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# COMMUNITY BOND ADVISORY COMMITTEE UPDATE

Molalla River School District  
School Board Work Session  
August 24, 2023



# AGENDA

1. Review Community Bond Advisory Committee (CBAC) process/timeline
2. Recap of work at each CBAC meeting
3. Draft recommendation presented by CBAC representatives:
  1. Lauren Lucht
  2. Mitche Graf
  3. Sarah McArthur





# CBAC CHARGE

1. **Background:** Based upon board direction on July 14, 2022, The Molalla River School District Superintendent has recruited citizens to serve on the District's Facilities and Capital Improvement "Community Bond Advisory Committee." Comprised of no more than 20 community members, plus necessary administrative and support staff, the committee will consider options for submitting a potential capital construction bond to voters in May 2024. The Superintendent will serve as liaison to the group.

2. **Type of Committee:** This is a Superintendent's Committee, that may submit a recommendation to the School Board.

3. **Charge:** The School Board is considering a potential capital construction bond measure to address the urgent facilities needs.

The charge of the Advisory Committee is to consider various options for a new bond proposal. The committee will meet 7-8 times from January-December 2023 and will:


- Review the facilities needs identified in the District's Facilities Assessment;
- Consider options for financing a potential bond, including amount of bond and length of payback period;
- Develop a timeline and long-term plan for addressing capital improvement projects relating to facilities needs;
- Consider community feedback in creating the recommendation; and
- Recommend to the School Board a potential bond package that could be submitted to voters.

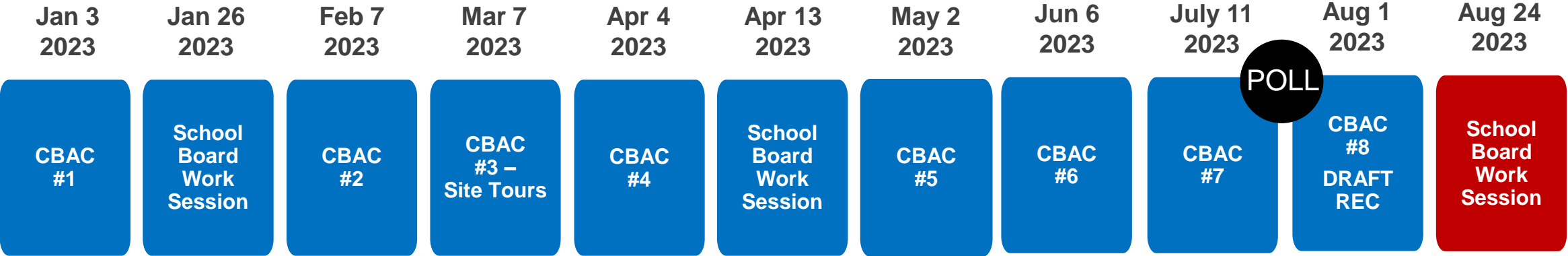
4. **Authority:** The committee will make a recommendation to the School Board, but will have no independent authority to obligate District funds or issue directions to the District's administration. The committee's recommendations will be used to inform decisions made by the Superintendent and the School Board.

5. **Duration of Charge:** The committee will meet 7-8 times from January-December 2023 and will submit a recommendation to the School Board on or before December 31, 2023.

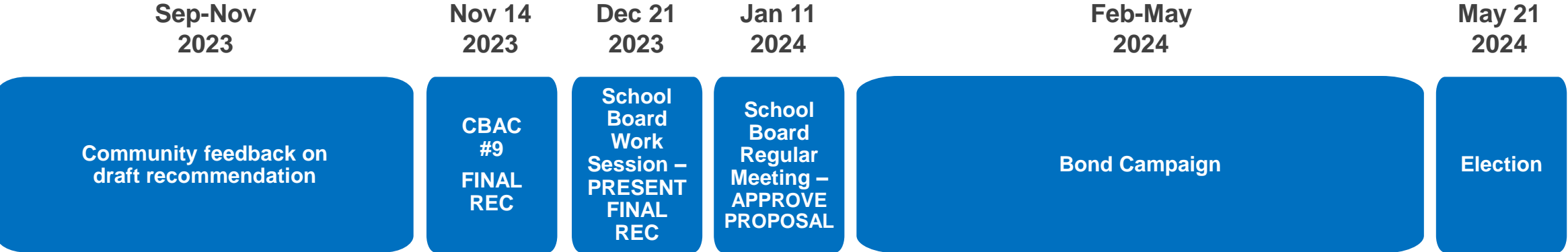
6. **Committee Appointments:** Appointments are made by the Superintendent and are intended to last the duration of the committee's work. The makeup of the committee will include representatives from a variety of community stakeholder groups.

