

LONG RANGE FACILITIES PLANNING REPORT

DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SCHOOL DISTRICT #15



District Offices:
Days Creek Charter School
11381 Tiller Trail Hwy.
PO Box 10
Days Creek, OR 97429

ISSUANCE:
FINAL REPORT
September 30th, 2021

Scott Marshall, AIA-NCARB
Certified State of Oregon
Department of Education Assessor

Principal Architect
STRAIGHTLINE ARCHITECTURE
Oregon – Idaho – Montana – New Mexico



PREPARED IN COMPLIANCE WITH
STANDARDS DEFINED AS PER THE



STRAIGHTLINE ARCHITECTS
4521 South Cloverdale Road, Suite 102
Boise, Idaho 83709 | 208-991-0855
Scott@Straightline.biz

STRAIGHTLINE

STRAIGHTLINE ARCHITECTURE
1207 Adams Avenue
La Grande, Oregon | 458-201-3331
www.StraightlineArchitects.com

DAYS CREEK SCHOOL DISTRICT 15 Long Range Facilities Plan

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DAYS CREEK SCHOOL DISTRICT

“Home of the Wolves”

Mission Statement

“Inspiring and developing learners, thinkers, and leaders.”

INTRODUCTION

The Douglas County School District #15 / Days Creek School is located in the rural community of Days Creek situated among the grassy hills of southwestern Oregon. The district maintains a single school located on one campus. The districts property is located in the city limits and consists of (7) individual lots totaling 34.98 acres of land.

This long-range facility plan will provide information on the educational status of all district facilities and their operating components in correlation with established educational standards and perceived future needs. Enrollment tendencies and forecasts, mechanical and electrical inspections, maintenance and improvement expenses, and projected facility demands forward of 20 years will all be addressed along with inspection recommendations and insight.

The principal objective of the long-range facility plan is to safeguard the district’s mission statement promise of, ‘Inspiring and developing learners, thinkers, and leaders.’

This report will outline and provide conclusions based upon all aspects of the districts needs as to solidify a proactive approach, rather than a reactive response to ongoing population growth, changes to the districts educational needs, and overall facility readiness.

The information contained herein will ensure that all current and future educational and support facilities are maintained and established to contest fluctuations, and to guarantee a comfortable and superlative teaching and learning environment for both the students and staff.

DISTRICT OVERVIEW

Encompassing roughly 800 square miles, the Douglas County SD / Days Creek Charter School is one of fifteen districts offering public education within the borders of Douglas County.

Of the 1,152 residents in the district, roughly 22.9% (264 residents) are located within the only incorporated community (Days Creek, Oregon), and 77.1% (888 residents) cohabit one of three unincorporated communities (Milo, Tiller, or Drew) or the rural expanse around and between them.

Regarding resident age, 14.8% are under the age of 18 (6.7% lower than the Oregon State average) while those aged 65 and over make up 33.8% of the overall population (17.5% higher than the Oregon State average); these demographics point to a slower natural internal population growth rate and more sporadic student enrollment trendline over time.

As for overall population growth, the district maintains an annual average natural increase rate of -3.24 per 1000 and a net migration rate of 6.72 per 1000; meaning, there are more localized deaths than births and more people are moving-in than moving-out.

Factoring all of the above information into account, the district should expect to see a slower than average to negative internal population growth rate; however, based on higher-than-average domestic immigration, should expect a small positive [gross] overall growth rate at any given time.



Days Creek School District 15 Boundaries

MAJOR RENNOVATIONS & ADDITIONS HISTORY

01 - MAIN SCHOOL BUILDING	(5) Additions Total
02 – GYMNASIUM	(5) Additions Total
03 - SHOP & VO-AG CLASSROOM BUILDING	(2) Addition
05 –MODULAR CLASSROOM / LIBRARY	(1) Major Renovation
06 – EXTERNAL CLASSROOMS	(1) Major Renovation
08 – OLD BOILER & SHOP	(1) Building Repurpose

SEE FACILITATES ASSESSMENT REPORT FOR DETAILS OF THE BUILDING REVISIONS LISTED ABOVE

HISTORICAL BUILDING REGISTRY INFORMATION

National Register of Historic Places National Park Service

<https://npgallery.nps.gov/NRHP/BasicSearch/>

Result: No District Properties are registered as a Historic Place on the National Historical Registry

Oregon Historic Sites Database Oregon State Parks

<http://heritagedata.prd.state.or.us/historic/>

Result: The Old Days Creek School (Demolished, originally sited to the northwest of the existing school) was registered on the Oregon Historic Sites Database as an Eligible / Contributing Structure.

