacity and requires expansion to meet the current enrollment needs. The Steering Committee recommends accommodating future enrollment at the high school through curriculum-based programs in a smaller 500-700 student school. The curriculum-based high school should be located in the west edge of the District in an urban setting. Current commercial development on NE 182nd Avenue offers options for redevelopment of existing commercial space to a

high school curriculum-based program.

CLASSROOM CAPACITY

2013 Enrollment 10,556

Baseline Capacity 10,510
 +30 students typical classroom, 100% HS utilization
 Recommend to meet 2013 enrollment:
 5 ES + 5 MS + 30 HS classrooms = 40 total

Recommended Capacity 10,136
 +30 students typical classroom, 85% HS utilization
 Recommend to meet 2013 enrollment:
 5 ES + 5 MS + 39 HS classrooms = 49 total

Current Capacity: 25 students per class 8,900
 Recommended to meet 2013 enrollment:
 17 ES + 15 MS + 80 HS classrooms = 112 total

Current Capacity: 25 students per K-2 class 10,109
 Recommended to meet 2013 enrollment:
 10 ES + 5 MS + 30 HS classrooms = 45 total

Proposed Capacity 12,295
 Includes all proposed improvement concepts

REYNOLDS HIGH SCHOOL

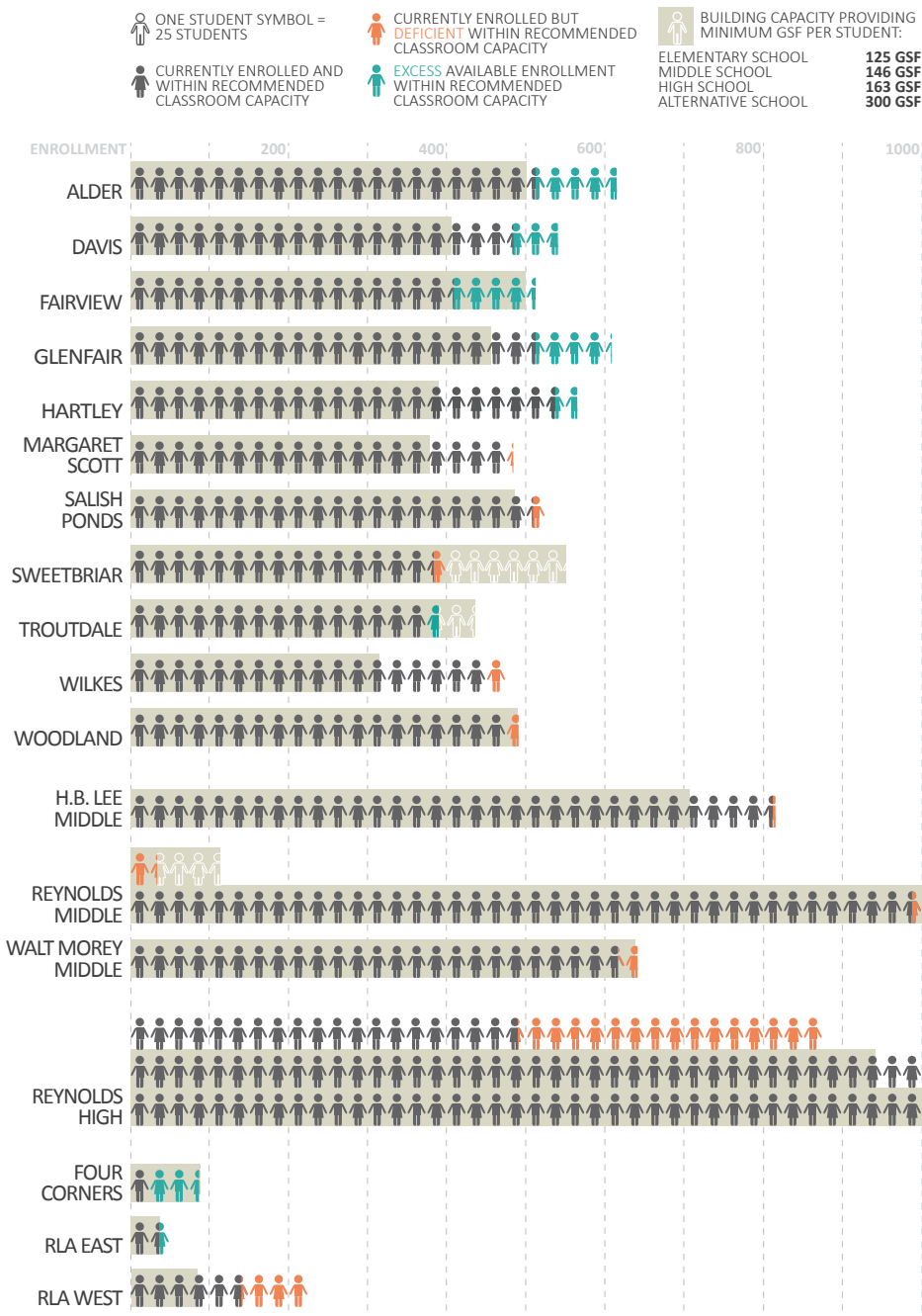
Reynolds High School is significantly undersized to meet the current enrollment of 2,880 students. The high school needs an additional 30-39 classrooms and 149,000 sf of new construction to serve the current enrollment based on national planning standards. The high school expansion is a high priority in the District's long range plan. Several options were explored for addressing capacity issues at the high school. Please refer to page 20 for more information. A second high school is not recommended due to higher costs, site availability, and larger district-wide impacts.



CLASSROOM ASSESSMENT

The Classroom Assessment summarizes the existing capacity compared to the current enrollment of each school. This graphic serves to quickly illustrate which schools have excess available enrollment within their classrooms compared with those that are deficient.

Additionally, the graphic also shows the building capacity - which is the overall ability of the building to support the number of students enrolled within the school. As a result, certain schools may have excess availability in classroom space, but have buildings that are unable to support the current enrollment.



25 STUDENT CLASS ANALYSIS TABLE

As identified from staff surveys from section 1.5, one of the highest priorities is to adjust classroom size to 25 students per classroom instead of 30 students per classroom. In order to better understand the implications of implementing a district wide standard of 25 students per classroom, an analysis table was prepared.

This table creates a side by side comparison by school, identifying the differences between the max recommended capacity, the result of having 25 students per classroom in every classroom, and the result of having 25 students per classroom in only K-2 classrooms.