# CBAC PROCESS

**PHASE 1 – FACILITIES ASSESSMENT** **PHASE 2 – LONG RANGE FACILITIES PLANNING** 



**PHASE 2 – LONG RANGE FACILITIES PLANNING** **PHASE 3 – BOND CAMPAIGN**



# CBAC – WHO'S WHO

## Committee Members

- *Kurt Brandemihl, Julie Bystrom, Leota Childress, Mac Corthell, Sally Dillon, Tom Eskridge, Mitche Graf, Ron Higginbotham, Corinne Johnsen, Jimmy Lanahan, Lauren Lucht, Dwight Mason, Sarah McArthur, John Meyer, Michelle Rickles, Crystal Robles*

## MRSD Staff: Leadership & Coordination

- *Tony Mann, Keith McClung, Tony Tiano, Allison Holstein, Lauree Nelzen*

## School Board: Observers and Board liaison to CBAC

- *Neal Lucht and Linda Eskridge*

## Wenaha Group: Process facilitation and strategy

- *Cassie Hibbert, Dale Kuykendall, and Kieron Spellman*

## Wright Public Affairs: Communications and political strategy

- *Jeremy Wright, Kelly Jenkins*

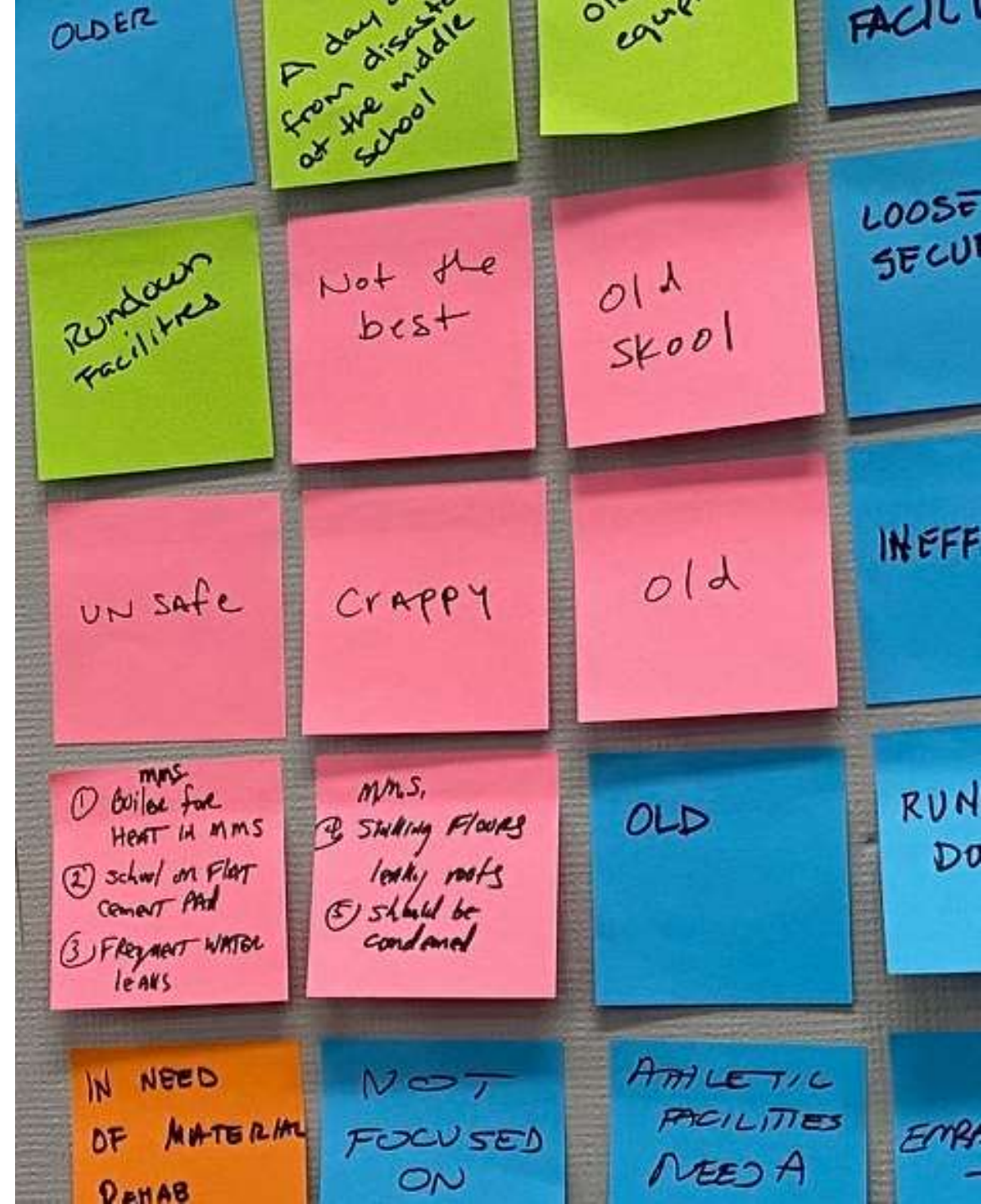
## BRIC Architects and Interface Engineering: Design support

