

# Auburn School Department

October 20, 2011

Master Planning Meeting

Public Hearing #1

Introduction of the planning process needs



## AGENDA for October 20, 2011






6-8 PM

Public Hearing #1


Introduction and comment from Superintendent Grondin

3 minutes

### Tasks

- **Statement of Purpose** The need for strategic facility planning 4 minutes
- **Review of Committee work to date** including amended documents 15 minutes
  - What has been evaluated so far
  - Handout #2 Schedule  Handout #4 Enrollment terms  Handout #5 Facility terms 
- **Enrollments** 15 minutes
  - Handout #10 Enrollment (amended) 
  - Attending (current) Enrollment graphs PK-12 PK-6 Gr 7-8 Gr 9-12
  - **Births** Pk-6 Distribution
  - Enrollment projections PK-12 PK-6 Gr 7-8 Gr 9-12
  - Handout #9 **Building Capacity** (amended)
- **Condition of facilities** Facility capital needs, Deferred and Future 15 minutes
  - Facility conditions graphs Cost to Catch up + Keep up  
Ratio of Restore to CRV Future Renewal Dollars
  - History of capital investments
  - Handout #7 Facility Observations (amended) 
  - Handout #13 List of Building Space Needs

### Community Visioning

- Establish a facility long term vision, based on educational/core instructional needs, local economics. (vision statement)  60 minutes
  - Break into small facilitated groups 40 minutes
  - Report out of groups 15 minutes

Wrap up, comments, requests

5 minutes

Remaining schedule of meetings, committee & public hearing

Thank you for participating.

Adjourn



Auburn School Department  
Statement of Purpose for Strategic Facility Planning

- The school buildings of the Auburn School Department have significant capital needs.
- Buildings are at or over capacity to house and educate students. No room for any increase in student enrollments.
- City of Auburn (L/A) appears to be surviving economic trends better than other Maine and regional communities.
- Edward Little High School has significant facility issues that have a negative impact on programs and learning.
- Edward Little High School is on probation from the New England Association of Schools & Colleges. This is its *accreditation* at risk.
- The Auburn School Department applied for a major capital improvement grant to construct a replacement building that would address facility and program issues.
  - They were not successful.
- The Auburn School Department is seeking a plan that involves all Auburn School Department facilities.
- A Committee is studying the Folks, Facilities, and Finance of Auburn to develop a strategic facility plan for the long term.

[Back to Agenda](#)



## *Excerpts from Proposed Vision 2020 for Auburn Schools*

All students explore and learn in a wide range and variety of venues, in public and private community-based organizations, the “great outdoors,” virtual space and classroom settings. Each student’s learning journey has a flexible timeframe and many possible routes.

Our school facilities and technologies are state-of-the art, with safe, flexible, appropriate, comfortable spaces that support and sustain the kind of learning we believe in and practice.

(cont.) →

[Back to Agenda](#)



# Group Process

“If we could have the school system (facilities) of our dreams with the impact we most desire, what would our school facilities look like in the year 2021”?

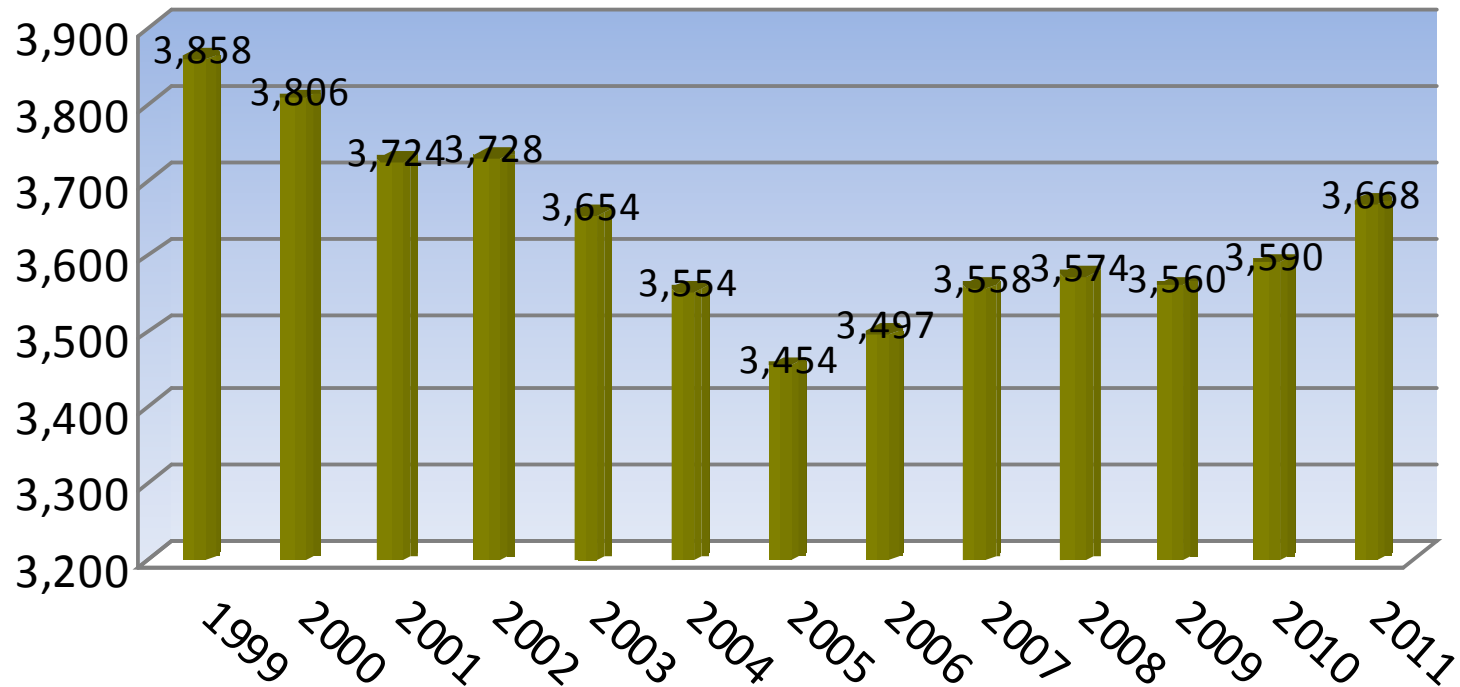
**S**trengths, **W**eaknesses, **O**pportunities, **T**hreats

[Back to Agenda](#)



## Auburn School Department

PK - 12 Attending enrollment on October 1st: 1999 - 2011



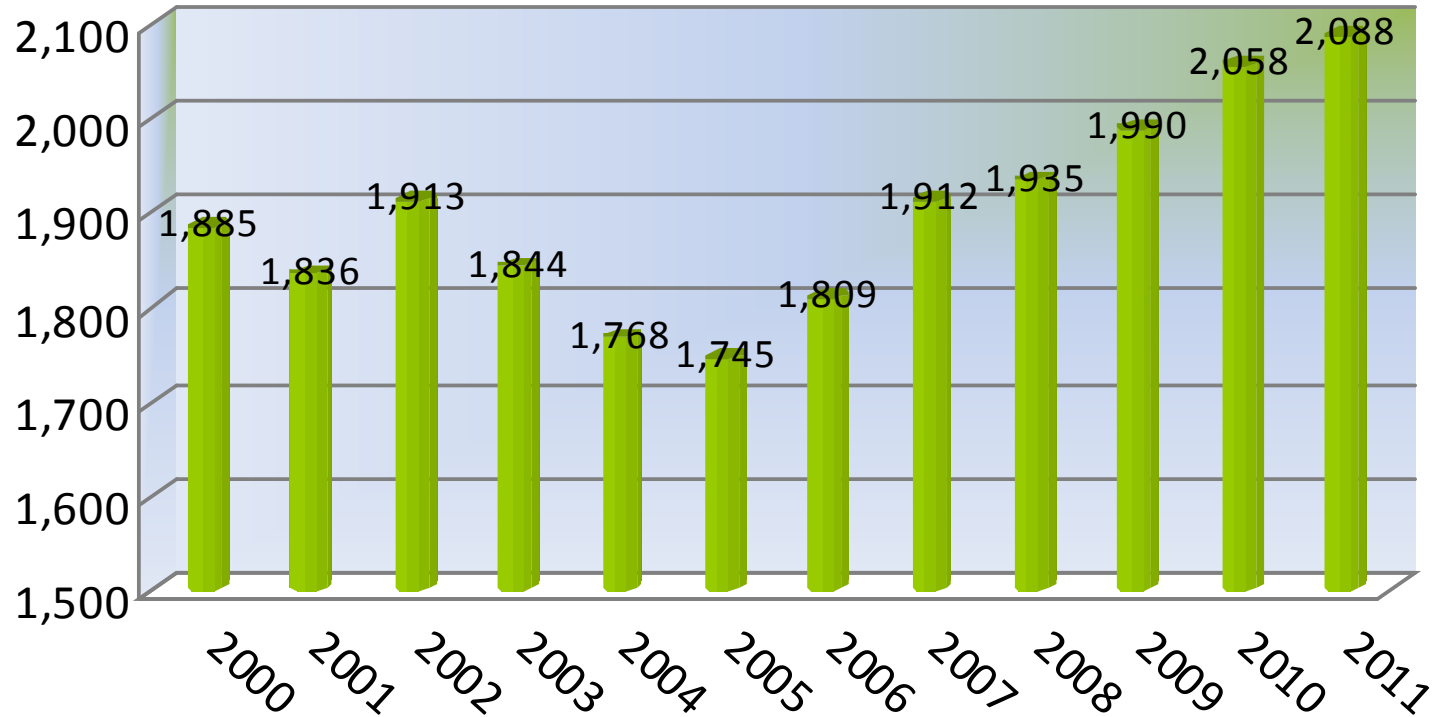
Graphs – Student Enrollment Data

[Go to next graph PK-6](#) →

[Back to Agenda](#)