REYNOLDS SCHOOL DISTRICT MASTER PLAN - ANALYSIS OF 25-STUDENT CLASS INITIATIVE

| TYPE | # | SCHOOL | AREA (SF) | CURRENT CONDITIONS | | MAX. RECOMMENDED CAPACITY | | | | 25 STUDENTS PER CLASS | | | | 25 STUDENTS PER K-2 CLASS | | | | |
|------------------------|---------------------------------|----------------------------|-----------|-------------------------|----------------------|---------------------------|-----------------------------|------------------------|-------------------------------|-----------------------|-----------------------------|------------------------|-------------------------------|---------------------------------|----------------------------------|-----------------------------|------------------------|-------------------------------|
| | | | | NO. STANDARD CLASSROOMS | 2013-2014 ENROLLMENT | PROGRAMMED CAPACITY | CAPACITY - ENROLLMENT DELTA | PROGRAMMED GSF/STUDENT | CLASSROOMS TO MEET ENROLLMENT | PROGRAMMED CAPACITY | CAPACITY - ENROLLMENT DELTA | PROGRAMMED GSF/STUDENT | CLASSROOMS TO MEET ENROLLMENT | NO. K-2 CLASSROOMS ¹ | PROGRAMMED CAPACITY ² | CAPACITY - ENROLLMENT DELTA | PROGRAMMED GSF/STUDENT | CLASSROOMS TO MEET ENROLLMENT |
| ELEMENTARY | 3 | ALDER | 62,649 | 21 | 508 | 645 | 137 | 97.1 | 0 | 525 | 17 | 119.3 | 0 | 11 | 551 | 43 | 113.7 | 0 |
| | 6 | DAVIS | 50,889 | 20 | 480 | 568 | 88 | 89.6 | 0 | 500 | 20 | 101.8 | 0 | 9 | 523 | 43 | 97.3 | 0 |
| | 9 | FAIRVIEW | 63,066 | 18 | 408 | 515 | 107 | 122.5 | 0 | 450 | 42 | 140.1 | 0 | 8 | 476 | 68 | 132.5 | 0 |
| | 12 | GLENFAIR | 57,160 | 18 | 510 | 606 | 96 | 94.3 | 0 | 450 | -60 | 127.0 | 3 | 10 | 529 | 19 | 108.1 | 0 |
| | 15 | HARTLEY | 49,085 | 19 | 540 | 570 | 30 | 86.1 | 0 | 475 | -65 | 103.3 | 3 | 10 | 520 | -20 | 94.4 | 1 |
| | 18 | MARGARET SCOTT | 47,213 | 16 | 482 | 479 | -3 | 98.6 | 1 | 400 | -82 | 118.0 | 4 | 8 | 414 | -68 | 114.0 | 3 |
| | 21 | SALISH PONDS | 60,615 | 19 | 525 | 509 | -16 | 119.1 | 1 | 475 | -50 | 127.6 | 2 | 10 | 496 | -29 | 122.2 | 2 |
| | 24 | SWEETBRIAR | 69,253 | 15 | 400 | 384 | -16 | 180.3 | 1 | 375 | -25 | 184.7 | 1 | 7 | 366 | -34 | 189.2 | 2 |
| | 27 | TROUTDALE | 54,883 | 15 | 375 | 394 | 19 | 139.3 | 0 | 375 | 0 | 146.4 | 0 | 7 | 394 | 19 | 139.3 | 0 |
| | 30 | WILKES | 40,150 | 18 | 474 | 451 | -23 | 89.0 | 1 | 450 | -24 | 89.2 | 2 | 9 | 475 | 1 | 84.5 | 0 |
| | 33 | WOODLAND | 60,795 | 18 | 496 | 478 | -18 | 127.2 | 1 | 450 | -46 | 135.1 | 2 | 8 | 454 | -42 | 133.9 | 2 |
| ELEMENTARY SCH. TOTALS | | | 615,758 | 197 | 5198 | 5599 | 401 | 110.0 | 5 | 4925 | -273 | 125.0 | 17 | 97 | 5198 | 0 | 118.5 | 10 |
| MIDDLE | 42 | HB LEE | 102,957 | 27 | 816 | 811 | -5 | 127.0 | 1 | 675 | -141 | 152.5 | 6 | 25 STUDENTS PER K-2 CLASS | | | | |
| | 48 | REYNOLDS MIDDLE | 163,222 | 35 | 1034 | 988 | -46 | 165.2 | 2 | 875 | -159 | 186.5 | 7 | DISTRICT TOTALS | | | | |
| | 51 | WALT MOREY | 93,011 | 24 | 645 | 617 | -28 | 150.7 | 2 | 600 | -45 | 155.0 | 2 | NO. K-2 CLASSROOMS | PROGRAMMED CAPACITY | CAPACITY - ENROLLMENT DELTA | PROGRAMMED GSF/STUDENT | CLASSROOMS TO MEET ENROLLMENT |
| | MIDDLE SCHOOL TOTALS | | | 359,190 | 86 | 2495 | 2416 | -79 | 148.7 | 5 | 2150 | -345 | 167.1 | | | | | |
| HIGH SCHOOL | 45 | REYNOLDS HIGH ³ | 317,410 | 73 | 2880 | 2495 | -385 | 127.2 | 30 | 1825 | -1055 | 173.9 | 80 | | | | | |
| | HIGH SCHOOL TOTALS ³ | | | 317,410 | 73 | 2880 | 2495 | -385 | 127.2 | 30 | 1825 | -1055 | 173.9 | 80 | | | | |
| DISTRICT TOTALS | | | 1,292,358 | 356 | 10573 | 10510 | -63 | 123.0 | 40 | 8900 | -1673 | 145.21 | 112 | 97 | 10109 | -464 | 127.8 | 45 |

NOTES

- Combination 2nd/3rd grade classrooms were not counted in K-2 classroom total.
- Capacity numbers can change based on which rooms are designated K-2. Changes will affect outcomes of columns to the right. Remaining 3rd-5th grade classroom capacity calculated at 32 sf/student.
- Elementary and Middle Schools are understood to be operating at standard utilization rates. High School total classrooms needed have been adjusted to accommodate 85% utilization rate. Without utilization factor, current classrooms needed would be 16. Conclusion of 30 new classrooms is based on enrollment-capacity needs and analysis. Upon further analysis of program, grade level, and subject needs, the number increases to a minimum of 39 classrooms.

GENERAL NOTES

- A. Standard GSF/Student:
- Elementary: 125
 - Middle: 146
 - High: 163
- B. "Standard Classrooms" do not include:
- Music/Arts
 - Special Ed/Title 1
 - Electives
 - Science/Health
- C. Numbers calculated using 2013 Enrollment report
- D. 2013 full day kindergarten expansion classroom totals used. Excludes 2014 updates to: Fairview, Salish Ponds, Sweetbriar, Troutdale, and Wilkes
- E. Alternative schools have been excluded: Four Corners, RLA-East, and RLA-West

RED TEXT = DEFICIENCY

UPDATED 5/21/2014

Oh planning + design, architecture

1.7 ZONING & CODE ASSESSMENT

INTRODUCTION

Reynolds School District has the unique distinction of being under the jurisdictional authority of five cities. The master plan provides an evaluation and summary of all code and zoning regulations of the existing sites across the 27 District-owned sites, which include charter, elementary, middle, and high schools, and warehouses and administrative offices. The assessment includes the following:

- City Zoning Regulations
- Parking Code Limitations
- Conditional Use Requirements
- Oregon Metro Map Data (If Available)
- U.S. Fish and Wildlife Services Wetlands Map

DATA GATHERING PROCESS

The sites currently span across 5 different zones - Portland, Gresham, Fairview, Troutdale, and Multnomah County (unincorporated). Using city provided zoning maps, the appropriate zone was found for each District site. All sites were then organized by their respective zones, and then information was gathered and organized for all sites.

All information was organized into a table summarizing the information, which includes setbacks, lot size requirements, height regulations, and parking capacity. Sites that require conditional use applications are flagged, and a summary below each table describing the conditional use process and requirements. All raw data is organized behind each table for reference.

ASSESSMENT COMPONENTS

- A zoning map showing all schools located within each zone.
- Table summarizing the code requirements and the parking capacities.
- A brief conditional use summary.
- Conditional use application time lines.
- Relevant chapters of the code, covering zoning requirements, conditional uses, and parking capacities.
- A site map of each school, showing the current school boundary.
- A Metro or City map with relevant information.
- A wetlands map, provided by the U.S. Fish and Wildlife Services.

CITY OF FAIRVIEW



| CITY | FACILITY INFORMATION | | ZONE INFORMATION | | | | | | | DESIGNED PARKING | NO. OF EMPLOYEES | CODE PARKING |
|------------------|----------------------|------------------------|------------------|--|---|--------------------|---------------|---------|------------------------------------|---------------------|------------------|--------------|
| | # | FACILITY NAME | ZONE | SETBACKS | SPECIAL YARDS | LOT DIMENSIONS | LOT AREA | HGT | OTHER | | | |
| CITY OF FAIRVIEW | 9 | FAIRVIEW | R-7.5 ** | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | | Coverage: 85% | 35 feet | 50% frontage at least 10' to front | | 45 Employees | 45 Min |
| | 21 | SALISH PONDS | R-7.5 *** | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | | Coverage: 85% | 35 feet | 50% frontage at least 10' to front | 58 Stalls 4 ADA | 45 Employees | 45 Min |
| | 33 | WOODLAND | R/CSP ** | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | Minimum Width: 60' | | | | 75 Stalls 2 ADA | 54 Employees | 54 Min |
| | 48 | REYNOLDS MIDDLE | R/CSP ** | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | Minimum Width: 60' | | | | 108 Stalls 2 ADA | 105 Employees | 105 Min |
| | 75 | RLA - WEST | R/CSP ** | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | Minimum Width: 60' | | | | 21 Stalls 4 ADA | 31 Employees | 31 Min |
| | 81 | ADMINISTRATION OFFICES | R-7.5 * | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | | Coverage 85% | 35 feet | 50% frontage at least 10' to front | | | |
| | 87 | TRANSPORTATION | R/CSP * | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | Minimum Width: 60' | | | | | | |
| | 90 | WAREHOUSE A | R/CSP * | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | Minimum Width: 60' | | | | | | |
| | 93 | WAREHOUSE B | R/CSP * | Front: 10' Max Back: 15' Min Side: 10' Min | Minimum 12' between buildings on the same lot | Minimum Width: 60' | | | | | | |

NOTE(S):

- Zones are based on City of Fairview Zoning map.
- All information based on Fairview Municipal Code (Chapter 19).
- All parking information is based on Chapter 19.164.
- For all exceptions to numbers, see Fairview Municipal Code.

R 7.5- Residential Zone
R/CSP- Residential Community Service Parks

- * - Conditional Use required, see Chapter 19.440 Conditional Use Permits.
- * - For Telecommunication Facilities, see Chapter 19.245.
- * - For wetland boundaries, see wetland maps provided within the Zoning and Code Assessment.

CONDITIONAL USE SUMMARY:

Institutional Uses are Exempt from Conditional Use if:
Development site area is no larger than 8 acres.
All vehicle areas and trash receptacles shall be oriented away from adjacent residences to the greatest extent practicable. Trash receptacles must be screened, by hedges, fencing, or walls.