The Existing School originally constructed in 1927 is not registered as an historic structure..

CORE EDUCATIONAL STANDARDS

- ❖ Sufficient classroom space for all curriculum areas associated to all grade levels to ensure a steady and comfortable learning environment.
- ❖ Physical education space is needed to ensure that all students meet physical fitness and health standards.
- ❖ Theatre, art, and music spaces are needed to ensure standards in these subject areas are met.
- ❖ Library and media services space for students to provide the necessary access to learning tools and material regarding course curriculums and programs.
- ❖ Science lab spaces that support high-level scientific coursework to meet state mandated science standards.
- ❖ Spaces allotted for technological equipment providing classroom application to deliver expected technological competency among all students.
- ❖ Space provided to adequately support school extracurricular programs and activities.

SPECIAL EDUCATION

- ❖ Programs and services fluctuate in correspondence to the students' individual education plans (IEP).
- ❖ Implementing multiple IEP's requires specialty space provided by the district. Special education program standards change as a result of varying influences such as funding allocation mandates, federal mandate, increase in number of IEP students, class size, grade configurations, facility changes, program modifications, and introduction of new technological applications, which directly effects needed space.
- ❖ IEP students receive additional support and space through Title I, ELL, and Special Education Programs.

ELEMENTARY SCHOOL STANDARDS

- ❖ **Grade levels KG-3 class sizes are calculated at the national average of 25 students per classroom.**
- ❖ **Grade levels 4-6 class sizes are calculated at the national average of 30 students per classroom.**
- ❖ The average class size and the maximum class size shall be based on regular classroom teaching positions, exclusive of principal, assistant principal, counselor, elementary art, elementary music, elementary physical education, librarian, special education, or other specialized positions.
- ❖ Space must be made available to students to provide physical education indoors during inclement weather.
- ❖ Computer labs must be available to all students, and space for technology in the classroom must also be provided.
- ❖ Special Education services are provided in a separate classroom, while other highly specialized spaces be made available for students with specific conditions.
- ❖ Specialty curriculums and programs require adequate instructional areas and spaces.
- ❖ Elementary students will have access to a sufficient media center and library.

MIDDLE & HIGH SCHOOL STANDARDS

- ❖ **Grade levels 7-12 class sizes are calculated at the national average of 35 students per classroom.**
- ❖ **Career and Technical Education class sizes are calculated at the national average of 25 students per classroom.**
- ❖ A specialized science lab for grades 7-12 will be made available.
- ❖ Physical Education instruction must be available both in indoor and outdoor settings.
- ❖ Special Education services are provided in a separate classroom, while other highly specialized spaces be made available for students with specific conditions.
- ❖ Students 7-12 will be provided with classroom designated programs such as:
 - Media Center
 - Computer Lab(s)
 - Individual and large group study rooms
 - Art areas
 - Practice Lab(s)
 - Production Rooms
 - Wood Shop, Metal Shop
 - Agricultural Department
- ❖ Vocational programs require specialized spaces suited to the specialized curriculum.

