

RESOLUTION NO. 16-17

A RESOLUTION OF THE SCAPPOOSE CITY COUNCIL

WHEREAS, the Scappoose School District has a critical need to build new facilities and improve existing school facilities; and

WHEREAS, the Oregon Legislative Assembly passed Senate Bill 1036 in 2007, codified as ORS 320.170 et seq, authorizing school districts to impose construction excise taxes to fund capital improvements to school facilities; and

WHEREAS, pursuant to ORS 320.179(2), the District is required to enter into an intergovernmental agreement with the City of Scappoose for the collection of the tax; and

WHEREAS, , this agreement establishes specific responsibilities on the City to collect and deposit the funds and allows for a small administrative fee for the City to collect the construction excise tax and remit to the School District.

NOW THEREFORE BE IT RESOLVED the City Council of Scappoose:

1. The City Manager is authorized to execute an IGA between Scappoose School District, in Columbia County, in the State of Oregon and the City of Scappoose, Oregon, to collect and remit a Construction Excise Tax.
2. A Construction Excise Tax will be collected on new structures or additional square footage on existing structure as outlined in agreement.
3. The rates of tax, imposed only on improvements to real property that result in a new structure or additional square footage in an existing structure, with the exemptions outlined in ORS 320.173, may not exceed:
 - a. \$1.23 per square foot on structures or portion of structures intended for residential use, including, but not limited to, single unit or multiple unit housing: and
 - b. \$0.61 per square foot on structures or portions of structures intended for nonresidential use, not including multiple unit housing of any kind.
 - c. In addition, a construction tax imposed on structures intended for nonresidential use will not exceed \$29,900 per building permit or structure, whichever is less.

4. For the years beginning on or after June 30, 2017 the tax rates slated in this resolution shall be adjusted for changes in construction costs. The Oregon Department of Revenue will determine the adjusted rate limitations, and report to the District.
5. The construction excise tax shall be assessed and collected, pursuant to the provisions of ORS 320.170 et seq.

PASSED AND ADOPTED by the Scappoose City Council this 6th day of September, 2016, and signed by me and the City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON



Scott Burge, Mayor

Attest:



Susan M. Reeves, MMC, City Recorder

INTERGOVERNMENTAL AGREEMENT BETWEEN SCAPPOOSE SCHOOL DISTRICT AND CITY OF SCAPPOOSE TO COLLECT AND REMIT CONSTRUCTION EXCISE TAX.

This Intergovernmental Agreement (IGA) is effective on the last date of signature below, and is between the Scappoose School District, a school district organized under the laws of the state of Oregon ORS 330.005 ("School District") and the City of Scappoose an Oregon municipal corporation, ("City"), collectively referred to as "Parties."

WHEREAS, ORS 190.010 allows units of local government to enter into agreements for performance of any or all functions and activities which such units have authority to perform; and

WHEREAS, ORS 320.170, allows School District to impose construction excise taxes to fund capital improvements to school facilities; and

WHEREAS, School District represents that it has prepared and adopted a long term facilities plan for capital improvements, as required by ORS 320.183, and

WHEREAS, School District is contemplating imposing a construction excise tax within School District's boundaries and desires to enter into an intergovernmental agreement with City to collect the tax.

NOW THEREFORE, the Parties hereto agree as follows:

1. Information and Forms. School District shall create and provide to City before the start of collection date: Information, forms, and assistance explaining the School District Construction Excise Tax ("CET"); information and forms for CET exemptions; and any other forms or information necessary for implementation of the CET.
2. Staffing. City shall provide sufficient staff to calculate and collect the CET as prescribed in this IGA along with its collection of other construction permit fees. School District shall provide sufficient staff to implement the CET program.
3. Collection; Start date. City agrees to assess and collect the CET on behalf of the School District for those properties within School District's boundaries and within the city limits of City.
 - a. City shall begin collecting the District CET immediately following City's receipt of a certified copy of School District's resolution establishing the CET, a certified copy of the resolution adopting District's long-term facilities plan, and a fully executed original copy of this IGA.
 - b. City shall continue collection until the CET expires, the underlying statutory authority is repealed, the program is terminated by School District, or this IGA is terminated by either School District or City.