## Auburn School Department

PK - 6 Attending enrollment on October 1st: 2000 - 2011



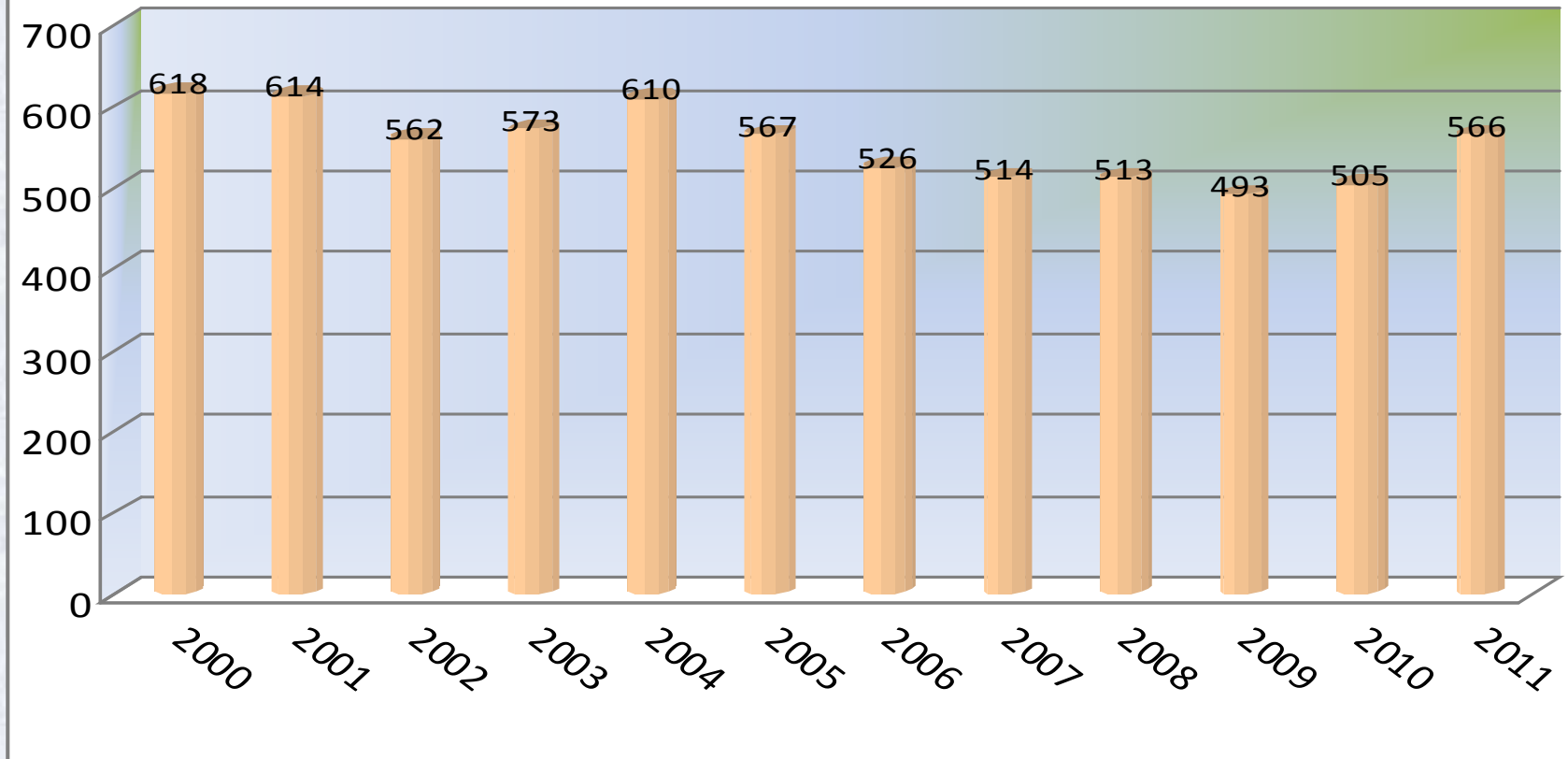
Graphs – Student Enrollment Data

[Go to next graph Gr 7-8](#) →

[Back to Agenda](#)

### Auburn School Department

Gr 7 - 8 Attending enrollment on October 1st: 2000 - 2011



Graphs – Student Enrollment Data

[Go to next graph Gr 9-12](#) →

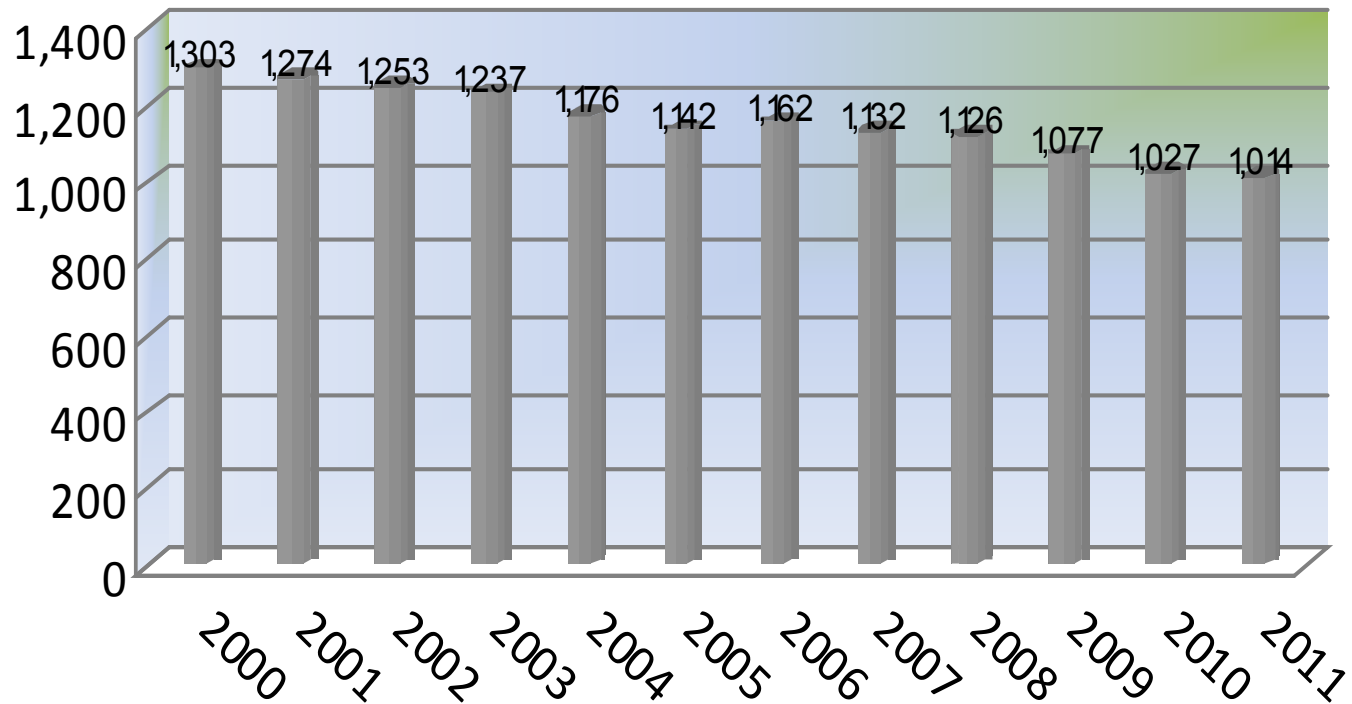
[Back to Agenda](#)