Conditional Use Application:

Use Criteria

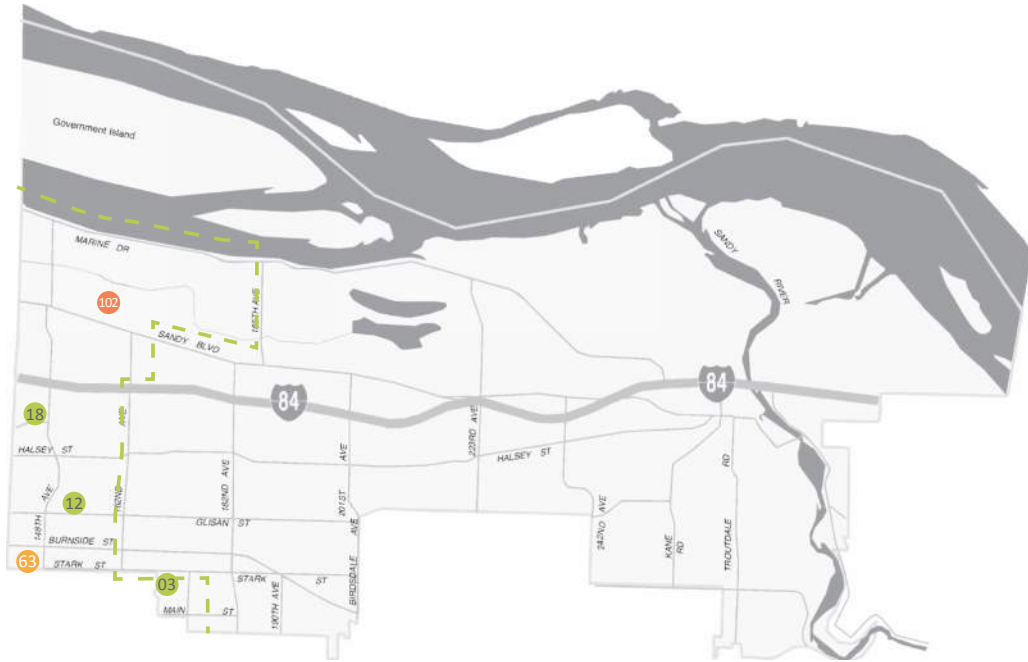
Site size, dimensions, location, topography, etc.
Negative impacts on adjacent properties and the public
All public facilities have adequate capacity to serve the proposal

Site Design Standards

Conditions of Approval (which include):

- Limiting the hours, days, place and manner of operation
- Requiring site or architectural features which minimize environmental impacts
- Requiring large setback areas, lot area, and lot depth/width
- Limiting building height, size, or lot coverage
- Requiring landscaping, screening, drainage, water quality facilities
- Limiting the number, size, location, height and/or lighting of signs

CITY OF PORTLAND



| CITY | FACILITY INFORMATION | | | ZONE INFORMATION | | | | | | DESIGNED PARKING | CLASS-ROOMS | CODE PARKING |
|------------------|----------------------|----------------|-------|---|---|----------------------------------|--|---------|-------|--------------------|------------------|---------------------------|
| | # | FACILITY NAME | ZONE | SETBACKS | OUTDOOR SPACE | LOT | LOT AREA | HGT | OTHER | | | |
| CITY OF PORTLAND | 3 | ALDER | R7 ** | Front: 15' Min Back: 18' Min Side: 5' Min | Minimum area: 250 sq. ft. Minimum dim: 12' x 12' | Width: 40' Min Depth: 55' Min | Min: 4200 sq. ft. Max: 12,000 sq. ft. | 30 feet | | 45 Stalls 4 ADA | 27 Classrooms | 41 Max (62 Stalls) |
| | 12 | GLENFAIR | R5 ** | Front: 10' Min Back: 5' Min Side: 5' Min | Minimum area: 250 sq. ft. Minimum dim: 12' x 12' | Width: 36' Min Depth: 50' Min | Min: 3000 sq. ft. Max: 8500 sq. ft. | 30 feet | | 44 Stalls 5 ADA | 24 Classrooms | 36 Max (45 Stalls) |
| | 18 | MARGARET SCOTT | R7 ** | Front: 15' Min Back: 18' Min Side: 5' Min | Minimum area: 250 sq. ft. Minimum dim: 12' x 12' | Width: 40' Min Depth: 55' Min | Min: 4200 sq. ft. Max: 12,000 sq. ft. | 30 feet | | 55 Stalls 3 ADA | 24 Classrooms | 36 Max (45 Stalls) |
| | 63 | FOUR CORNERS | CS * | 10' Maximum Setback | | | Minimum Building Coverage of 50% of Site | 45 feet | | 24 Stalls 2 ADA | 12 Classrooms | 18 Max (27 Stalls) |

NOTE(S):

- Zones are based on City of Portland Zoning map.
- All information based on Portland Zoning Code (Chapter 33).
- Parking information based on Parking and Loading Code (Chapter 33.266.115)
 - Refer to Table 266-2 for maximum parking capacity.
- For all exceptions to numbers, see Portland Zoning Code.
- Parking capacity varies based on proximity to transit options- second number provided is for sites that are not easily accessed by transit.

R5- Residential Zone with a lot of at least 5000 sq ft
 R7- Residential Zone with a lot of at least 7000 sq ft
 CS- Storefront Commercial Zone

- * - Conditional Use required, see Chapter 33.815 Conditional Uses.
- * - For wetland boundaries, see wetland maps provided within the Zoning and Code Assessment.

CONDITIONAL USE SUMMARY:

Type 2 Procedure:

Minor alterations and increase to the site, parking, and floor area. Below 10%, up to a maximum of 25,000 square feet.

Type 3 Procedure:

Major alterations and changes above 10% or 25,000 square feet. Also, any development that deviates from current zoned use.

For Institutional Conditional uses, must take into consideration:

- Proportion of Household Living Uses
- Physical Compatibility with Adjacent Residential Developments
- Livability
- Public Services
- Area Plans

CITY OF TROUTDALE



| CITY | FACILITY INFORMATION | | ZONE INFORMATION | | | | | DESIGNED PARKING CAPACITY | NO. OF TEACHERS | CODE PARKING CAPACITY | EXISTING PARKING COUNT | |
|-------------------|----------------------|---------------------------------|------------------|---|--|---------|------------------------------------|---|----------------------------|-----------------------|---|--------------------|
| | # | FACILITY NAME | ZONE | SETBACKS | LOT | HGT | OTHER | | | | | |
| CITY OF TROUTDALE | 6 | SWEETBRIAR | R-10 ** | Front: 10' Min Back: 20' Min Side: 10' Min | Width: 35' Min (Corner) 40' Min Depth: 70' Min | 35 feet | Minimum 10,000 sq ft per unit | 58 Stalls 3 ADA | 19 Teachers | 38 Min 57 Max | 58 Spaces 3 ADA | |
| | 15 | TROUTDALE | R-5 ** | Front: 20' Min Back: 15' Min Side: 10' Min | Width: 35' Min (Corner) 40' Min Depth: 70' Min | 35 feet | Minimum 5,000 sq ft per unit | | 21 Teachers | 42 Min 63 Max | 18 Spaces 2 ADA | |
| | 30 | WALT MOREY MIDDLE | R-7 ** | Front: 20' Min Back: 20' Min Side: 7.5' Min | | | | Minimum 10,000 sq ft per dwelling unit | 63 Stalls 4 ADA | 37 Teachers | 74 Min 111 Max | 62 Spaces 4 ADA |
| | 42 | REYNOLDS HIGH | R-5 ** | Front: 20' Min Back: 15' Min Side: 7.5' Min | Width: 35' Min (Corner) 40' Min Depth: 70' Min | 35 feet | Minimum 5,000 sq ft per unit | 687 Stalls 14 Visitor 12 ADA 8 Police 6 Preschool | 3008 Students and Teachers | 602 Min 903 Max | 618 Spaces 14 Visitor 8 Police 6 Preschool | |
| | 57 | CORNERSTONE | GC * | Front: 20' Min Back: 15' Max Side: None | | 45 feet | Street Frontage Minimum of 50 feet | | | | | |
| | 60 | EARLY CHILDHOOD | GC * | Front: 20' Min Back: 15' Max Side: None | | 45 feet | Street Frontage Minimum of 50 feet | | | | | |
| | 69 | PROFESSIONAL DEVELOPMENT CENTER | GC * | Front: 20' Min Back: 15' Max Side: None | | 45 feet | Street Frontage Minimum of 50 feet | | | | | |
| | 72 | RLA - EAST | GC ** | Front: 20' Min Back: 15' Max Side: None | | 45 feet | Street Frontage Minimum of 50 feet | 21 Stalls 1 ADA | 10 Teachers | 20 Min 30 Max | 21 Stalls 1 ADA | |
| | 96 | WAREHOUSES D/E | GC * | Front: 20' Min Back: 15' Max Side: None | | 45 feet | Street Frontage Minimum of 50 feet | | | | | |

NOTE(S):

- Zones are based on City of Troutdale Zoning map.
- All information based on City of Troutdale Development Code, Chapter 3.
- For all code parking capacities, see Chapter 9- Off-Street Parking and Loading.
- For all exceptions to numbers, see City of Troutdale Development Code.

R5- Single Family Residential, 5,000 sq ft per single family dwelling
 R7- Single Family Residential, 7,000 sq ft per single family dwelling
 R10- Single Family Residential, 10,000 sq ft per single family dwelling
 GC- General Commercial zone

- Conditional Use required, see Section 6.300 Conditional Use.
- For wetland boundaries, see wetland maps provided within the Zoning and Code Assessment.

CONDITIONAL USE SUMMARY:

Written Application:
 Site plans: dimensions and layout of proposed use
 Approval Criteria (which include):
 Use is listed as an approved conditional use, or is approved by the Planning Commission
 Site is suitable for the proposal
 Proposed use of site is timely
 An attached list of Conditions which may be additionally applied to mitigate adverse effects (which include):
 Lot size or yard dimensions
 Increasing street width
 Improve public facilities
 Limiting lot coverage or height of buildings
 Public safety and crime prevention measures
 Required landscaping, fencing, etc.