4. Refunds. School District agrees to process and issue any required refunds of CET.
5. Exemptions. School District shall provide the City with all forms necessary for CET exemptions, rebates, and refunds, and any other forms or information necessary for implementation of the CET. If a person or entity asserts that it is exempt from the CET and files a School District CET Exemption Form at the time the CET would otherwise be due, City shall grant the exemption. It shall be School District's responsibility to determine the validity of the exemption and to institute collection procedures to obtain payment of the CET, as well as any other remedy School District may have under law, if the person was not entitled to the exemption.
6. Remittance. Following the effective date of this IGA, the City shall remit the collected CET to School District on a yearly basis, by July 30th of each year. The CET remittance and the CET Report shall be sent to Scappoose School District Business Office at 33589 SE High School Way, Scappoose, Oregon, 97056.
7. CET Reports. Along with the CET remittance, City shall prepare and submit to School District a report of the CET and building permits issued for the previous fiscal years' construction activities. The report shall include: the number of building permits issued that year; the aggregate square footage of residential construction; the aggregate square footage of non-residential construction; the number of building permits for which CET exemptions were given; the aggregate square footage of construction for the exempted construction; the aggregate amount of CET paid; and the amount of CET administrative fee retained by City pursuant to this IGA.
8. Failure to Pay CET. Upon a person's refusal to or failure to pay the CET when due, City shall notify School District in writing within five (5) business days of such failure, with information adequate for School District to begin collection procedures against that person, including the person's name, address, phone number(s), construction project, square footage of new construction, and building permit number. Upon a person's refusal or failure to pay the CET, it shall be School District's responsibility to institute collection procedures to obtain payment of the CET as well as any other remedy School District may have under law. Upon refusal or failure to pay the CET when due, or failure to provide proof of filing the School District CET Exemption Form, City will not issue the building permit. In no event is City liable for failure to collect the CET when due.
9. Records. City shall make all records related to building permit activity, CET collections, and CET exemptions available to School District, or its designated auditors, as necessary for School District to audit CET collections.
10. Administrative Fee. As consideration for the above described services, City shall retain 4% of the CET collected by City as authorized by ORS 320.179(2)(c). Prior to remitting the CET to School District, City shall deduct this administrative fee directly from the CET collected, and the amounts deducted and retained shall be identified on the report submitted to School District. The administrative fee is based on gross CET collection and shall not be reduced by CET refunds, checks returned for insufficient funds, or any other fees or charges levied against City. Such additional fees or charges levied against City shall be paid to City from collected CET revenues in addition to the 4% administrative fee. The City shall establish an account within the general ledger for

School District CET revenue, and shall deposit all revenues collected, minus the administrative fee, into such general ledger account.


11. Amendment. This IGA may be amended only by mutual written agreement of the Parties.
12. Other Agreements. This IGA does not affect or alter any other agreements between School District and City.
13. Defense and Indemnification. School District agrees to defend, indemnify and hold harmless the City, and its officers, agents and employees, against all claims and actions, and all damages and expenses related thereto, arising from the performance of this agreement, or relating to the subject of this agreement, except for those caused by the sole negligence of the City or its officers and employees. The obligation of this paragraph shall include, but not limited to:
 - a) Challenge to City's collection or calculation of the CET on behalf of School District;
 - b) For any and all injury to any and all person property caused directly or indirectly by reason of any and all acts or omission of School District in the performance of this IGA or adoption of the CET;
 - c) Decisions of City staff concerning the amount of any CET, including calculation of such tax and/or any exemptions(s); or
 - d) Refusal or denial of any permit for failure to pay School District CET.
14. Termination. Either Party may terminate this IGA for any reason upon 60 days' written notice to the other Party.
15. School District and City Contact Persons. School District and City hereby designate the following persons as the individuals having primary responsibility for administration of this IGA, and the persons designated to receive notice provided for herein. Either Party may change its designated contact person by written notice to the other Party.

School District: Scappoose School District
Name: Stephen Jupe
Title: Superintendent
Address: 33589 SE High School Way, Scappoose, OR 97056
Telephone: 971-200-8000
Email: sjupe@scappoose.k12.or.us

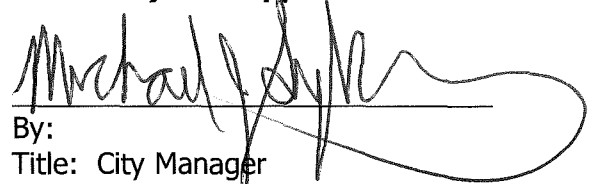
City: City of Scappoose
Name: Michael Sykes
Title: City Manager
Address: 33568 E Columbia Avenue, Scappoose, OR 97056
Telephone: 503-543-7146
Email: msykes@cityofscappoose.org