## Auburn School Department

Gr 9-12 Attending enrollment on October 1st: 2000 - 2011

\*including Franklin



Graphs – Student  
Enrollment Data

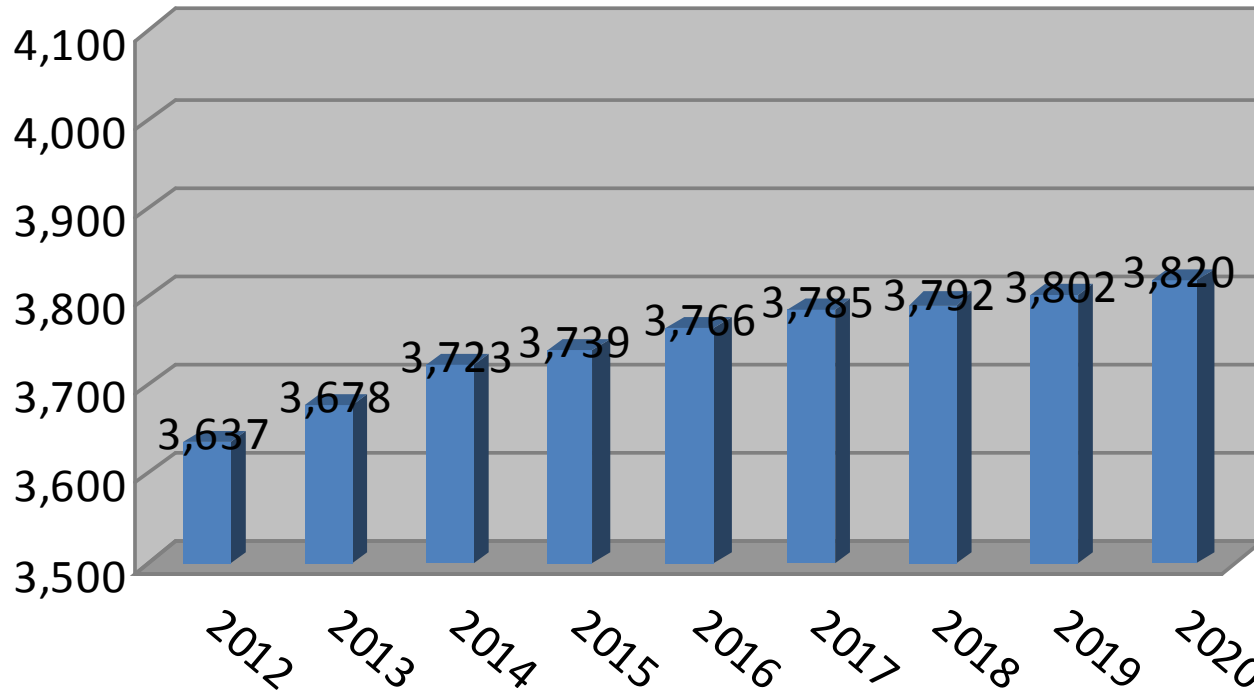
[Go to next graph PK-6  
Distribution](#)



[Back to Agenda](#)

# Auburn School Department - PK-12 (DRAFT)

Predicted Resident Enrollment on October 1st: 2012 - 2020



Graphs – Student Enrollment Data

[Go to next graph PK-6](#)

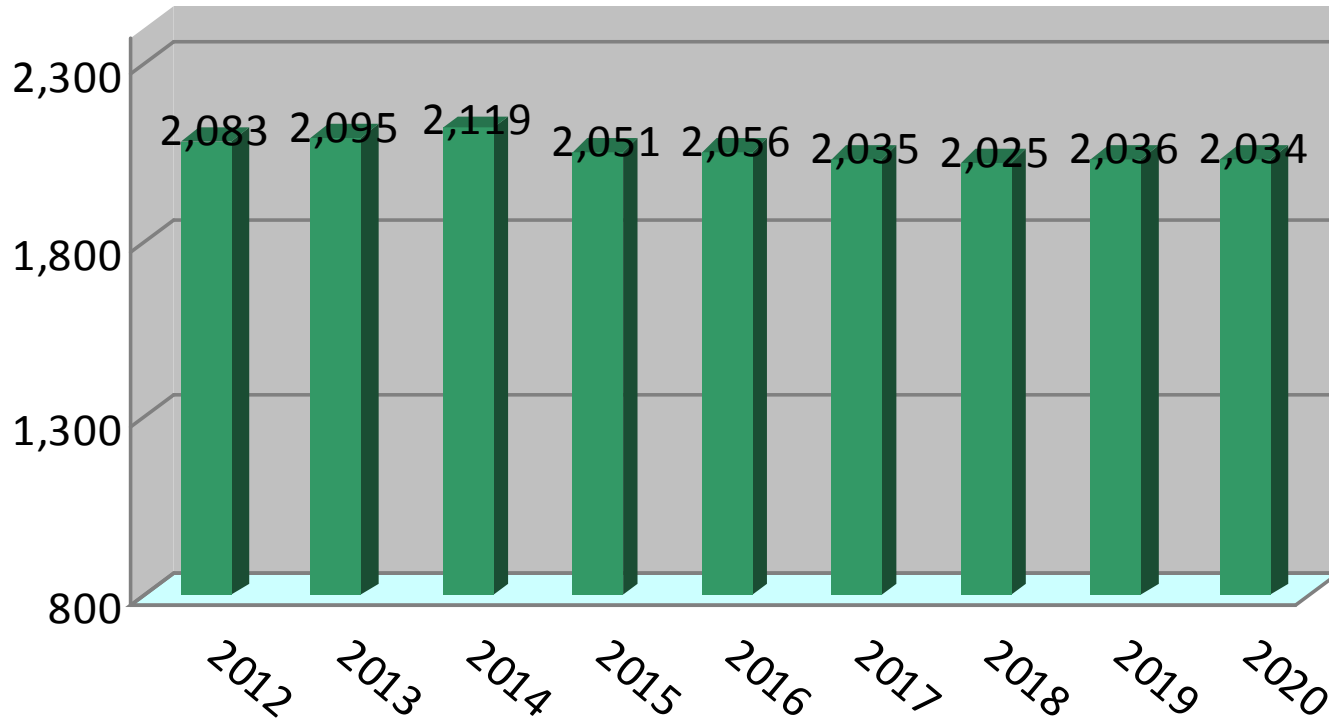


[Back to Agenda](#)



### Auburn School Department - PK-6 (DRAFT)

Predicted Resident Enrollment on October 1st: 2012 - 2020



Graphs – Student Enrollment Data

[Go to next graph Gr 7-8](#)

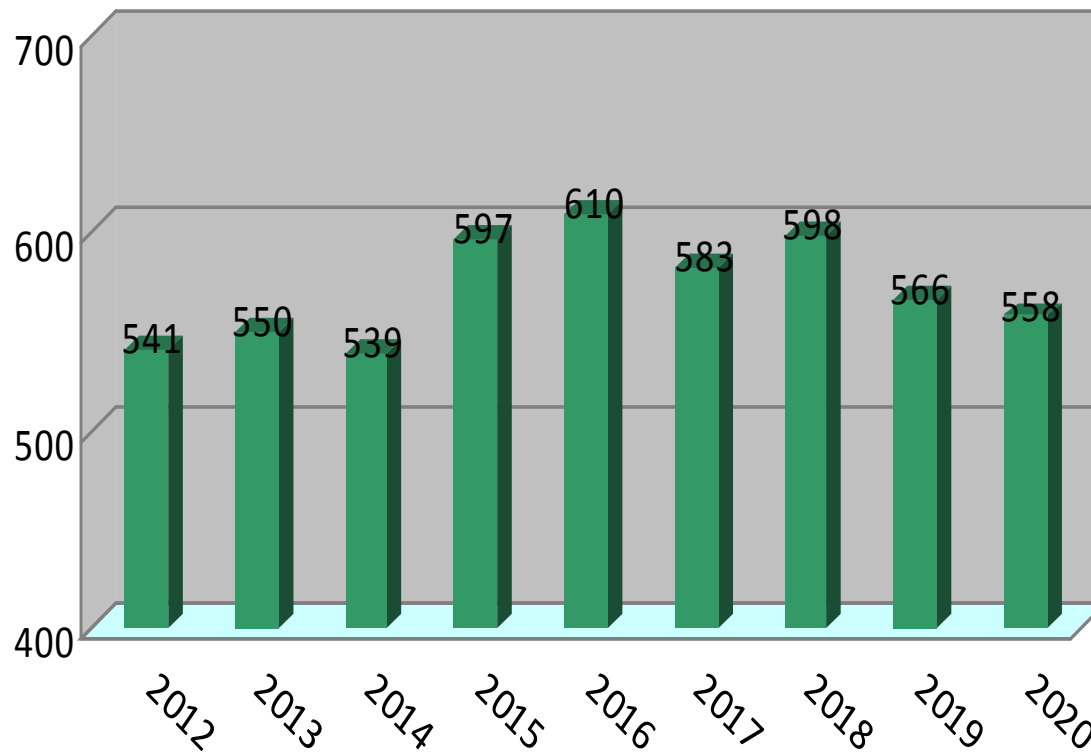


[Back to Agenda](#)