1.0 EXECUTIVE SUMMARY

1.7 ZONING

MULTNOMAH COUNTY



| FACILITY INFORMATION | | ZONE INFORMATION | | | | | | | DESIGNED PARKING CAPACITY | NO. OF CLASSROOMS (OR OTHER) | CODE PARKING CAPACITY |
|----------------------|---------------|------------------|--|---------------|----------------|----------|---------|-------|---------------------------|------------------------------|-----------------------|
| # | FACILITY NAME | ZONE | SETBACKS | OUTDOOR SPACE | LOT | LOT AREA | HGT | OTHER | | | |
| 66 | OUTWARD BOUND | LR-5 | Front: 20' Min Back: 15' Min Side: 5' Min Street: 10' Min | | Width: 45' Min | | 35 feet | | | | |

WETLAND MAP

Along with the zoning overlays, a wetland map, provided by the U.S. Fish and Wildlife Services, was overlaid each site. In general, most sites do not have wetland boundaries within their property boundaries. The area shown below has been identified as the area of the Reynolds School District that has the highest number of wetland boundaries,

as found from the wetland maps. Currently, Woodland Elementary School has the most area of wetland within its property boundary.



LEGEND

- | | | | |
|---|-----------------------------------|---|--------------------------------|
|  | FRESHWATER EMERGENT WETLAND |  | SALISH PONDS ELEMENTARY SCHOOL |
|  | FRESHWATER FORESTED/SHRUB WETLAND |  | WOODLAND ELEMENTARY SCHOOL |
|  | FRESHWATER POND |  | REYNOLDS MIDDLE SCHOOL |
| | |  | REYNOLDS LEARNING ACADEMY WEST |
| | |  | ADMINISTRATION OFFICES |
| | |  | TRANSPORTATION |
| | |  | WAREHOUSE A |
| | |  | WAREHOUSE B |

1.8 SITE ACQUISITION

INTRODUCTION

Per ORS 195.020, a site acquisition schedule is required in a school district master plan. In order to accommodate growing enrollment and economic development, the long range plan includes three possible sites that have been identified as potential opportunities for site acquisition.

The future sites that have been identified are:

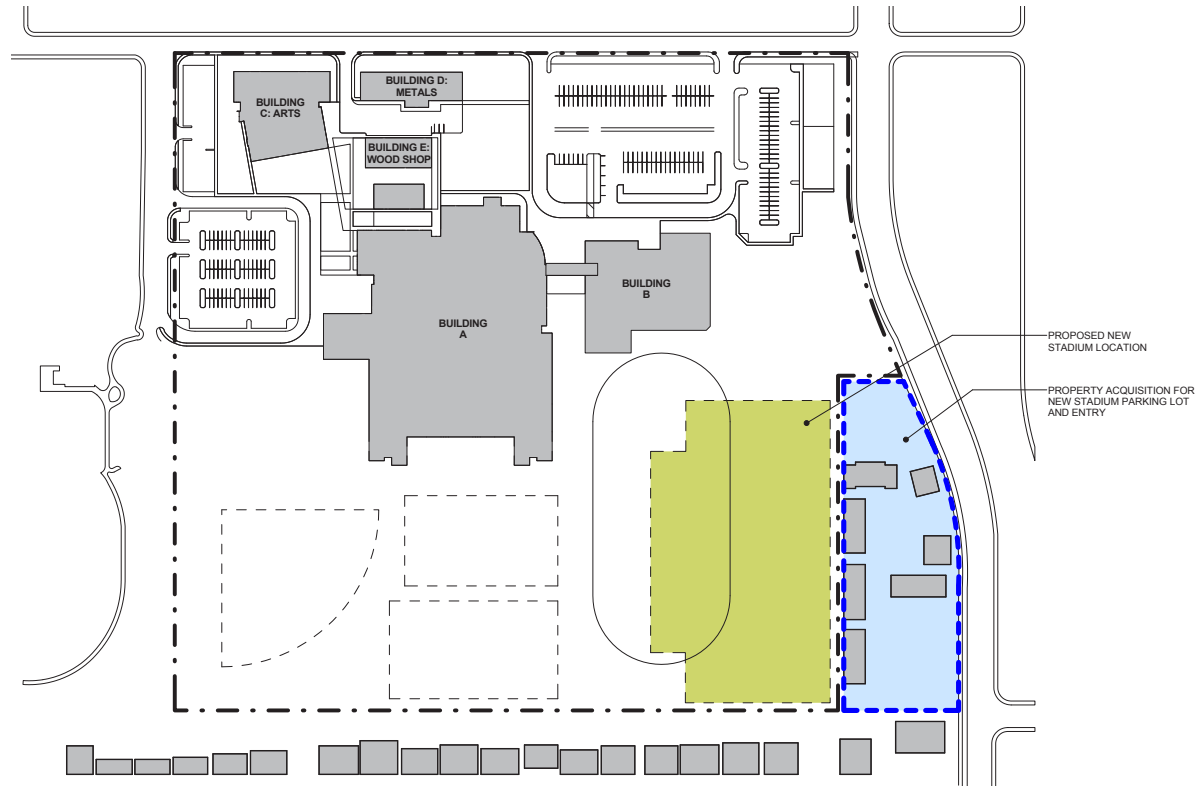
| | | |
|---|---|--|
| 1 | REYNOLDS HIGH SCHOOL | An expansion of the Reynolds High School site boundary to support a new stadium as part of the new concept plan. |
| 2 | NEW HIGH SCHOOL | In the future, as enrollment increases, a second high school will be required to accommodate the growing population needs. The District is planning a curriculum based high school with up to 700 students as the course of actions for this future need. The proposed location of this school is on NE 182nd in a re-purposed commercial building (to be determined). |
| 3 | ADMINISTRATION/ TRANSPORTATION/ OPERATIONS | Expansion of the Transportation/ Operations site boundary to accommodate growing administrative services and warehouse expansion. Warehouse space will likely be leased from the community until a new warehouse can be constructed. |
| 4 | EXPANSION SCHOOL | A new expansion school located within the expansion of the Transportation site to accommodate future enrollment growth in K-12. This is a long-term consideration. |

SITE LIQUIDATION

One of the funding strategies available to the district is the liquidation of the Edgefield site currently owned by Reynolds School District. This liquidation will offset the costs for other acquisitions, such as the ones listed in this section.

- The total area of Edgefield site is 13 acres.
- It is located at the eastern edge of the overall district boundary.
- It is currently not an ideal location for site expansion.
- Environmental overlays add to development challenges on the site.

NEW HIGH SCHOOL STADIUM

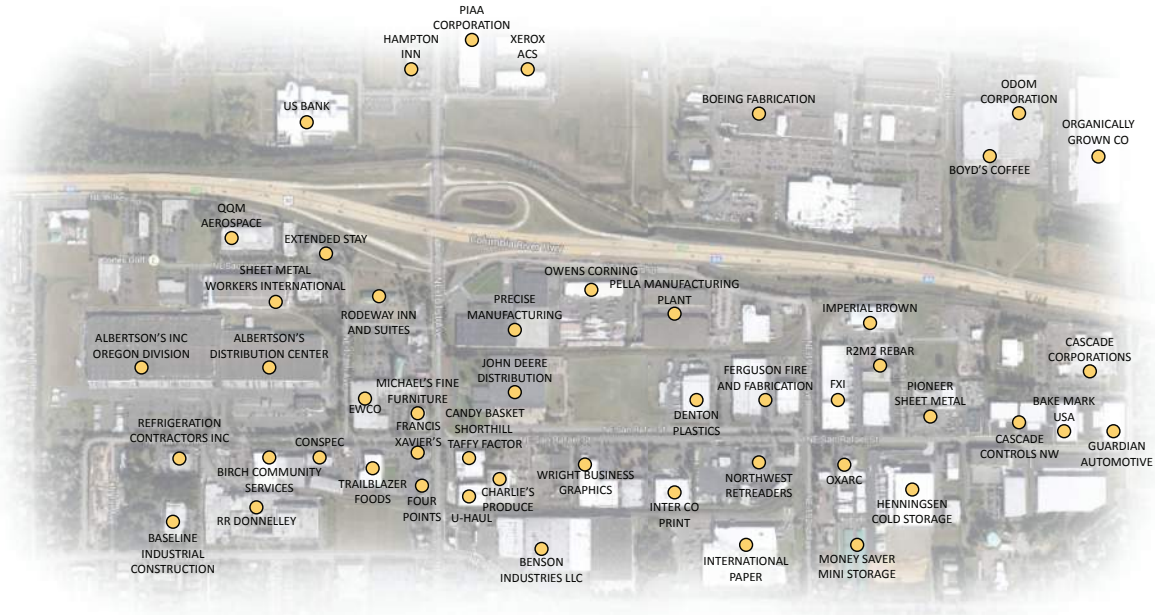


The proposed new Reynolds High School stadium will be located in the South East corner of the site, and will be providing a track, seating, stadium, football field, and supporting amenities. This new stadium will replace the existing track located in the vicinity.

The stadium concept will work without the property acquisition, however parking and traffic flow into the existing parking lot may be an issue under the conditional use process. Future planning with a traffic study will be required.