- *David Johnson*

# CBAC #1: JANUARY 3

## *Introductions & Overview*

- Introductions
- Initial feedback and observations
- History of District's bond attempts



# CBAC #2: FEBRUARY 2

## *Establish Process and Schedule*

- Establish team members and roles
- Set ground rules
- Review and adopt charge
- Overview of process
- Learning about Oregon School Capital Improvement Matching (OSCIM) grant program
- Discuss community concerns
- Discuss impression of current facilities
- Learning about polling as a tool



### **KEY CBAC OBSERVATION**

“Facilities are old but the staff is excellent”



# CBAC #3: MARCH 7

## *Building Tours*

- Group tour of Molalla Elementary, Middle School, and High School
- Discussion with building administrators
- Optional (but highly encouraged) tours:
  - Clarkes Elementary: March 20
  - Mulino Elementary: March 21
  - Rural Dell Elementary: March 24





# CBAC #4: APRIL 4

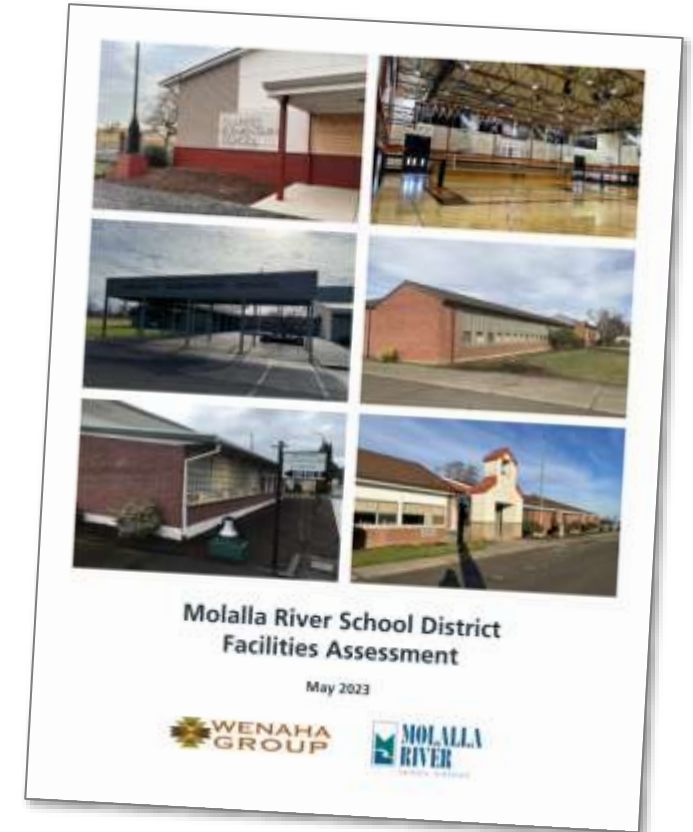
## *Establishing a shared knowledge base*

- Debrief from building tours
- Report from Middle School staff and students
- Report from Athletic Director on recent athletic facility initiatives
- Report from New Dawn Security on recent District-wide security evaluation
- Report on information gathered in Facilities Assessment performed by Wenaha Group