### Auburn School Department - Gr 7-8 (DRAFT)

Predicted Resident Enrollment on October 1st: 2012 - 2020



Graphs – Student Enrollment Data

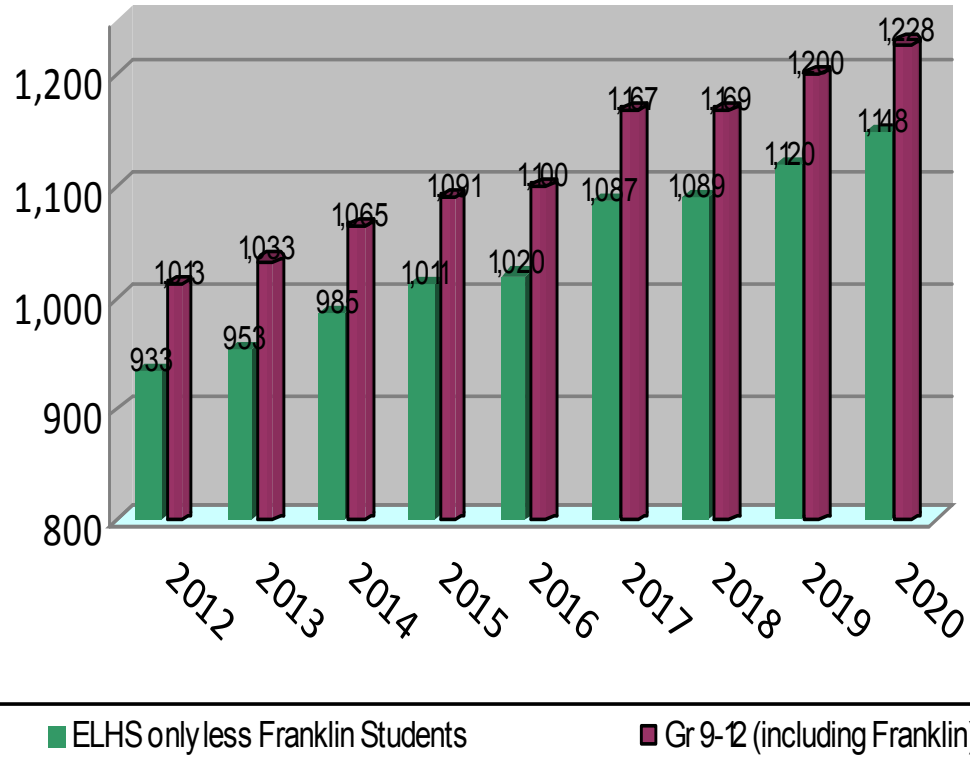
[Go to next graph Gr 9-12](#)



[Back to Agenda](#)

### Auburn School Department - Gr 9-12 (DRAFT)

Predicted Resident Enrollment on October 1st: 2012 - 2020

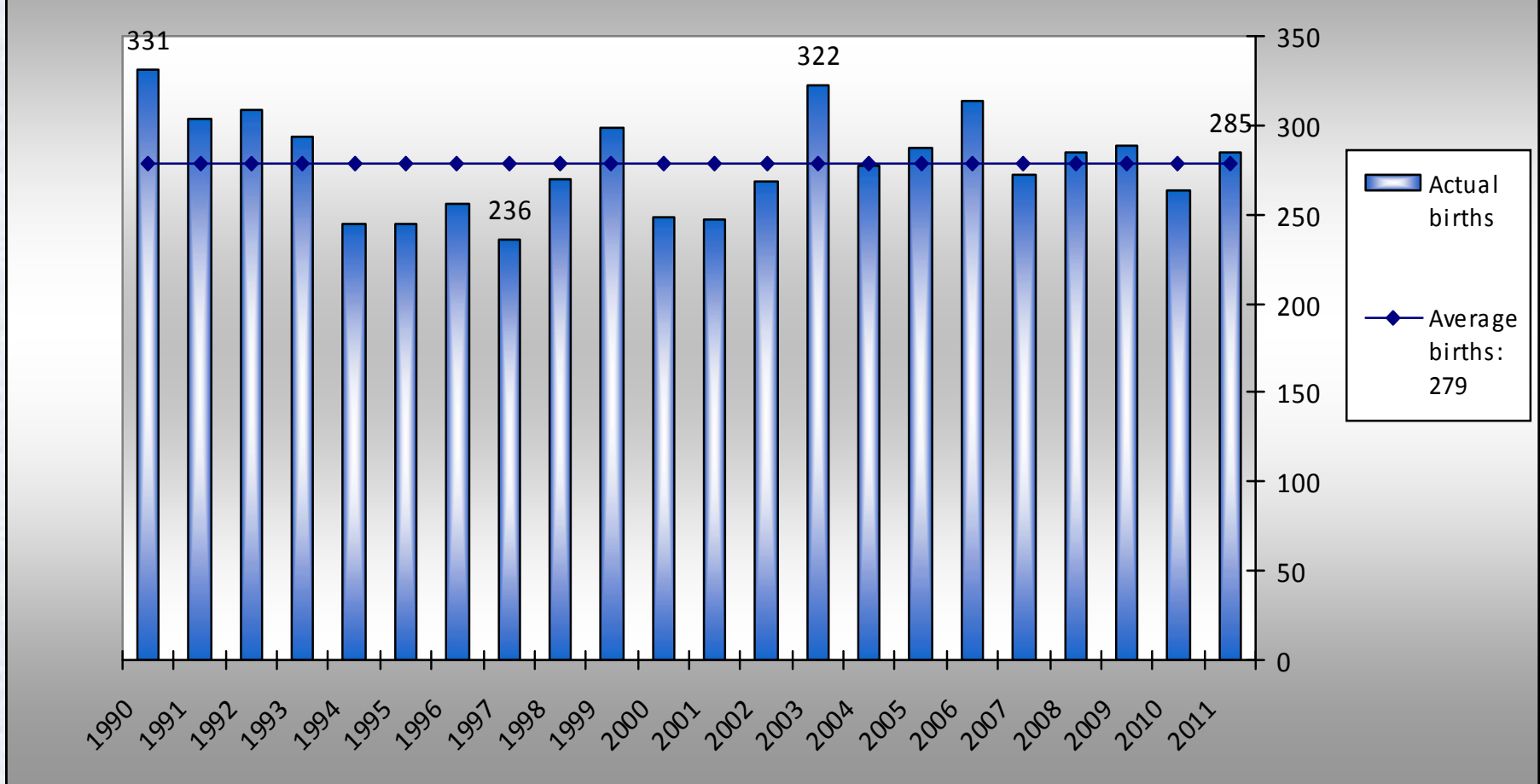


Graphs – Student Enrollment Data

[Back to Agenda](#)

# Auburn School Department

Births per year: 1990-2011

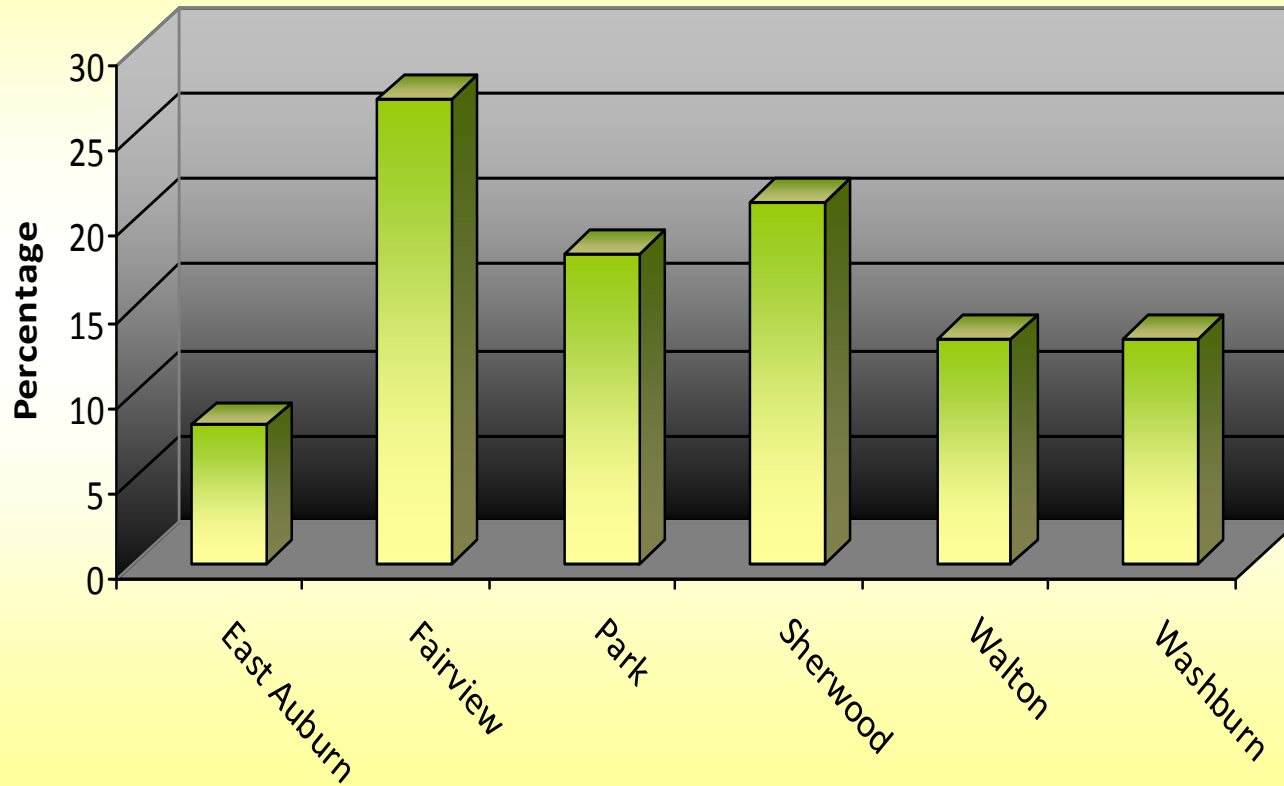


Graphs – Student Enrollment Data

[Back to Agenda](#)