As a result of the proposed new stadium, the adjacent property east of the proposed site on SW 257th Ave is recommended as a property to be acquired for further development of supporting services for the stadium. The new property will primarily be converted into a new entry off of SW 257th Ave, and a new parking lot dedicated to the stadium.

NEW HIGH SCHOOL - CURRICULUM BASED 700 STUDENTS



As an option for expanding enrollment at Reynolds High School beyond 3,000 students, a proposed off-site urban school is proposed at the west edge of the District. An urban curriculum based high school will serve as a second high school in the district. The location will be capable of enrolling up to a minimum of 700 students.

Based on the concept of the Urban Assembly schools in New York City, this new site will operate as a second high school offering advanced or topic specific curriculum for interested students. Topics being currently offered at the Urban Assembly in New York include:

- Law, Government, and Justice
- Music and Art
- Green Careers
- Design and Construction
- New Technologies
- Wildlife Conservation

The building will operate independently, with its own staff and administrative services. A building serving the needs of a 700 student enrollment should be 120,000 sf.

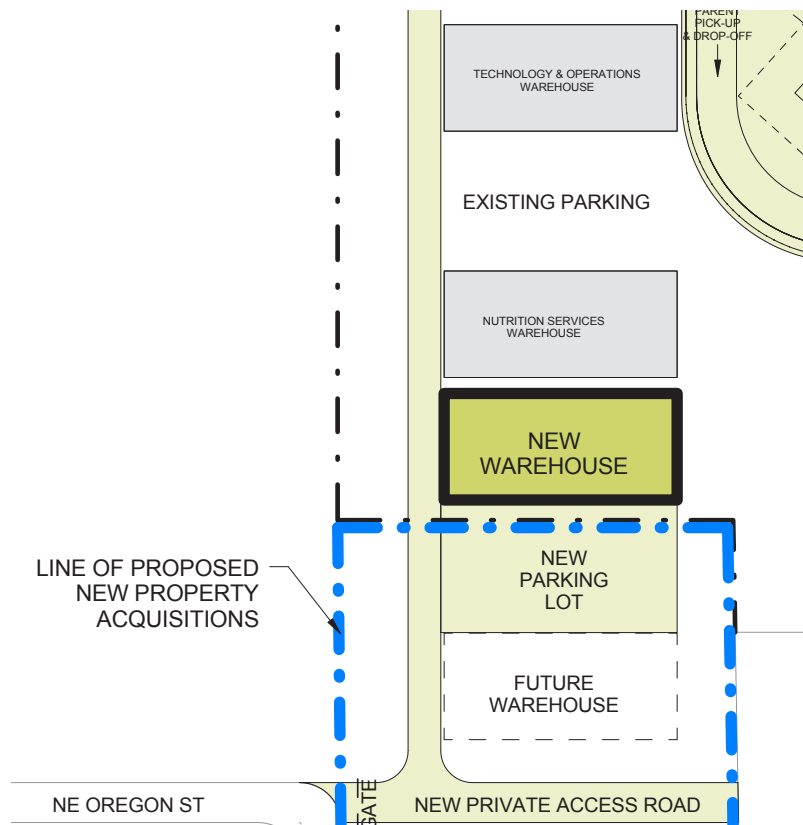
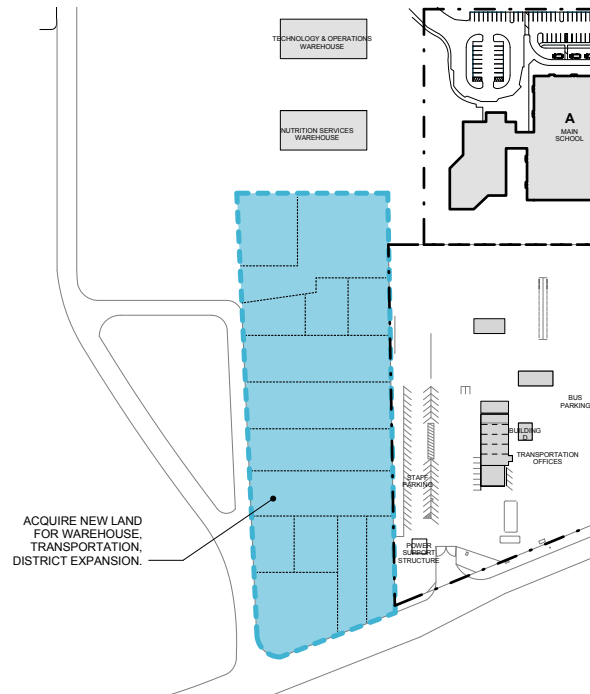
The building site is not expected to provide the full compliment of athletics facilities which is consistent with urban based curriculum school planning. The graphic above shows many of the businesses located in the proposed area for the new urban high school.

TRANSPORTATION/OPERATIONS SITE

The properties adjacent to the district transportation site to the west are recommended as an acquisition site, in order to provide space for a new warehouse, an expansion with a new entry of the transportation site, and district expansion. The area is mainly residential, and spans from the edge of the current Transportation site to NE 202nd Avenue.

The property will allow for a new parking lot serving a proposed new warehouse, directly south of the existing Nutrition Services warehouse. It will also provide space for an additional future warehouse.

A new private access road is additionally being proposed at the corner of NE Oregon St and NE 202nd Ave. The road will be secured with a gate and will allow for warehouse and transportation site users to have their own designated entry.



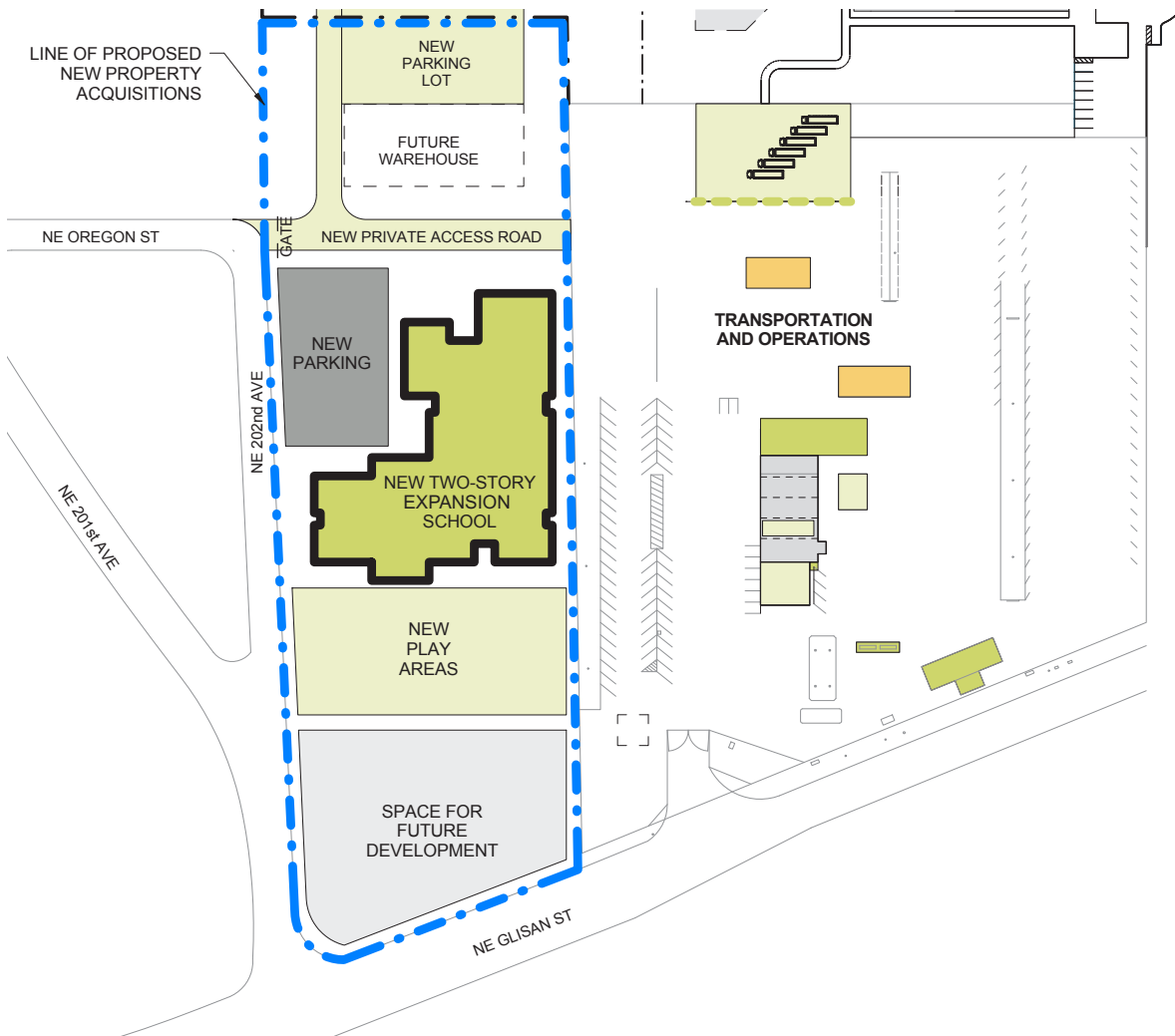
1.0 EXECUTIVE SUMMARY

1.8 SITE ACQUISITION

NEW EXPANSION SCHOOL

The properties adjacent to the district transportation site will also provide space for an expansion elementary school. The site will be adequate for a 2-story 500 student school.