### KEY CBAC OBSERVATION

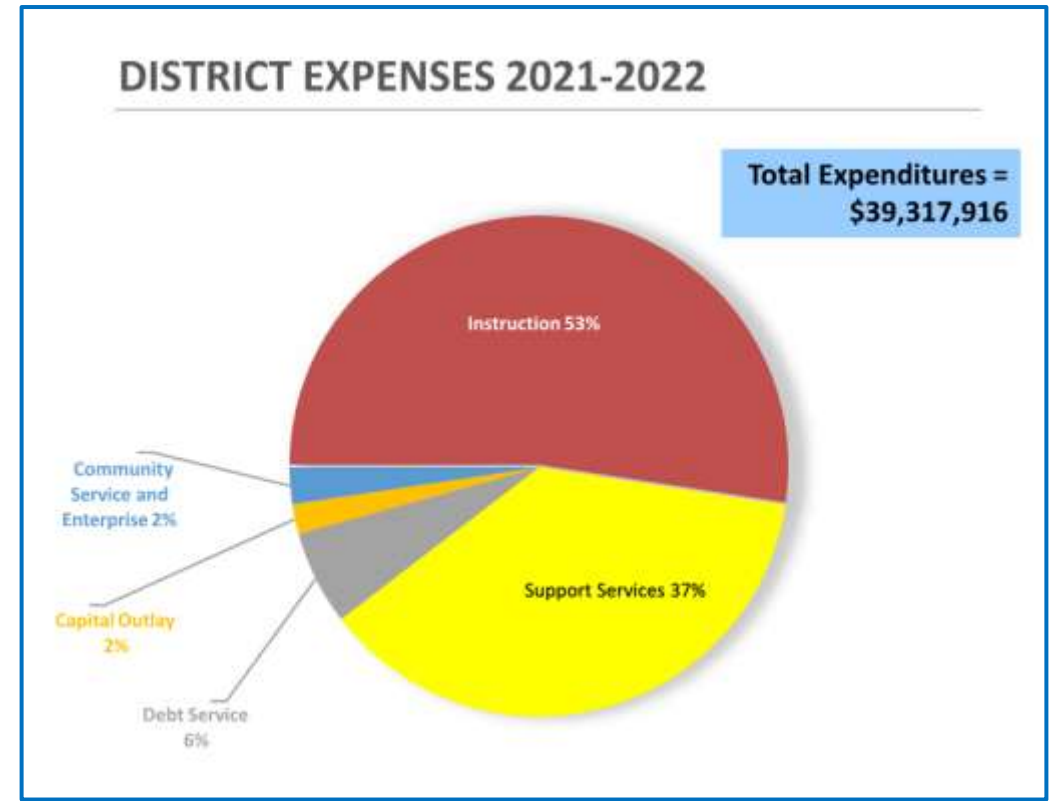
“None of the buildings reflect ‘Molalla Proud’”



# CBAC #5: MAY 2

## *Establishing a shared knowledge base...continued*

- History of the District's bond projects
- Results of the "State of the District" community polling
- Report on the District's annual operations and maintenance budget expenditures and planning
- "Bonds 101" with Piper Sandler, bond financial consultant



# CBAC #6: JUNE 6

## *Initial priorities discussion*

- Review of District's current and past student enrollment numbers
- Report on District's Mission/Vision/Strategic Planning effort
- Report on Ideal Athletic Program planning
- Discuss options for Middle School rebuild



## KEY CBAC OBSERVATIONS

Middle School rebuild should be considered as one of the priority projects

Other priorities:

- HVAC improvements
- Safety/Security
- ADA/accessibility
- Athletic facilities
- Mulino/Passmore road safety improvements
- Improve restrooms/locker rooms
- Additional space for school programs
- Add gym at HS



# CBAC #7: JULY 11

## *Establishing priorities*

- Reviewed 2 sizes for Middle School rebuild
  - Assumes 700 student capacity (current enrollment is approx. 540)
  - Capacity assumption is placeholder until updated population projection data received – ETA Sep 2023

### 115,000 SF Base Option - \$96.82M

- One learning neighborhood per grade level (6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grades – 3 total)
- Life Skills and Behavioral Program Support
- Support for multiple Career Technical Education (CTE) pathways
- Black Box Theatre for Drama/Media Production
- Music and Choir Rooms with shared practice/ensemble
- Main Gym (2 courts) suitable for full student body assemblies, bleacher seating for 700
- Auxiliary Gym (1 court)
- Secure courtyard, outdoor dining, covered play
- 3 baseball diamonds
- Soccer Field
- Irrigation for athletic fields
- Drop-off and bus loops and parking
- Meets current ADA accessibility requirements, energy code, and fire code
- Secure entry and perimeter, security cameras, and communication devices for student safety