16. Notice. Whenever notice is required to be given under this IGA, the notice shall be given in writing to the other party's contact person by US Mail, first class, postage prepaid. In addition, notice may be given by email or personal delivery.
17. General Provisions. This IGA is binding on and inures to the benefit of the Parties and their successors and assigns. Except with the other Party's prior written consent, a Party may not assign any rights or delegate any duties under this IGA. The headings used in this IGA are solely for convenience of reference, are not part of this IGA, and are not to be considered in construing or interpreting this IGA. This IGA sets forth the entire understanding of the Parties with respect to the subject matter of this IGA and supersedes any and all prior understanding and agreements, whether written oral, between the parties with respect to such subject matter. A provision of this IGA may be waived only by written instrument executed by the Party waiving compliance. No waiver of any provision of this IGA shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. Failure to enforce any provision of this IGA shall not operate as a waiver of such provision or any other provision. Time is of the essence for each and every provision of this IGA. Nothing in this IGA, express or implied, is intended or confer on any person, other than the Parties to this IGA, any right or remedy of any nature whatsoever. Each Party shall bear its own expense on connection with this IGA and the transactions contemplated by this IGA.

Scappoose School District


By: _____
Title: Chairperson, Board of Directors
Date: 8/31/16

City of Scappoose


By: _____
Title: City Manager
Date: 9/6/16

RESOLUTION 2017-2

RESOLUTION ADOPTING LONG RANGE FACILITIES PLAN

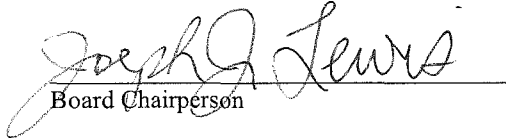
WHEREAS, A long range facilities plan is required for implementation of Senate Bill 1086

WHEREAS, The Scappoose School District has approved implementation of SB 1036.

THEREFORE, BE IT RESOLVED Scappoose School District approves the Long Range Facilities adopted on April 14, 2008

Adopted in the special session of the Board of Directors of Scappoose School District 1J, Columbia County, Oregon on September 1, 2016.

Board of Directors
Scappoose School District 1J


Board Chairperson

Clerk

Scappoose School District

Long Range Facility Planning Committee

Executive Summary

April 14, 2008

This process and report is the 9-month culmination of the efforts, devotion, and passion of multiple members of the Scappoose community that served on this committee, and the District offers its sincere appreciation and thanks.

The Committee's Goal:

Review the available data regarding the building and site conditions of the Scappoose School District, and generate a long range facility plan that maintains the viability of the District's facilities through re-investment, expansion, and the changing trends in educational delivery.

It is intended that this plan will be re-visited on an annual basis to adjust, and adapt, to the changing demographics of the Scappoose community.

The Recommendation:

The Long Range Facility Planning Committee, comprised of staff and community of the Scappoose School District, offer the following recommendation to the Scappoose School District Board of Directors:

Phase 1

New Elementary School located on the existing District administration site adjacent to Grant Watts School. The existing Petersen building would be demolished (except for the gym building) and the site retained for future growth or trade for new land	\$18,900,000
Classroom additions at the Grant Watts and/or Warren Schools	\$1,000,000
High School: Additional instructional areas, improvements to existing classrooms, and increased infrastructure for technology.	\$3,100,000
Performing Arts and Community Education Center: Located at the High School, this would include meeting spaces and a 400-seat auditorium for additional needed instructional classrooms and community-wide events	\$4,400,000
Safety at Buildings & Sites – including lock down capabilities, fire alarms, improved office visibility, parking lot configurations, & site lighting	\$2,300,000
Critical Maintenance – including roofs, heating, parking lot repair, asbestos galvanized piping, and intercom systems	\$3,600,000
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Sub-Total	\$33,300,000
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Place on the ballot for the November 2008 election, a general obligation bond proposal as follows:

BOND: A single bond for all items listed:

TOTAL Bond Value: \$33,300,000

The ongoing levy rate for a 20-year issue on a new bond would be less than one dollar more per thousand above the current 2007-08 school year.

IMPORTANT NOTE ABOUT LEVY RATES: Passage of a bond measure in November, 2008 will result in a one year crossover of the last year of prior debt with new debt. The District's prior debt will retire June 30, 2010.