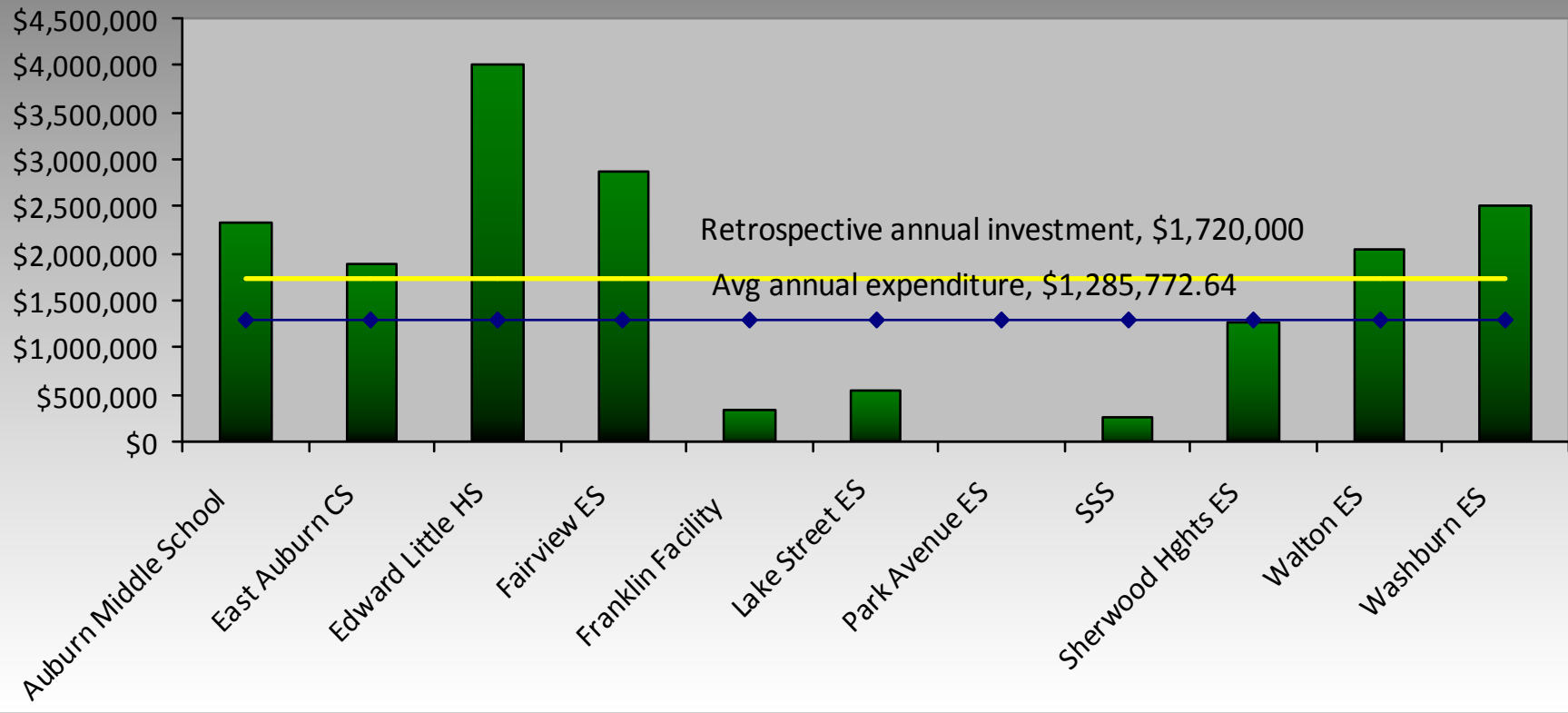
## Auburn School Department Average Distribution of PK-6 Students: 2006 - 2011



Graphs – Summary of  
Aub School Dpt Fac

[Back to Agenda](#)

**Auburn School Department**  
 Grand total investment in facilities  
 Total bond + RRF + Performance Contract  
 1998 to 2011



[Back to Agenda](#)