Bus pickup and drop off will occur in the Transportation site, similar to the method that Salish Ponds uses for their bus flow and traffic.



1.9 SUSTAINABILITY & PERFORMANCE STANDARDS

During the Facility Condition Assessment phase, the design reviewed the existing 28 District-owned properties to better understand what measures, if any, are taken by the District to be sustainable.

- Recycling program
- Utilizing 'Bring your own' media, using iPads as learning tools in lieu of books.
- Occupancy sensors are used in some program spaces within the District

The following is a list of specific issues and recommendations for existing deficiencies observed during the assessment phase:

- Single pane windows
- Limited lighting flexibility
- Low VOC products utilized for renovation construction
- Storm water drainage strategies
- Pervious paving

1.9 ENERGY USE & ANALYSIS

INTRODUCTION

The Facility Condition Assessment included an energy use and analysis assessment which was performed in order to gather a complete picture of the water, energy, and natural gas use of each facility. This allowed for a site by site comparison, leading to a list of recommendations to address high levels of energy use.

ASSUMPTIONS AND ANALYSIS

- Utility information was taken from utility bills received from the District. Water and gas bills covered a 12 month span. Electricity bills were provided for five months and averaged to calculate an annual use.
- Utility use was normalized between schools by a square foot basis. This does not take into account variations in site usage (site lighting, irrigation, etc.) which are assumed minimal.
- To determine estimated annual energy costs, average usage rates were used based on utility bills received. This allows a comparison of usage rather than base costs or connection costs which may be added to utility bills by providers.

USAGE RESULTS

- Water use ranged from 0 to 14.75 gallons per square foot per year with the highest user being Woodland. The second highest user was Troutdale at 7.11 gallons/sf/year.
- Electrical use ranged from 2.81 to 22.86 kWh per square foot per year with the highest user being Edgefield. The second highest electrical use was the Transportation/Operations Facility at 8.72 kWh/sf/year.
- Natural gas use ranged from 0.08 to 0.87 therms per square foot per year with the highest user being Edgefield. The second highest natural gas use was Reynolds Middle School at 0.43 therms/sf/year.

COST RESULTS

- Estimated annual water costs ranged from 0 to \$8,888 with the highest cost associated with Woodland. The second highest water cost was Troutdale at \$3,900.
- Estimated electrical costs ranged from \$5,332 to \$110,635 per year with the highest cost being Reynolds High School. The second highest electrical cost was Reynolds Middle School at \$43,041 per year.

- Estimated natural gas costs ranged from \$4,423 to \$65,055 per year with the highest cost being Reynolds Middle School. The second highest natural gas cost was Reynolds High School at \$53,736 per year.

RECOMMENDATIONS

- Sites with the highest utility usage per square foot as well as sites with the highest overall usage should be reviewed for possible energy reductions. These sites may have outdated lighting, toilet fixtures, or HVAC equipment that could be upgraded. During the facility assessment some of these items were noted, but in order to fully analyze these sites, any recommended upgrades should be compared with payback periods to determine which energy savings measures will have the most impact. A full energy audit of the schools with the highest energy use is recommended in order to fully evaluate opportunities for energy reductions.
- The District is recommended to determine the Energy Use Index (EUI) of each facility, as defined by the Oregon Department of Energy (ODOE) document SB1149. The EUI of each facility can then be compared to the EUI Target Ranges to determine an appropriate level of Energy Audit. The District can then develop an ODOE-approved Implementation Plan for cost-effective energy efficiency measures for each facility.
- Edgefield showed the highest electrical use and natural gas use per square foot. There may be other reasons why the usage numbers are out of line with the other sites, for instance the utility meters are serving a larger area than assumed in this analysis.
- Water distribution systems at Woodland and Troutdale should be reviewed for any leaks as the water usage at these two sites is significantly higher than other sites.
- Some sites such as the high school and middle school may have programs which require higher energy use, such as additional heating for the pool or extended hours of operation. These should be considered during any energy analysis of these sites.

DISTRICT UTILITY USAGE 2012-2013

The District Utility Usage 2012 - 2013 table provides information for the amount of water, electricity, and natural gas consumed by each facility, each month. These amounts were then averaged by square foot for an annual total per square foot. A cost was then assigned, resulting in an estimated total annual cost per square foot for each school.

This information was utilized for finding what facility has the highest usage per square foot, and which facility had the highest cost per square foot. This lead to a list of recommendations for improving the conditions of the utility systems at each facility, and the amount of water, electricity, and natural gas consumed.