Prior Debt

Fiscal Year ending June 30, 2007: \$.82 per thousand
Fiscal Year ending June 30, 2008: \$.75 per thousand
Fiscal Year ending June 30, 2009: \$.32 per thousand
Fiscal Year ending June 30, 2010: \$.32 per thousand

Debt resulting from a bond measure passed in 2008 could be structured in its first year so that the combined projected levy rate, including the retiring \$.32 levy rate would not exceed the estimated ongoing rate of \$1.71 per thousand, based on current market rates as of the printing of this Plan (Estimates provided by Seattle Northwest Seattle Securities).

The Process:

Scappoose School District hired DLR Group on an indefinite quantities contract to assess the physical condition of their sites and facilities, to facilitate a long range facility planning study, and to perform the follow-up architectural / engineering services that may result from this study. This was an advertised Request for Proposals, and DLR was selected, based, primarily, on their local expertise and their national school design experience.

Physical condition assessments were conducted in July and August of 2007. Concurrently, DLR Group worked with the District Administration to solicit responses to staff surveys and interview District staff in all buildings and all discipline groups to identify the most severe impediments to the staff and the learning environment. In many cases, these issues were beyond observable systems, and rather related to the impact to program, safety, and obstacles to proper delivery of their subject. The draft of this report was presented to the School Board in September 2007.

The Committee was assembled and convened on the following dates:

Meeting 1: 10/3/07	Meeting 2: 10/17/07	Tours of Warren & Sauvie: 11/6/07
Meeting 3: 11/7/07	Meeting 4: 11/28/07	Meeting 5: 12/12/07
Meeting 6: 1/10/08	Meeting 7: 1/24/08	Meeting 8: 3/20/08

Meeting One: Overview and Presentation of District Needs

The committee reviewed the process that would be utilized to assess the information and prioritize it into a cohesive long range plan. They then received the draft report of the physical condition and interview study conducted by DLR Group. The aspects of the report were discussed, and then the entire committee was

guided through the High School, Middle School, Petersen, and Watts facilities to see, firsthand, the physical conditions.

Meeting Two: Budgets and the Big Ideas

Budgets were discussed at length. In excess of \$43 million in needs were disclosed and a break down of these costs was provided, as they relate to hard construction costs and the development, or “soft”, costs. Both numbers feed into the \$43 million figure.

Please note that the identified needs did not incorporate replacement schools, but was only a culmination of initial budgets for individual identified needs.

The impact of a bond issue on the Scappoose voters was presented. In a standard level levy rate, \$20 million and \$40 million amounts were illustrated, which identified \$1.00 and \$2.00 increases per thousand dollars of assessed home value respectively. Please note that these are to be combined with the existing debt, which has one more year to be paid off.

Additionally, enrollment projections were shared. Growth is projected to be moderate within the next 10 years, and is not considered at this time as a primary driver for the first phase of the plan. However, there are some facilities currently at, or near, capacity, thus requiring additional instructional space.

The larger committee broke down into smaller discussion groups to identify “big picture” ideas that they, as community members, are aware of. These will help to feed discussions in Meeting Three.

Community Forum (10/29/07 and 10/30/07):

Part way through the process, the community-at-large was invited to the District to hear what has been discussed and to provide their own feedback as to what they would like to see the District accomplish.

While attendance was sparse at both meetings, some of the key components raised were:

- Need to reduce energy consumption
- Need to inform public on pros and cons of new versus remodel
- Visual aesthetics bad in most buildings
- Petersen is “just a building” and needs to be replaced in a better location
- Petersen and Middle School classrooms are very hot
- District image needs to be repaired
- Locations on Hwy 30 are not prudent or safe
- Front doors and office visibility are concerns at many sites

Meeting Three: Letting out the Elephants

This extra meeting was inserted into the process after numerous e-mails and “private” questions were raised. Several driving factors in the decision-making process were not being discussed in the committee meeting, so the opportunity was made to get them out, and to generate discussion. The major topics discussed were:

- Lack of school pride
- What are the best grade configuration scenarios
- Lack of civic involvement
- The future of Sauvie Island
- The futures of Petersen and Scappoose Middle School
- Is the energy consumption really that bad

The small group ideas were reported back to the committee. Additionally, answers to their verbal and e-mailed questions were provided. These were included in the meeting packets for further detail.