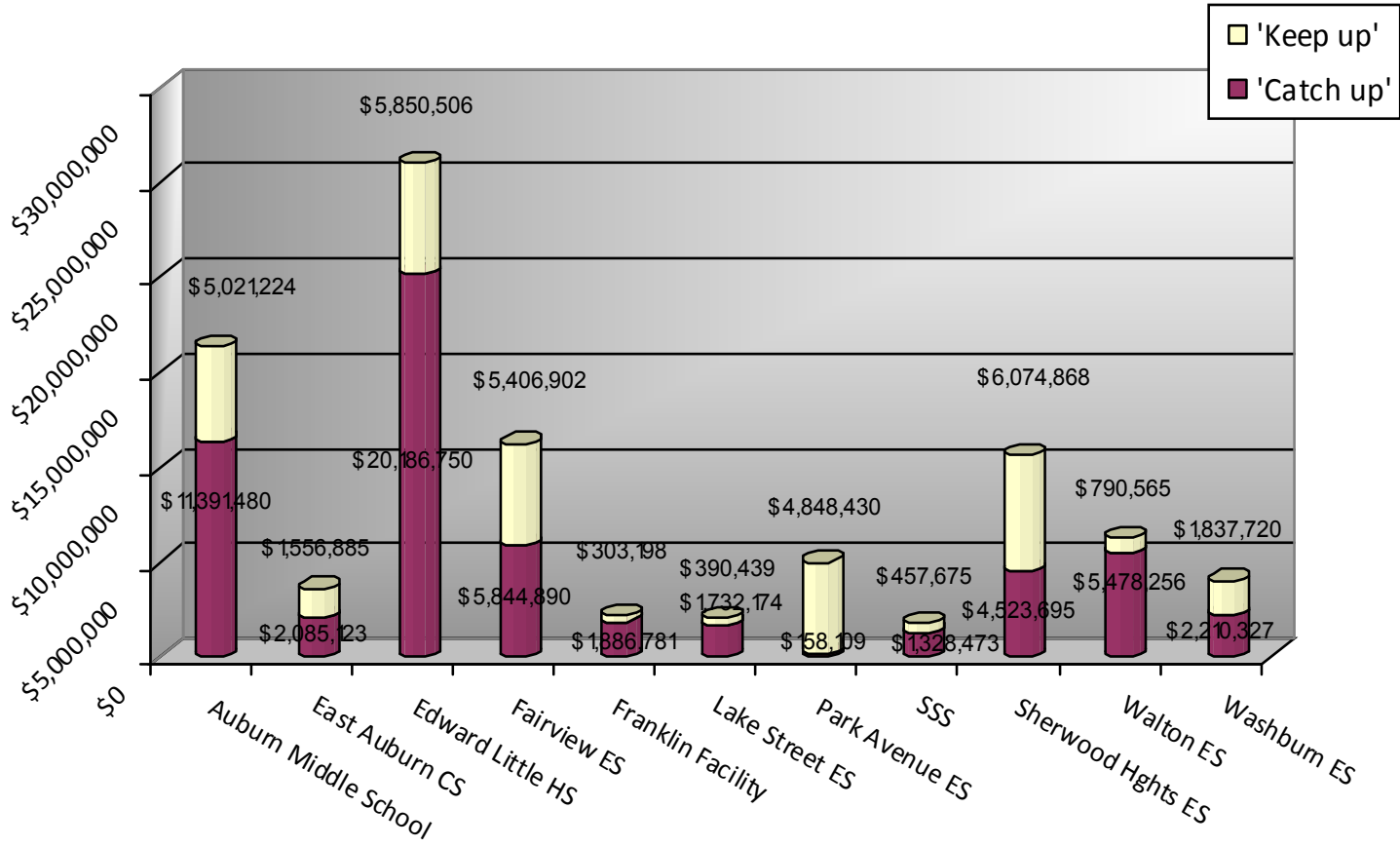


Investment in Facilities



## Auburn School Department 20 year liability - 'Catch up + Keep up'

Cost to restore facilities + capital renewal



Summary of Auburn School Dpt Facilities

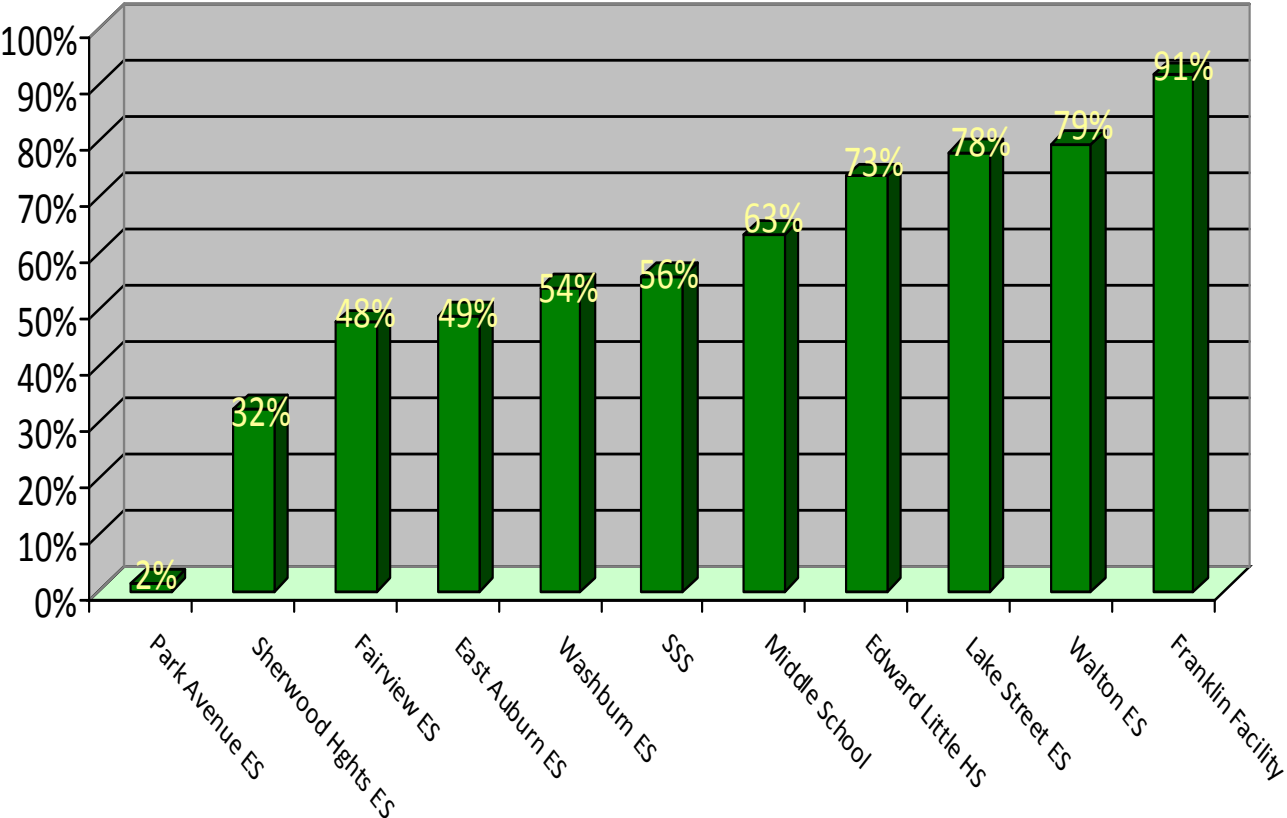
[Go to next graph: Ratio of Restore to CRV](#) →

[Back to Agenda](#)



### Auburn School Department

Ratio of restore to CRV



Summary of Auburn School Dpt Facilities

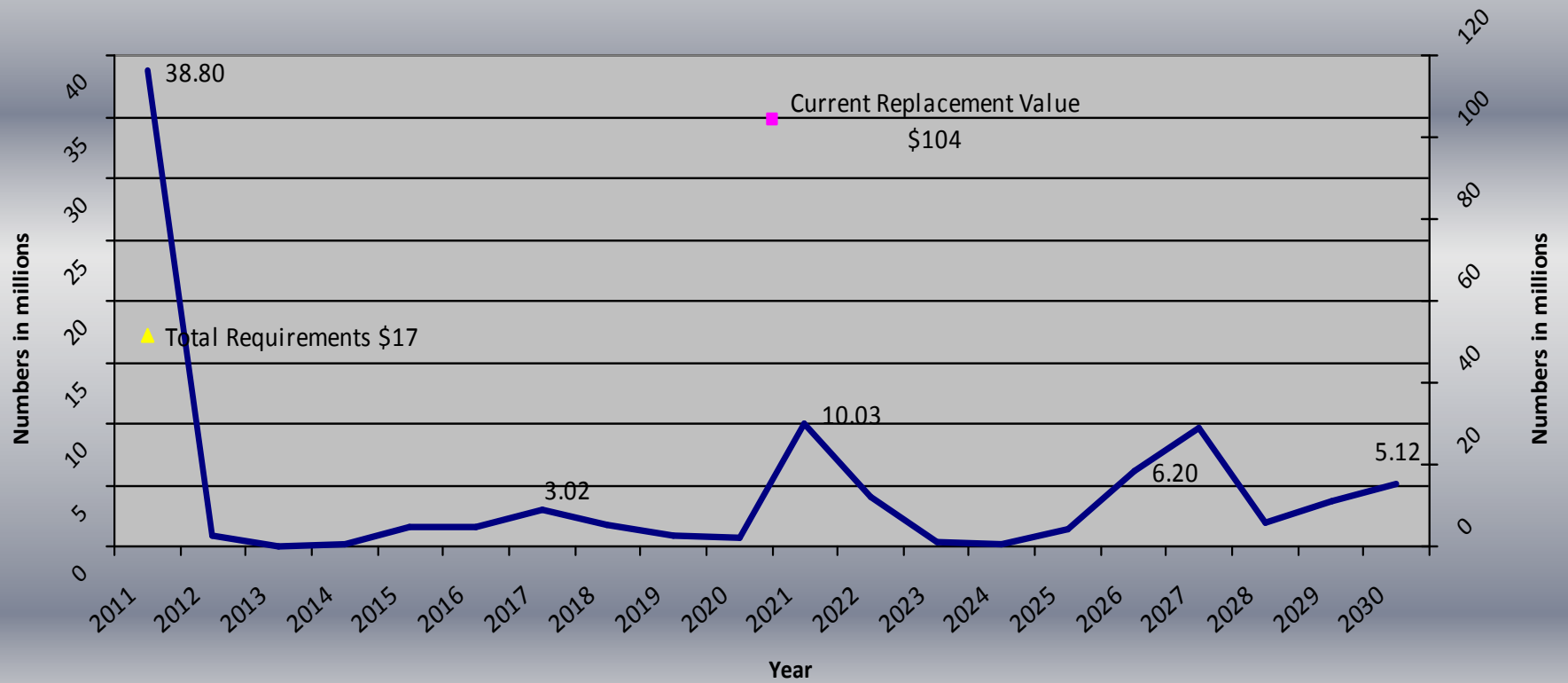
[Go to next graph: Future Renewal Dollars](#) →

[Back to Agenda](#)



# Auburn School Department

Future Renewal Dollars required  
2011 to 2030



Auburn Future Renewal

[Back to Agenda](#)



Handout #2  
"Committee Activity Schedule"

**October 6, 2011 4 – 6 PM**

**Folks, Facilities, and Finance**

October 6, 2011 4-6 PM

FIRST MEETING GENERAL AGENDA: **Planning to plan**

First Meeting Task

Establish process guidelines to address goals-desires-possible outcomes, review existing data/materials, enrollments, demographics, next mtg. prep.

October 13, 2011 4-6 PM

SECOND MEETING GENERAL AGENDA: **Visioning**

Second Meeting Task: Explain the need for strategic facility planning, enrollment growth, school funding, existing condition of facilities, facilities capital needs, educational/core instructional needs, enrollment projections, local economics, establish a facility long term vision. Introduce existing data, previous works, and work of 1<sup>st</sup> committee meeting. Receive comments/suggestions

October 20, 6-8 PM

PUBLIC HEARING #1 **Introduction of the planning process needs**

Task Explain the need for strategic facility planning, enrollment growth, school funding, existing condition of facilities, facilities capital needs, educational/core instructional needs, enrollment projections, local economics, establish a facility long term vision. Introduce existing data, previous works, and work of 1<sup>st</sup> two committee meetings. Receive comments/suggestions.