### 134,000 SF Extended Option - \$110.96M

- **Everything in base scope, PLUS:**
- Additional space in learning communities for breakout and collaboration
- CTE Lab for computer graphics
- Stage for drama productions
- Fitness room
- Community room
- Replace MES/MS Track
- Replace MES/MS Football Field

# CBAC #7: JULY 11

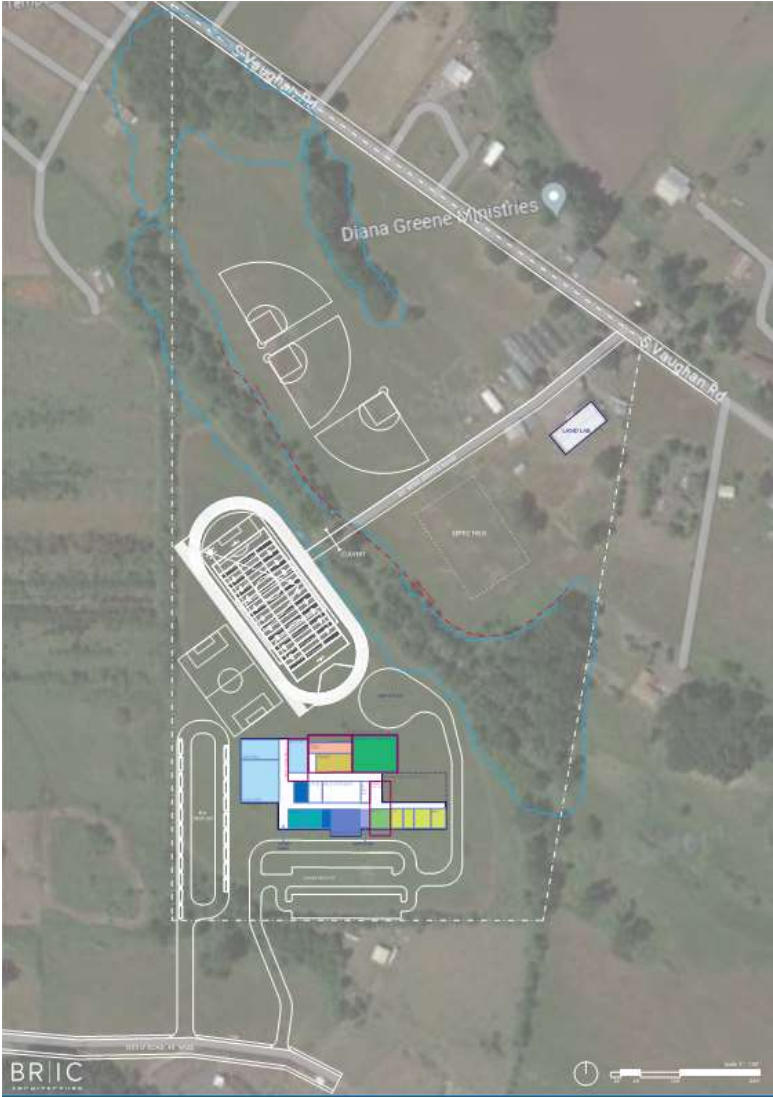
## *Establishing priorities*

- Reviewed 2 site options for Middle School rebuild
  - Leroy Ave. site (Existing MS site - “Flip-Flop”)
    - New construction on north side of site, demo existing buildings
  - Land Lab site (Vaughan Rd.)
    - Construction on south side of site, maintain existing land lab operations
    - Allows for connection and collaboration with High School programs, while maintaining separate Middle School identity
    - Would require new road extension to the south
    - Premium of \$9 million due to septic, road extension, imported rock/fill to raise grades, creek crossing and higher utility services
    - Premium could be offset through sale of Leroy Ave. property

# CBAC #7: JULY 11



Leroy Ave. Site (Existing MS site)



Land Lab Site (Vaughan Rd.)



## KEY CBAC OBSERVATION

Land Lab site has benefits due to proximity to High School, however it is more risky due to site development cost premium and unknowns.

Leroy Ave. site is preferred as it is less expensive and more straightforward.