Energy usage rates were compared in table format against Oregon Department of Energy recommendations. All sites were above those targets. Sauvie Island and the Middle School were most closely following the model, but Petersen was over double these target ranges. These numbers are as follows:

Elementary Buildings

Petersen: 94.7k BTU / sf / yr

Sauvie Island: 53.2k BTU / sf / yr

Warren: 61.7k BTU / sf / yr

Watts: 66.2k BTU / sf / yr

State Target Elementary School Range: 30k – 42k BTU / sf / yr

Middle School Buildings

Scappoose Middle School: 55.7k BTU / sf / yr

State Target Middle School Range: 41k – 51k BTU / sf / yr

High School Buildings

Scappoose High School: 89.2k BTU / sf / yr

State Target High School Range: 59.2k – 64k BTU / sf / yr

Meeting Four: Defining the Facility Plan

A concern from the previous meeting was raised as to how the committee can tie the established goals to actual solutions. An outline of each goal and 4-5 **EXAMPLES** of solutions and concepts that respond to each goal were provided. To re-iterate, those goals were as follows:

- **Goal 1: Keep the Students First**
- **Goal 2: Develop a comprehensive plan to address the futures of EACH of the current, and potential, district facilities**
- **Goal 3: Look out 50 years, but establish a first phase for the next 10-15 years**
- **Goal 4: Evaluate each building on the merit of replacement versus renovation**
- **Goal 5: Be open to the information and ideas from others**

The committee then broke down into smaller discussion groups and formulated their plans based on the data provided and issues discussed. At the end, each group reported out, and there were key similarities in the plans:

- Middle School: replace with new 6-8 facility
- Petersen – demolish and do not replace
- Watts & Warren – expand to take in the 4th and 5th grades
- Sauvie Island – leave as is
- Land: find more land to bank for future use or trade

The approaches to the High School were varied in terms of how much investment is warranted beyond critical maintenance and safety. However, the majority of the committee members were united in the position that the High School needs to receive continued investment to keep it a viable High School for the next 30-40 years. Options to convert it to the new middle school and to build a new high school had multiple over-shadowing concerns:

- Availability of a new 40 acre+ site
- Lack of a currently owned site to place the new high school – cost to buy
- Cost of building a new high school versus a new middle school

- Existing building well over-sized for a 3-grade middle school configuration
- Convincing patrons that their newest site is inadequate for its intended purpose
- Re-investment in currently viable structures is a position better received by voters in these economic times and shows prudent fiscal management

Meeting Five: Refining the Facility Plan

A summary was provided of all of the report outs from the last meeting, and the similarities outlined. The plan was at \$45.4 million and did not yet include anything for the High School, which all parties felt was crucial. All parties also felt the cost of the plan was too much burden for the voters.

There was a small handful of the committee that was absent from meeting #4, and did not feel they had a voice in the plan. After much discussion, it was deemed appropriate to continue to assess possibilities in small discussion groups.

All members were charged with drafting plans on their own (all data has been provided) and bring them to the next meeting for short presentations within their small groups and then to be used as a catalyst for the discussion and drafting of a cohesive plan.

Meeting Six: Back to the Discussion Groups

Members met in the High School library and drew numbers for where they would sit. This was done to break up the normal groupings and to broaden perspectives. One of the goals is to “be open to the information and ideas from others”.

At this same meeting, high school student survey results were handed out. Students had been asked what they saw as driving needs at their school, and that information was listed for all members.

At the end of the meeting, the small groups reported out again. This time, there seemed to be two major plans rising to the top. It was agreed to add a seventh meeting to see each plan and its value and then create a merged plan.

Community Forum (1/16/08):

Another community forum had been schedule in the process, and, given the extended period of meeting with the committee, it seemed appropriate to, again, solicit input and share the current progress. This meeting also had low attendance. The driving discussion points of the meeting were:

- Closing Sauvie Island does not make sense if you need the classroom space (with projected growth), and these classrooms are in good shape
- Land purchase needs to be a priority to allow for future growth
- The buildings seem divisive in their fund raising – there should be a District-wide PTA
- There is a lot of “apathetic wealthy” that need to be invigorated about this process and the Scappoose schools.
- The District needs to find new ways of communicating – the word is not getting out to everyone

Meeting Seven: Creating the DRAFT plan

An Option A and Option B were created from the last meeting and sent to the committee members 1 week in advance for review and comment. In the meeting, all components of each plan were placed on 2 large boards and then a third board placed in the center.

As discussions worked toward consensus, components of one or the other plan were brought to the center board to draft the final plan.