October 25, 2011 4-6 PM

THIRD MEETING GENERAL AGENDA: **Strategies**

Third Meeting Task: Begin to develop potential strategies that will lead to 3-5 scenarios. Utilize "SWOT-strengths-weaknesses-opportunities-threats" process.

November 3, 2011 4-6 PM

FOURTH MEETING GENERAL AGENDA: **Scenarios**

Fourth Meeting Task: Narrow work to date down to 3-5 possible facility configuration scenarios.

November 16, 6-8 PM

PUBLIC HEARING #2

General agenda **"The Reveal"**

Task Present committee work to public, seek comment and suggestions.

November 17, 2011 4-6 PM

FIFTH MEETING GENERAL AGENDA: **Wrap up**

Fifth Meeting Task: Bring it all together. Create a strategic, long term facility master plan that addresses future facility direction.

November 29, 4-6 PM

Full Board Meeting

General agenda: **Final presentation**

Task Presentation to full Board of the "Developed Plan"

[Back to Agenda](#)

October 6, 2011 4 – 6 PM

## **GLOSSARY of ENROLLMENT TERMS**

The sources of data for the enrollment information included in this report are:

- Auburn City Staff
- Auburn School Staff
- Auburn School Department website
- Auburn School Facilities Master Plan December, 2005 (Stephen Blatt)
- Edward Little High School Study April 30, 2009 (Harriman)
- Maine Department of Education Data Center (Student Data/Student Enrollment & Demographics-Public School October 1 Attending Enrollment)
- Planning Decisions Inc. “Enrollment Trends & Projections – Auburn- 2009-2010”

**Attending Enrollment:** Number of students per grade that physically attend the schools. Includes resident and non-resident students. Does not include Auburn resident students who are enrolled in schools not operated by the Auburn School Department.

**Births:** Number of resident births registered with the City of Auburn by year.

**Cohort Survival Rate:** The change in attending enrollment numbers from year to year. For example: If there are 100 students enrolled in Grade 2 as of October 1, 2010, and 98 students enrolled in Grade 3 as of October 1, 2011, the *Cohort Survival* from Grade 2 to Grade 3 would be -2.

**Cohort Survival Rate Average:** The numerical average of several years of *Cohort Survival Rates* for each grade.

**Enrollment Data Reports:** Schools are required to report enrollment data to the Maine Department of Education twice each school year: October 1 and April 1.

**Migration Rate:** The difference between the number of births in any year compared to the number of enrollees in Kindergarten 5 years later. For example, if there are 100 births registered by the City of Auburn in 1990, and 105 students enrolled in Kindergarten in 1995, the *Migration Rate* for that year would be +5. Sometimes the positive or negative change is referred to as *in-migration* for an increase and *out-migration* for a decrease. It is also used to track changes from resident births in later grades. For example, if 5 of the 100 students born in the 1990 example above are tracked to later years (other than Kindergarten) and attend school outside of the district or moved away, then that would be an *out migration* of 5

**Migration Rate Average:** The average of several years of *Migration Rates*

**Predicted Enrollment Grades 1-12:** The number of students enrolled or predicted to be in any grade, plus or minus the *Cohort Survival Rate Average* for the next grade. For example: If there are 100 students reported or predicted in Grade 4 in any year, and the *Cohort Survival Rate Average* for Grade 5 is calculated to be -5, then the predicted enrollment for Grade 5 the next year would be 95.

**Predicted Enrollment, Kindergarten:** The predicted number of students to be enrolled in Kindergarten based on the number of births five years earlier, plus or minus the *Migration Rate*. For example, if, in 2002, there were 100 births reported, and the *Migration Rate Average* was 10, we would predict the Kindergarten enrollment in 2007 would be 110.

**Predicted Enrollment, Pre-Kindergarten:** The maximum number of slots approved by the Auburn School Department (currently 150).

[Back to Agenda](#)



Handout #5  
“Glossary of Facility Terms”

October 6, 2011 4 – 6 PM

**GLOSSARY of FACILITY TERMS**

The sources of data for the facility information included in this report are:

- Auburn School Staff
- Auburn School Department website
- Auburn School Facilities Master Plan December, 2005 (Stephen Blatt)
- Edward Little High School Study April 30, 2009 (Harriman)
- Maine Department of Education database for school facility information, commonly referred to as VFA (software provider) as of September 1, 2011

**Capital Renewal:** The replacement of systems that have exceeded their typical life span, usefulness, or reliability. Systems wear out over time. For example, roof coverings typically have a life span of 20 years, fire alarms 10 years, foundations 75 years, and emergency lights 10 years. When they reach their expected lifetime, they should be replaced and/or upgraded to allow the facility to continue to function reliably as expected.

**Cost to Catch Up:** The amount needed to *catch* the facilities up to acceptable conditions and standards due to deferred expenditures or new standards (or codes). Interchangeably used with Cost to Restore.

**Cost to Keep Up:** The amount needed to *keep* the facilities up to acceptable conditions and standards once caught up.

**Cost to Restore:** The sum of the Requirements and Deferred systems. This category reflects the cost to restore the building or site so that it can function as it did when it was originally placed in service.

**Current Replacement Value (CRV):** Amount determined by process to reflect the current value of a specific building or to develop a specific site. Calculated in terms of current construction costs of in kind materials. “Soft” costs such as administration of project, design, engineering, legal costs, bonding, insurances, and site acquisition ARE NOT reflected in this amount.

**Deferred Systems:** Building or site system components that have already exceeded their typical useful life span. Building components, which are grouped into systems, wear out over time. For example, carpet may have an expected life span of 10 years, and should be replaced after that 10 year period. Boilers may have an expected life span of 30 years, and should be replaced after that 30 year period. If that time has passed (for example, carpet in place for 12 years, and a 40 year-old boiler) they would be identified as deferred systems.

**Future Value (FV):** The value of an asset in future years minus the value of any liabilities.

**Net Value (NV):** CRV minus the dollar value of Requirements and Deferred Systems to the current date.

**Requirements:** Expenditures identified to address deficient issues of the building. or sites.

- Components that are damaged, such as ceilings damaged by water leaks;
- Doors and broken pavement;
- Building and site systems that no longer function as intended or expected, such as worn carpet, leaking roofs, and rusted heating piping;
- Building and site components that do not meet current life, health, and safety codes, such as the number or location of fire alarm devices, ADA standards, grounding of electric devices, and sprinklers;
- Energy inefficient systems, such as insufficient insulation and single pane windows;
- Others as discovered or deemed necessary to the intended mission or use of the facility.

**Capital Reinvestment Expectation:** An approach that says if 2% of the CRV is expended annually, then over a 50 year period, every system component will have been replaced or renewed. The cycle then repeats itself. 2% only works if there are no deferrals, or caught up.

**Total Liability:** The cost of requirements, deferred systems, and capital renewal to a specific year (2030). Sometimes referred to as the sum of the cost to “catch up” and the cost to “keep up”.

[Back to Agenda](#)

October 13, 2011 4 – 6 PM

Enrollment Observations DRAFT

Note 1: All enrollment data are based on the DOE required October 1 enrollment reporting date.

Note 2: Birth data for 2007 to 2011 have not been provided to us. Predictions will change when these data are received. Predictions are based on actual resident births from 1990 to 2006, obtained from Maine Department of Health and Human Services, Office of Data, Research and Vital Statistics.

Note 3: For purpose of predictions today, we used the five-year average from 2002-2006 (294) to estimate births for 2007 to 2010.

Resident Births [Graph](#)

Residents Births from 1990 to 2006 ranged from **331** in 1990 to **313** in 2006

The lowest number was **236** in 1997

The highest number was **331** in 1990

The average over this period is **279**

The average in the past five years was **294**

The average in the past 3 years was **292**

PK-12 enrollment is **3,668** [Graph](#)

Between 2000 and 2011, enrollment peaked at **3,806** (October 1, 2000).

Between 2000 and 2011, enrollment dropped to **3,454** (October 1, 2005).

Between 2000 and 2005, enrollment dropped by an annual average of **1.85%**

Between 2005 and 2011, enrollment increased by an annual average of **1.0%**

Between 2011 and 2020, enrollment is predicted to increase to **3,953**

Between 2011 and 2020, enrollment is predicted to increase by an annual average of **1.85%**

K-6 enrollment is **1,938** [Graph](#)

Between 2000 and 2011, K-6 enrollment peaked at **1,938** (October 1, 2011).

Between 2000 and 2011, enrollment dropped to **1,745** (October 1, 2005).

Between 2000 and 2005, enrollment dropped by an annual average of **2%**

Between 2005 and 2011, enrollment increased by an annual average of **1.85%**

Between 2011 and 2020, enrollment is predicted to increase to **2,054**

Between 2011 and 2020, enrollment is predicted to increase by an annual average of **.67%**

Average enrollment per grade in Grades K-6 is **277**

Kindergarten enrollment exceeds the average by 12 (**289**)

Grade 3 enrollment exceeds the average by 34 (**311**)

7-8 enrollment is **566** [Graph](#)

Between 2000 and 2011, enrollment peaked at **618** (October 1, 2000).