# CBAC #8: AUGUST 1

## *Develop draft recommendation*

- The CBAC considered 3 options:

**\$120M bond + \$6M OSCIM  
= \$126M project**  
\$2.61/\$1,000 AV – 30 year term

- 134,000 SF Middle School Rebuild (Expanded option)
- Improve Safety & Security at all schools
- Improve ADA Accessibility at all schools
- Improve HVAC and supporting electrical at all schools

**\$106M bond + \$6M OSCIM  
= \$112M project \***  
\$2.31/\$1,000 AV – 30 year term

- 115,000 SF Middle School Rebuild
- Improve Safety & Security at all schools
- Improve ADA Accessibility at all schools
- Improve HVAC and supporting electrical at all schools

**\$92M bond + \$6M OSCIM  
= \$98M project \***  
\$1.99/\$1,000 AV – 30 year term

- 115,000 SF Middle School Rebuild

\* *Cost of these options is reduced by \$1.18M due to additional updates in cost estimates.*

# KEY CBAC OBSERVATIONS

# CBAC'S DRAFT BOND RECOMMENDATION



Rebuild Molalla River Middle School on same site (Leroy Ave.)



Base option: 115,000 SF rebuild



Project Cost:  
\$96.82 million

Inclusive of construction costs, soft costs, contingency, and cost escalation to mid-point of construction (Summer 2026)



Bond amount of  
\$90.82 million

\$1.96/\$1,000 assessed value, 30 year term  
Assumes receiving OSCIM grant of \$6 million



## KEY CBAC OBSERVATIONS

Community polling in July 2023 showed price sensitivity and a preference for lower cost option.

Many district upgrades are greatly needed, but this bond proposal should be simple and pragmatic if it is to succeed.

We learned from the last bonds that failed.

Though Safety/Security upgrades are not included in draft bond recommendation, we strongly recommend the District evaluate resources and allocate funds to accomplish Safety/Security projects at all schools as soon as possible.



# CBAC'S DRAFT BOND RECOMMENDATION

## *Benefits of recommendation: CBAC comments*

- KISS – “Keep it simple, stupid”
- **Fiscally responsible**
- New features/programs for Middle School students
- A safe and “real” Middle School!
- **Plans for increased capacity**
- Middle School HVAC that works!
- Lower operational cost
- Lower risk for District
- **A community beacon in the center of town**
- Everyone can be proud of our new school
- **The entire student body can fit in the gym**
- Drama/theatre opportunities for students
- Most efficient utilization of resources
- **We can host events, host other communities**
- Students can see school under construction and learn about career opportunities
- Limited disruption to school operations during construction
- New cafeteria/kitchen
- **Improves community morale**
- Teacher recruitment and retention
- **Middle School will meet ADA/accessibility requirements**
- Minimal community transition with new Middle School on the same site
- **Supports District's mission/vision**
- **Practical choice**

# CBAC'S DRAFT BOND RECOMMENDATION

## *Barriers and strategies: CBAC comments*

### **Barrier**

Concern about cost of project

### **Strategies**

- CBAC chose lowest, pragmatic option
- Construction is more expensive the longer we wait
- Highlight OSCIM grant opportunity

### **Barrier**

Lack of community awareness about current Middle School condition

### **Strategies**

- Launch information campaign about building issues
- Photos and video
- Share adult and student stories
- Building tours

### **Barrier**

Need to improve trust between community and school district

### **Strategies**

- Open houses
- "Meet people where they are"
- More transparency
- Information and outreach efforts
- Battle misinformation about bond project

### **Barrier**

Many voters are not involved with school district

### **Strategies**

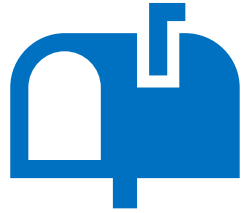
- Open houses
- Better schools = higher property values
- Kids are the future
- Our students are our future employees

# Q&A





# NEXT STEPS...



## Early-Mid September

Informational material in community mailer and social media about MRSD Facility Improvement Plan, including draft bond recommendation



## September- October

Middle School visioning gatherings (3-5 exercises)

Engage the Molalla community about what they want to see in a new school

Build excitement about what could be

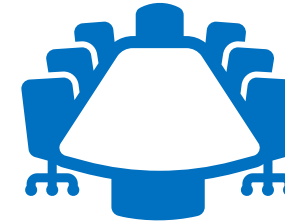


## November

Report out to community through social media and other District channels the results of visioning gatherings

### November 14

CBAC meeting to review feedback and develop final recommendation



## December

CBAC presents final bond recommendation to Board

Apply for OSCIM grant



## January

Board decision to proceed with bond election; final bond package

Notification if OSCIM grant is received

Circle back to broader community with bond-specific announcement