The most significant departure from the main themes of Meeting 4 was to allow the Middle School to remain in this initial phase and to instead build a replacement for Petersen now. Multiple issues effected this decision:

- The cost for replacement of the Petersen site rather than a Middle School dropped the total by \$6 - \$7 million, making the current phase more affordable.
- While the Middle School has system fatigue and warrants eventual replacement, the Petersen site is in more dire need, with multiple envelope areas failing.
- Petersen consumes more energy – nearly 3 times the DOE recommended usage. These savings can relieve other operational burdens and is a prudent fiscal choice.
- Reducing costs here, allow for greater investment in the High School now, preserving that investment.
- There is land adjacent to Grant Watts for development – this is already owned by the District, and another grade school is a more congruent use for this property, again, being adjacent to Grant Watts and given its relatively small site size.
- Earlier concerns regarding air quality within the Middle School were remedied, and recent air tests conducted within the building show all areas well within health standards, validating the previous efforts and proving the building to still be a viable structure for the delivery of education.

Meeting Eight: Listening to the Voters

After the results of the phone polling, the committee was re-convened to review the information and to assess their draft plan against the views of the Scappoose community.

Based on the favorable responses from the community-at-large, the committee elected to maintain the current plan scope and budget. They requested that the Petersen site demolition be combined with the new site figures to show the two items as a single project, as intended. They also asked that the community aspects of the auditorium be emphasized and that support spaces for that building be configured to allow use as meeting rooms to better support the needs of the community.

Board members present requested that more detail be provided in this executive summary to identify the course of how the committee reached the decisions and recommendations offered.

The Plan in Further Detail:

Phase 1

Run a Bond in November 2008, which shall include:

- New Elementary School: Locate this building on the existing District administrative site adjacent to Grant Watts School. District Administrators shall review educational models and determine best configuration and forward that configuration as the direction for the site. The building will be approximately 57,000 sf and accommodate 500 students. The building will use at least 50% less energy than the current structure. It will include a double-gym to match the space currently provided at Petersen and to provide an auxiliary area for Grant Watts. The drives and parking will be configured in such a manner as to alleviate the current vehicle and pedestrian traffic concerns at Watts Elementary. The existing Otto Petersen buildings will be demolished, with the exception of the newest gymnasium building, which would be preserved and used by the Middle School program. The site would be retained for future growth potential or traded for better land acquisition, given its high commercial value.
- Classroom additions at the Grant Watts and/or Warren Schools: In an effort to keep elementary school populations at, or below, 500 students, small additions at Watts and Warren schools will keep the new facility smaller and enable the schools to operate at 85-90% capacity based on current student enrollment projections for the foreseeable future.

- **High School Addition & Remodel:** This shall include instructional classrooms as well as improvements to existing classrooms in the core existing educational programs where need is assessed as the greatest by site staff and administration in order to provide better instructional environments and delivery. The budget would also increase electrical and data capacity for more integrated technology within the instructional areas.
- **Performing Arts and Community Education Center:** The space would be co-located with the High School and used by all sites as well as the community at large. The building would include meeting rooms, receiving areas, restrooms, and a 400-seat auditorium. Access and design would be secured and controlled to maintain separate operational needs but located adjacent to other program areas for heightened usability. While the auditorium would be a standard proscenium theater with a thrust stage, 400 fixed seats, and auxiliary support spaces, it will also provide accommodations for smaller lecture formats with flip top desks and integrated technology.
- **Safety at Buildings & Site:** This includes lock down capabilities, fire alarms, improved office visibility, parking lot configurations, & site lighting. Minimal investment would be made at the Middle School, with the long term goal of its replacement.
- **Critical Maintenance:** This includes roofs, heating, parking lot repair, asbestos, replacement of galvanized piping, and intercom systems. Minimal investment would be made at the Middle School, with the long term goal of its replacement.

Phase 2 (10-15 years out)

1. Monitor availability of land and concentrations of growth and development. If a 20-40 acre parcel becomes available, the District should look at options to obtain it for future growth.
2. Assess best choices for the Middle School. This includes site selection and placement, educational trends, energy efficiency measures available, interaction with High School program opportunities, and abilities to serve the student demographics. The program would likely become a 6-8 configuration to relieve projected growth at the primary grade level.
3. Re-assess and address new growth needs
4. Address critical maintenance issues based on continued building aging
5. Continued investment in existing buildings where updated assessments show continued viability

Phase 3 (20-25 years out)

1. Re-assess and address new growth needs
2. Address critical maintenance issues based on continued building aging
3. By now, additional land should have been obtained

End of Executive Summary