Between 2000 and 2011, enrollment dropped to **493** (October 1, 2009).

Between 2000 and 2009, enrollment dropped by an annual average of **2.25%**

Between 2009 and 2011, enrollment increased by an annual average of **7.4%**

Between 2011 and 2020, enrollment is predicted to increase to **587**

Between 2011 and 2020, enrollment is predicted to increase by an annual average of **.4%**

Average enrollment per grade in Grades 7-8 is **283**

In 2011, enrollment in Grade 7, compared to the previous Grade 6 in 2010, increased by **23**

In 2011, enrollment in Grade 8, compared to the previous Grade 7 in 2010, increased by **22**

9-12 enrollment is **1,014** [Graph](#) (includes students educated at both ELHS and Franklin)  
Between 2000 and 2011, enrollment peaked at **1,303** (October 1, 2000).  
Between 2000 and 2011, enrollment dropped to **1,014** (October 1, 2011).  
Between 2000 and 2011, enrollment dropped by an annual average of **2%**  
Between 2011 and 2020, enrollment is predicted to increase to **1,162**  
Between 2011 and 2020, enrollment is predicted to increase by an annual average of **1.6%**  
Average enrollment per grade in Grades 9-12 is **254**  
Enrollment in Grades 9-12 is predicted to show a steady increase to 2020

#### Potential Impacts on Enrollment

There are 28 students who are being educated at parents' expense, primarily in Grades 9-12 Future economic conditions could have an impact on this number

Currently, there is a cap on PK enrollment (150). Potential is approximately 300

#### Tentative conclusions, (pending additional data)

1. Enrollment is increasing
2. Current attending enrollment appears to be consistent with births
3. Increases in enrollment from 2010 to 2011 between Grades 3 to 4 (increase of 10), Grades 4 to 5 (increase of 13), Grade 6 to 7 (increase of 23), and Grade 7 to 8 (increase of 22), may be an indication of in-migration
4. Positive economic environment for L-A area could have an impact on enrollment

[Back to Agenda](#)

October 13, 2011 4 – 6 PM

**Summary of Building Capacities**

Auburn School Department

\*This information is based on students receiving their education at the regular education facilities, and DOES NOT include approximately 80 students that are enrolled in alternative and special education programs who are educated at Franklin and Lake Street facilities.

\*Predicted enrollments are still **DRAFT** as 2007-2010 resident births have not been reported to the Consultant.

\*Maximum capacity based on "number of classrooms" approach and student teacher ratio of **20:1**.

<u>Facility</u> <a href="#">Graph</a>	<u>Recent</u> <u>Maximum</u> <u>5 years</u>	<u>Current</u> <u>October 1,</u> <u>2011</u>	<u>Maximum</u> <u>Predicted</u> <u>Enrollment</u> <u>next 9 years</u>	<u>Maximum</u> <u>Facility</u> <u>Capacity</u>	<u>Over/under</u> <u>Capacity</u> <u>(under)</u>
East Auburn Community School 8%	182	173	175	140	(2)
Washburn Elementary School 13%	254	271	280	230	(2)
Fairview Elementary School 27%	543	577	600	620	1
Park Avenue Elementary School 18%	381	365	405	340 <sup>325</sup>	(3)
Sherwood Elementary School 22%	445	407	475	580	5
Walton Elementary School 13%	273	303	280	300	1
Elementary TOTAL					<b>0</b>
Auburn Middle School	566	566	590	520	(5)
*Edward Little High School	1,070	923	1,080	965	(6)
*Franklin Facility School	DNA	*DNA	DNA	DNA	DNA
*Lake Street Elementary School	DNA	*DNA	DNA	DNA	DNA
TOTAL	<b>3,714</b>	<b>3,668</b>	<b>3,885</b>	<b>3,695</b>	<b>(11)</b>

Note: Source of enrollment data is Department of Education Student Enrollment and Demographics Attending Enrollment for October 1.

Comparing maximum capacities to the maximum predicted enrollment indicates a lack of space for approximately 190 students (3,695 less 3,885) students. Using an average classroom enrollment of 20, this indicates the need for an additional 11 classrooms.

[\(cont.\)](#)



## Program Space Lacking

Based on Maine Department of Education's Major Capital Improvement Project Workbook, Section 5, "New Construction vs. Renovation"

### East Auburn Community School

- Lacks separate spaces for art, music
- Has a multi-purpose room
  - Lacks a stage

### Fairview Elementary School

- Lacks separate space for music

### Park Avenue Elementary School

- None identified

### Sherwood Heights Elementary School

- None identified

### Walton Elementary School

- None identified

### Washburn Elementary School

- Lacks separate spaces for art, music
- Has a multi-purpose room
  - Lacks a stage

### Auburn Middle School

- Lacks separate spaces for music

### Edward Little High School

- Lacks adequate space for Fine & Performing Arts
- Lacks adequate space for PE & Health
- Lacks adequate space for Special Services
- Lacks adequate space for Library
- Lacks adequate space for Cafeteria
- Lacks adequate space for Career Development

[Back to Agenda](#)



October 6, 2011 4 – 6 PM

### **Facility Discussion Points**

#### Inventory:

- Study focuses on 11 buildings, with a total area of 608,697 square feet
- 8 are used for education PK-12
- 2 are used for alternative and special education
- 1 is used for transportation and maintenance support

#### Value:

- Total CRV of all buildings and sites is \$104,068,798
- The average CRV/SF of all buildings and sites is \$171, ranging from \$96 to \$219
- The average cost of 68 building projects approved for funding by the Maine DOE from 1989 to 2005 ranged from \$63 to \$226 per SF (Park Avenue was \$218)
- The amount needed to restore buildings and sites to original condition is \$57,949,563 ("catch up")
- The NV of buildings and sites is therefore \$46,119,235
- The average NV per SF of all buildings and sites is \$76, ranging from \$8 to \$215
- If the capital renewals (keep up) identified by the VFA process are not completed, and the existing requirements and deferred renewals (catch up) are not addressed at full value, the FV for all facilities will be \$110,000,000 less than the potential CRV by 2030. In other words, the CRV of \$104,068,798 is anticipated to appreciate to \$182,500,000 by the year 2030. If not addressed in their entirety, the requirements and all renewals, past and future, will amount to \$109,700,000 by the year 2030. The predicted FV is reduced to \$72,761,358 or a reduction from today's value of \$31 million.
  - Interpretation: you are losing your buildings!

#### Capital Renewal:

- The Suggested Annual Capital Improvement for these facilities is approximately \$2,000,000 in today's dollars.
- The Auburn School Department has averaged \$1,240,000 per year from 1998 to 2011.

### [Back to Agenda](#)

Note: All numbers reflect an annual 3% appreciation (inflation)



Handout #13  
"List of Building Space Needs"

October 20, 2011 6 – 8 PM

**PROGRAM CONDITION of AUBURN SCHOOL FACILITIES**

Elementary Education, Grades PK-6 (6 buildings)

- Two lack separate spaces for art, music, physical education
- Two lack space for Pre-Kindergarten
- Two have multi-purpose rooms that lack a stage
- Some have limits on space for special education

Middle Level Education, Grades 7-8 (1 building)

- Lacks separate spaces for music
- Insufficient number of regular classrooms to serve enrollment

Secondary Education, Grades 9-12 (1 building)

- On probation from NEASC, primarily for facility-related issues
- Limited science lab space
- Science lab space not designed for modern science instruction
- Lack of space for hands-on science experimentation
- Safety issues in labs, such as inoperable gas lines
- Lack of space for health/physical education instruction
- Lack of adequate storage space for all programs
- Lack of adequate work space for teachers
- Need for teachers to share classrooms
- Lack of rooms designed for art and music instruction
- Safety issues with equipment location in art room
- Cramped, non-private special education spaces
- Small special education classrooms
- Lack of on-site practice and competition fields
- Lack of meeting spaces for groups of students other than regular classrooms and gym
- Lack of guidance space (conference rooms, group meetings, offices)
- Small administrative spaces
- Lack of time-out room
- Small locker rooms
- Locker rooms not adjacent to gym
- Use of spaces for offices/instruction originally designed as closets
- Small library/media center
- Limited parking spaces
- Lacks adequate space for Fine & Performing Arts
- Lacks adequate space for Cafeteria and Kitchen
- Lacks adequate space for Aspirations (career development)

Sources

Maine Department of Education's Major Capital Improvement Project Workbook, Section 5, "New Construction vs. Renovation"

New England Association of Schools and Colleges statement of probation April 16, 2009, as affirmed July 31, 2010

Edward Little High School Study by Harriman Architects & Engineers April 30, 2009

Auburn School Department School staff

[Back to Agenda](#)