| TYPE | # | FACILITY NAME | FACILITY FACTS | UTILITY (UNIT) | NOV 2012 | DEC 2012 | JAN 2013 | FEB 2013 | MAR 2013 | APR 2013 | MAY 2013 | JUN 2013 | JUL 2013 | AUG 2013 | SEP 2013 | OCT 2013 | TOTAL | Unit Costs | | | | | |
|-----------------------|-----------------------------|---------------------------|---------------------|---------------------|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|------------|-------------|------------|------------|-------|---------|--|
| | | | | | | | | | | | | | | | | | | Water | \$ | 0.01 | Gal | | |
| | | | | | | | | | | | | | | | | | | Electricity | \$ | 0.10 | kWh | | |
| | | | | | | | | | | | | | | | | | | Natural Gas | \$ | 0.98 | Therm | | |
| ANNUAL TOTAL PER AREA | EST. ANNUAL COST | EST. TOTAL ANNUAL COST/SF | | | | | | | | | | | | | | | | | | | | | |
| ELEMENTARY SCHOOLS | 3 | ALDER | Portland, OR | Water (gal) | 1570.91 | | 1137.04 | | 1548.47 | | 1563.43 | | 1054.75 | | 2013.6 | 2711.2 | 7211.2 | 0.12 | \$72 | | | | |
| | | | Site: 10.52 Acres | Electricity (kWh) | | | | 32640 | | 27360 | | | | 20880 | 27360 | 27360 | 135600 | 135600 | 5.41 | \$13,560 | | | |
| | | | Area: 60,102 SF | Natural Gas (Therm) | 2584.9 | 4253.7 | 2445.1 | 1868.24 | 1305.86 | 344.9 | 24.2 | can't read | 17.3 | 822.7 | 12187.6 | 12187.6 | 0.20 | \$1,944 | \$0.43 | | | | |
| | 6 | DAVIS | Gresham, OR | Water (gal) | | | 1009.9 | | 905.143 | | 1271.7 | | 1339.01 | | 314.2 | | 4839.953 | 0.10 | \$48 | | | | |
| | | | Site: 11.82 Acres | Electricity (kWh) | | | | 22560 | 20960 | | | | | 13920 | 16800 | 22400 | 96640 | 4.56 | \$9,664 | | | | |
| | | | Area: 50,889 SF | Natural Gas (Therm) | 846.5 | 1799 | 2964.6 | 1935.3 | 1406.26 | 1063.29 | 379.9 | 335.7 | 94.5 | 42.7 | 27.8 | 462.2 | 8388.1 | 0.17 | \$6,710 | \$0.36 | | | |
| | 9 | FAIRVIEW | Fairview, OR | Water (gal) | 5797.4 | 3403.6 | 4600.5 | 2902.44 | 4802.5 | 5700.3 | 5101.7 | 5303.7 | 4802.49 | 5101.7 | 3403.6 | 1002.39 | 51922.22 | 0.82 | \$519 | | | | |
| | | | Site: 4.77 Acres | Electricity (kWh) | | | | | 31760 | 26080 | | | | 18720 | 19680 | 23920 | 120160 | 4.57 | \$12,016 | | | | |
| | | | Area: 63,656 SF | Natural Gas (Therm) | 3194.8 | 4426.7 | 6164.8 | 4450.7 | 3447.93 | 2749.02 | 444.2 | 1637 | 1093.9 | 215.2 | 207.4 | 1841.2 | 23675.9 | 0.38 | \$23,202 | \$0.57 | | | |
| | 12 | GLENFAIR | Portland, OR | Water (gal) | | 1039.8 | | 778 | | 2102.03 | | 972.5 | 1436.3 | 718.1 | | 890.2 | 7936.93 | 0.14 | \$79 | | | | |
| | | | Site: 10.9 Acres | Electricity (kWh) | | | | 22200 | 20300 | | | | | 16100 | 18100 | 21400 | 98100 | 4.11 | \$9,810 | | | | |
| | | | Area: 57,383 SF | Natural Gas (Therm) | 1687.6 | 2739.5 | 3691.1 | 2665.7 | 2149.61 | 1749.98 | 838.4 | 1056.6 | 263.7 | 74 | 107.3 | 1422.4 | 14546.3 | 0.25 | \$14,255 | \$0.42 | | | |
| | 15 | HARTLEY | Gresham, OR | Water (gal) | | | 1735.5 | | 1666.2 | | 1952.42 | | 2603.22 | | 1570.91 | | 9530.25 | 0.19 | \$95 | | | | |
| | | | Site: 12 Acres | Electricity (kWh) | | | | 34080 | 2700 | | | | | 16400 | 20640 | 27200 | 101020 | 4.94 | \$10,102 | | | | |
| | | | Area: 49,084 SF | Natural Gas (Therm) | 1173.5 | 2672.7 | 3417.8 | 2272.5 | 1479.49 | 999.77 | 344.3 | 325.5 | 47.3 | 48.6 | 37.2 | 437.8 | 10777.2 | 0.22 | \$10,777 | \$0.42 | | | |
| | 18 | MARGARET SCOTT | Portland, OR | Water (gal) | 882.7 | 1526 | 1017.6 | | 2199.3 | | 927.6 | | 1196.9 | | 1017.4 | | 8767.5 | 0.19 | \$88 | | | | |
| | | | Site: 8.54 Acres | Electricity (kWh) | | | | 26060 | 24000 | | | | | 15020 | 18780 | 26580 | 110440 | 5.62 | \$11,044 | | | | |
| | | | Area: 47,188 SF | Natural Gas (Therm) | 1313.5 | 2171.1 | 3375.3 | 1978.4 | 1632.33 | 1110.58 | 409.5 | 350.4 | 84.2 | 47.4 | 58 | 673.2 | 10461 | 0.22 | \$10,252 | \$0.45 | | | |
| | 21 | SALISH PONDS | Fairview, OR | Water (gal) | 6044.3 | | 1428.8 | | 830.3 | | 987.4 | | 1264.21 | | 374 | | 10929.01 | 0.15 | \$109 | | | | |
| | | | Site: 5.1 Acres | Electricity (kWh) | | | | 45212 | 46098 | | | | | 39893 | 40779 | 14184 | 186166 | 5.95 | \$18,616 | | | | |
| | | | Area: 75,320 SF | Natural Gas (Therm) | 1444.2 | 2610.9 | 3787.8 | 2841.5 | 1444.43 | 1028.35 | 545.7 | 568.1 | 270.7 | 226.6 | 234.5 | 532.6 | 13062.6 | 0.17 | \$12,801 | \$0.42 | | | |
| | 24 | SWEETBRIAR | Troutdale, OR | Water (gal) | 42000 | 31000 | 35000 | 25000 | 33000 | 36000 | 36000 | 41000 | 27000 | 2000 | 3000 | 39000 | 35000 | 488 | 53,500 | | | | |
| | | | Site: 8.9 Acres | Electricity (kWh) | | | | 54240 | 53040 | | | | | 27360 | 25920 | 34320 | 194880 | 6.52 | \$19,488 | | | | |
| | | | Area: 71,749 SF | Natural Gas (Therm) | 1982 | 1198.8 | 1591.9 | 1515.4 | 1151.71 | 753.87 | 458.2 | 342.2 | 55 | 46 | 55.6 | 308.2 | 5769.5 | 0.08 | \$5,654 | \$0.40 | | | |
| 27 | TROUTDALE | Fairview, OR | Water (gal) | 43000 | 36000 | 38000 | 29000 | 38000 | 39000 | 40000 | 42000 | 28000 | 2000 | 18000 | 39000 | 39000 | 711 | 53,900 | | | | | |
| | | Site: 3.98 Acres | Electricity (kWh) | | | | 17268 | 18291 | | | | | 9400 | 10200 | 20040 | 75184 | 3.29 | \$7,518 | | | | | |
| | | Area: 54,883 SF | Natural Gas (Therm) | 1771.2 | 3103.7 | 5258 | 3379.2 | 2418.55 | 2109.43 | 1123.7 | 407.8 | 57.8 | 61.4 | 81.3 | 1194 | 16438.1 | 0.30 | \$16,438 | \$0.50 | | | | |
| 30 | WILKES | Gresham, OR | Water (gal) | 666 | | 808 | | 763 | | 1332 | | 1100 | | 419 | | 5088 | 0.13 | \$51 | | | | | |
| | | Site: 5.16 Acres | Electricity (kWh) | | | | 28900 | 25800 | | | | | 16400 | 19900 | 24100 | 115100 | 6.88 | \$11,510 | | | | | |
| | | Area: 40,150 SF | Natural Gas (Therm) | | 2091.0 | 2786.6 | 2403 | 2138.66 | 1603.96 | 1286.4 | 769.9 | 79 | 76.9 | 106.5 | 717.61 | 10317.81 | 0.26 | \$10,111 | \$0.54 | | | | |
| 33 | WOODLAND | Fairview, OR | Water (gal) | 35200 | 11900 | 13300 | 14500 | 17200 | 15000 | 15200 | 26500 | 34600 | 45100 | 62300 | 37300 | 86800 | 13.33 | \$8,688 | | | | | |
| | | Site: 21.71 Acres | Electricity (kWh) | | | | 41200 | 31100 | | | | | 29300 | 31600 | 36700 | 171900 | 6.19 | \$17,190 | | | | | |
| | | Area: 66,655 SF | Natural Gas (Therm) | 1399.5 | 2022.5 | 3297.8 | 2378 | 1789.46 | 1350.04 | 1008.5 | 1315.8 | 405.1 | 68.3 | 99.9 | 804.3 | 12799.7 | 0.19 | \$12,544 | \$0.06 | | | | |
| 42 | HB LEE MIDDLE | Gresham, OR | Water (gal) | | | 179.5 | | 187 | | 246.9 | | 276.8 | | 82.3 | | 972.5 | 0.01 | \$10 | | | | | |
| | | Site: 17.4 Acres | Electricity (kWh) | | | | 61800 | 56900 | | | | | 32000 | 40800 | 58300 | 249800 | 6.03 | \$24,980 | | | | | |
| | | Area: 99,416 SF | Natural Gas (Therm) | 2318.1 | 3896.8 | 5255.3 | 4031.7 | 2954.73 | 1916.9 | 862.6 | 533.8 | 108 | 93.2 | 125.6 | 1521 | 18746.1 | 0.19 | \$18,746 | \$0.44 | | | | |
| 45 | REYNOLDS HIGH | Troutdale, OR | Water (gal) | 18731.2 | 19000.5 | 23997.5 | 17998 | 22997.5 | 22000.21 | 27999.6 | 32996.6 | 14003.53 | 4997 | 1997.3 | 11003.9 | 218722.8 | 0.72 | \$2,187 | | | | | |
| | | Site: 304,631 | Electricity (kWh) | | | | 237582 | 216304 | | | | | 205668 | 205668 | 241128 | 1108932 | 8.72 | \$110,893 | | | | | |
| | | Area: 1,043,14 | Natural Gas (Therm) | 6429.7 | 10431.4 | 15389.6 | 10595.9 | 6790.83 | 5243.5 | 2809.7 | 2751.6 | 993.3 | 503.7 | 877.7 | 3650.1 | 54832.7 | 0.18 | \$53,736 | \$0.55 | | | | |
| 48 | REYNOLDS MIDDLE | Fairview, OR | Water (gal) | 24461.3 | 17601.7 | 22695.9 | 10502.7 | 18940.68 | 18895.79 | 18155.2 | 17607.7 | 21431.7 | 11796.8 | 22568.7 | 24334.1 | 228992.3 | 1.47 | \$2,290 | | | | | |
| | | Site: 43.83 Acres | Electricity (kWh) | | | | 92168 | 86456 | | | | | 75142 | 83020 | 93620 | 430406 | 6.65 | \$43,041 | | | | | |
| | | Area: 155,392 SF | Natural Gas (Therm) | 7544.9 | 12182.2 | 17384.2 | 12146.9 | 8362.39 | 6893.02 | 3337 | 3660.7 | 1521.6 | 1213.9 | 1390.4 | 6001.1 | 66382.9 | 0.43 | \$66,382 | \$0.71 | | | | |
| 51 | WALT MOREY MIDDLE | Troutdale, OR | Water (gal) | 15000 | 3000 | 4000 | 3000 | 4000 | 5000 | 5000 | 5000 | 3000 | 26000 | 43000 | 33000 | 149000 | 1.60 | \$1,490 | | | | | |
| | | Site: 15.5 Acres | Electricity (kWh) | | | | 55200 | 49300 | | | | | 46100 | 43700 | 52500 | 246800 | 6.37 | \$24,680 | | | | | |
| | | Area: 92,931 | Natural Gas (Therm) | 1922.4 | 2597.5 | 5133.6 | 3434.6 | 2905.98 | 2105.39 | 1344.4 | 1225.6 | 635.5 | 342.5 | 342.1 | 1200.6 | 18178.8 | 0.20 | \$17,815 | \$0.86 | | | | |
| 63 | FOUR CORNERS | Portland, OR | Water (gal) | | | 164.6 | | | | 1157.1 | | 22.4 | 164.6 | | 29.92 | 1860.32 | 0.07 | \$19 | | | | | |
| | | Site: 0.9 Acres | Electricity (kWh) | | | | 16400 | 15680 | | | | | 15360 | 16640 | 18400 | 82480 | 7.32 | \$8,248 | | | | | |
| | | Area: 27,027 SF | Natural Gas (Therm) | 984.3 | 1375.5 | 1814.2 | 814.1 | 622.58 | 485.28 | 284.5 | 278 | 69.1 | 50.5 | 57.8 | 531.9 | 6259.9 | 0.23 | \$6,259 | \$0.53 | | | | |
| 66 | OUTWARD BOUND | Springdale, OR | Water (gal) | 224 | | 89.8 | | 187.01 | | 718.13 | | 336.6 | | 15 | | 1368.94 | 0.10 | \$14 | | | | | |
| | | Site: 3.5 Acres | Electricity (kWh) | | | FOR | | 7301 | 5575 | | | | | 1110 | 852 | 1627 | 16465 | 2.81 | \$1,647 | | | | |
| | | Area: 14,072 | Natural Gas (Therm) | | | | | | | | | | | | | 0 | 0 | 0.00 | \$0 | \$0.12 | | | |
| 72 | RLA EAST | Troutdale, OR | Water (gal) | | | | | 11840 | 10120 | | | | | 9320 | 10280 | 11760 | 53320 | 11.25 | \$5,332 | | | | |
| | | Site: 41.1 Acres | Electricity (kWh) | | | | | | | 210.3 | 151.6 | 34.7 | 29.5 | 25.6 | 167.9 | 4886 | 0.43 | \$4,788 | \$0.89 | | | | |
| | | Area: 11,376 | Natural Gas (Therm) | 421.6 | 890 | 1746.6 | 1208.2 | 2341.4 | 1997.3 | 2416.2 | 2401.3 | 2251.6 | 1503.6 | 1795.3 | 2102 | 26451.2 | 1.08 | \$26,451 | | | | | |
| 75 | RLA WEST | Fairview, OR | Water (gal) | 2670.6 | 3396.2 | 1974.9 | 1600.8 | 2341.4 | 3600 | 15600 | | | | 16500 | 18300 | 17700 | 84100 | 8.25 | \$8,410 | | | | |
| | | Site: 2.1 Acres | Electricity (kWh) | | | | | 639.37 | 549.49 | | | | | 244.7 | 217.3 | 99.1 | 71.7 | 51.1 | 252.7 | 4513.3 | 0.18 | \$4,423 | |
| | | Area: 24,471 | Natural Gas (Therm) | 554.8 | 967.8 | 1178.3 | 875.8 | 639.37 | 549.49 | | | | | 244.7 | 217.3 | 99.1 | 71.7 | 51.1 | 252.7 | 4513.3 | 0.18 | \$4,423 | |
| 81 | ADMIN OFFICES | Fairview, OR | Water (gal) | 2244 | | 4495.8 | | 7166.34 | | 6799.8 | | 7630.1 | | 7398.2 | | 7435.6 | 2304 | 7330.91 | 50785.15 | SEE SALISH | | | |
| | | Site: 0.9 Acres | Electricity (kWh) | | | | 45212 | 46098 | | | | | | | 39893 | 40779 | 58509 | 230491 | SEE SALISH | SEE SALISH | | | |
| | | Area: 10,254 SF | Natural Gas (Therm) | 625.3 | 1579.5 | 2060.8 | 1207.6 | 342.78 | 188.2 | 160.0 | 17.7 | 2.2 | 0 | 0 | 212.5 | 6054.7 | SEE SALISH | SEE SALISH | | | | | |
| 87 | TRANSPORTATION & OPERATIONS | Fairview, OR | | | | | | | | | | | | | | | | | | | | | |

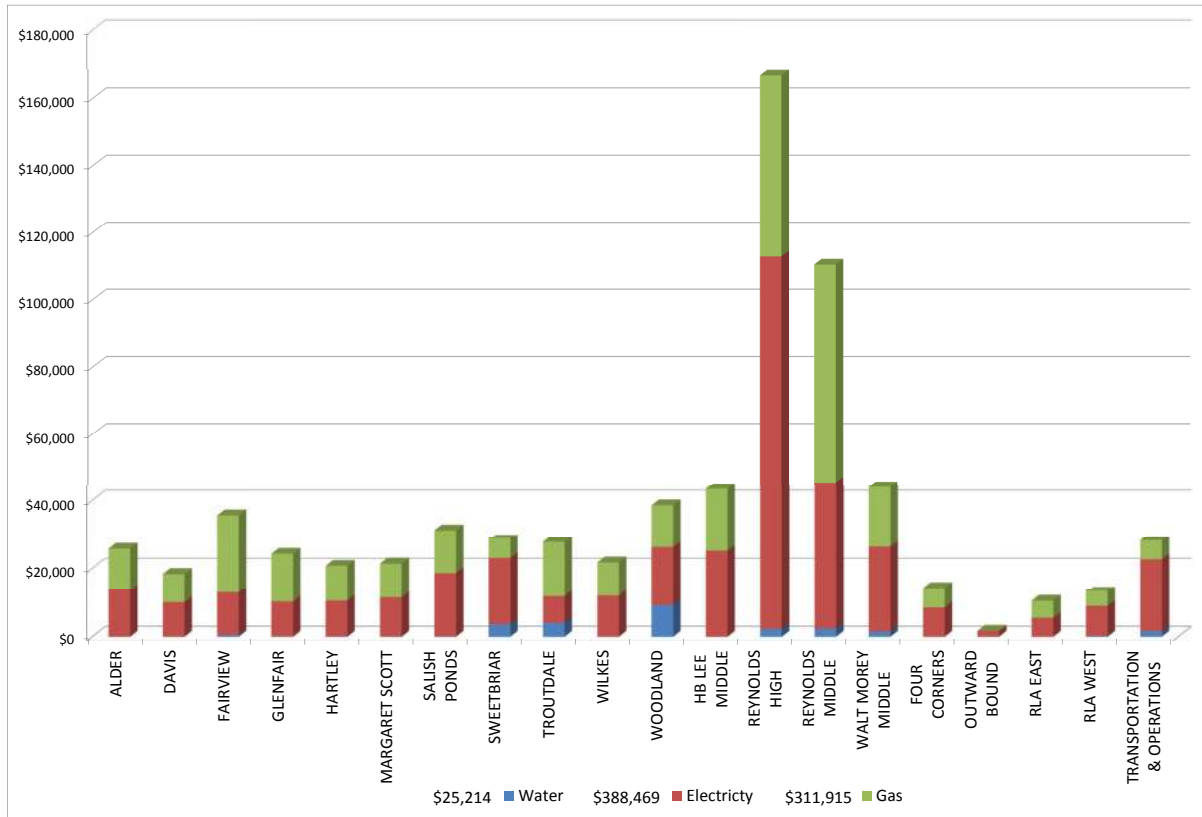
DISTRICT UTILITY USAGE 2012-2013

The bar charts below show both the overall district utility usage and the district utility usage by square foot. Within the overall district utility bar chart, each bar has a blue section for water, a red section for electricity, and a green section for natural gas. The utility usage by square foot is provided as a cost per square foot number, averaging the cost of all utilities - water, electricity, and natural gas.

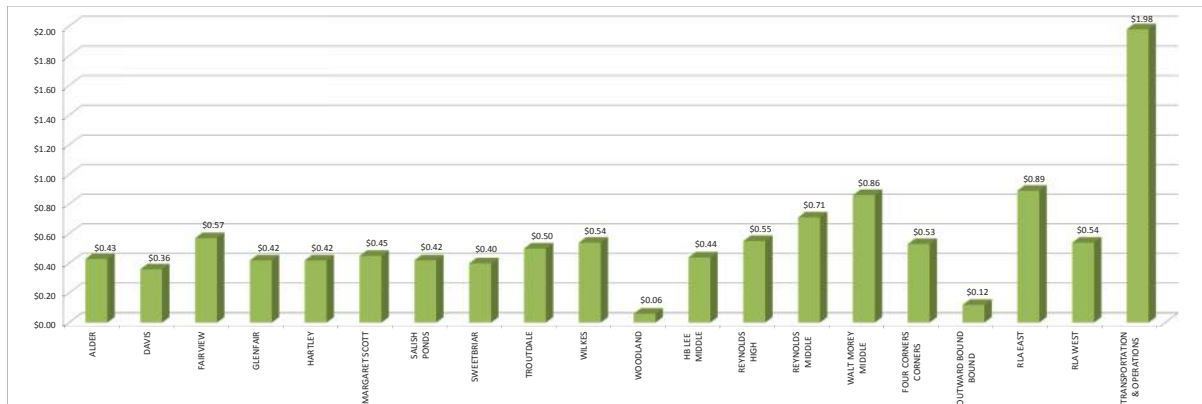
In its next steps (see section 1.10), the District will further evaluate facility energy usage to pursue energy incentives and energy audits. The Oregon Department of Energy provides Energy Use Index (EUI) target ranges in the SB1149 Schools Program Guidelines.

OVERALL DISTRICT UTILITY USAGE

NOTE: REYNOLDS MIDDLE SCHOOL NUMBERS INCLUDE REYNOLDS POOL USAGE



DISTRICT UTILITY USAGE BY SF



1.10 NEXT STEPS

Reynolds School District will proceed with two additional steps prior to completing the master plan.

1. Demographic growth and enrollment projects for the next ten (10) years. The master plan is based on 2013 enrollment figures. Enrollment projections are expected in June 2013.

2. Community engagement: an engagement plan is anticipated to occur in June '14 with a District forum for all interested parents, business and neighbors to participate. A web based questionnaire is ready to post on the District web site to receive community based input.

Following the Master Plan adoption by the Board, the District will proceed with additional development steps including:

1. Funding Planning
2. Pursuit of state seismic grants
3. Pursuit of state ODOE energy incentives, clean schools funding, and energy audits
4. Pursuit of City of Troutdale institutional planning strategy - to allow the High School to implement over multiple phases under one conditional use application.
5. District design standards