PROVISIONAL & SUPPORT SERVICES

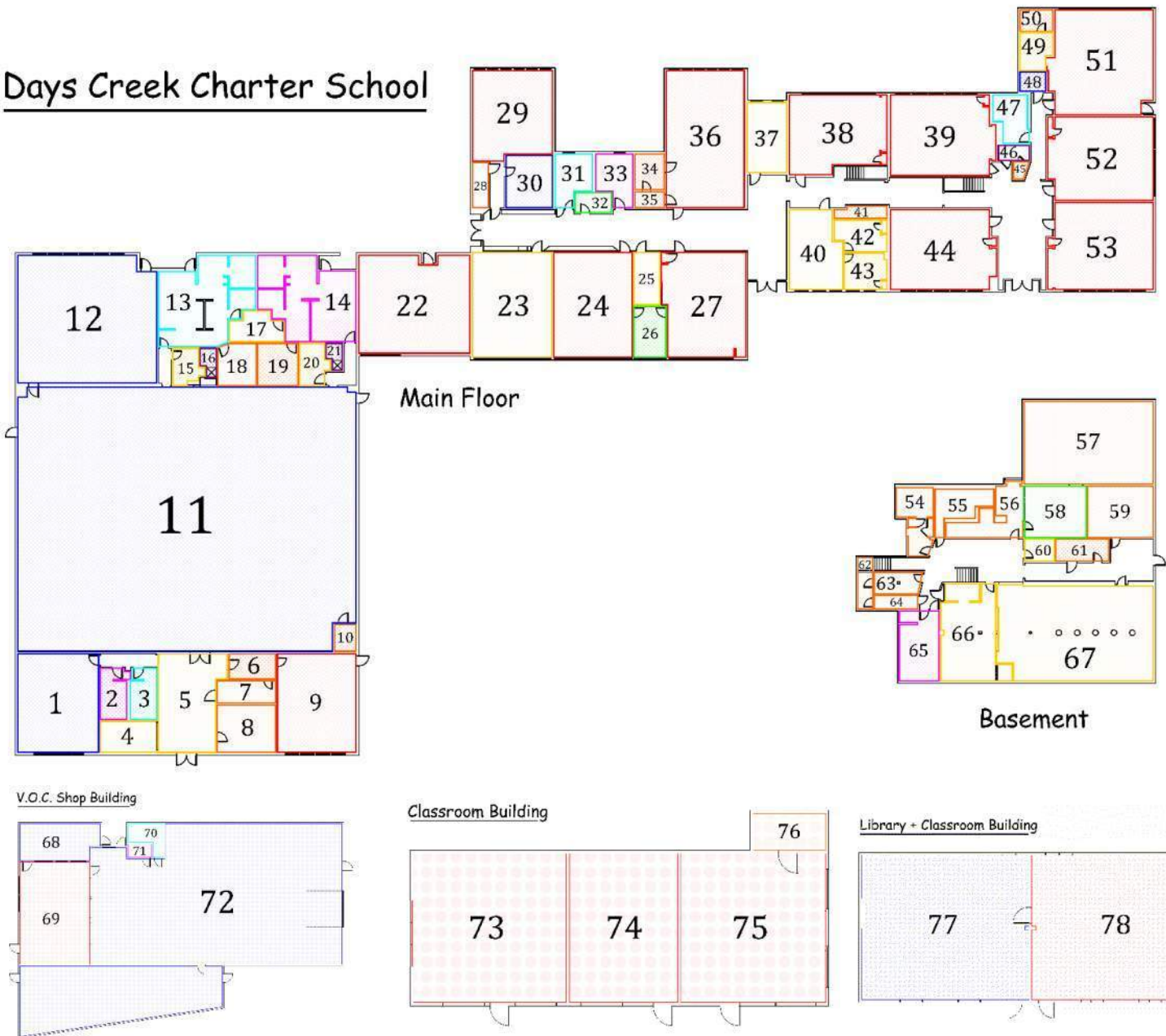
- ❖ Food service requires specialized spaces to store, prepare, and serve meals to students.
- ❖ Facilities spaces essential to the district's administration includes:
 - Human Resources
 - Business Office
 - Education Services Department
 - Student Services Department
 - Information Technology
 - Administration meeting and storage spaces
 - Superintendent
 - Food Administration space
 - Instructional Media Center
 - Distribution Center
 - Telecom Services



SCHOOL INVENTORY OVERVIEW

wSchool	Location	Facility Area (Sq. Feet)	Education Spaces	Facility Capacity	Current Enrollment	Available Capacity
Days Creek Charter School	11381 Tiller Trail Hwy. Days Creek, Oregon 97429	46,500 sq. ft	25	505	200	60%

Days Creek Charter School



DAYS CREEK CHARTER SCHOOL

DAYS CREEK CHARTER SCHOOL

Facilities Inventory

Days Creek Charter School is located on a 34.98 -acre parcel in the center of town surrounded by primarily residential zoning. The educational portion of the campus facility itself includes a single-story primary education building with a basement, a vocational shop building, and (2) learning annex buildings.

Recreationally, the school maintains a baseball and softball diamond, football field, covered play structure, and playground equipment.

The district also maintains a slight array of administrative buildings on campus including a bus garage, (2) greenhouses, pump buildings for domestic and irrigation water, a maintenance shed, cargo storage container, and several storage buildings ranging in size; all of which are located within 250 feet of the main building.

The campus provides sufficient access to all pertinent educational and administrative needs relating to staff and students in correlation with applicable standards and guidelines outlined by the State of Oregon.

In regards to extra-curricular classes, there is no formally defined area for drama and music, nor a designated band room or stage on campus.

Building Inventory

Building	Facility Area (Sq. Feet)	Education Spaces
Primary Education Building	36,737 sq. ft	17
V.O.C Shop Building	6,388 sq. ft	3
Classroom Building	1,569 sq. ft	3
Library + Classroom Building	1,806 sq. ft	2



CLASSROOM INVENTORY

DAYS CREEK CHARTER SCHOOL CLASSROOM INVENTORY

Table 3.1a

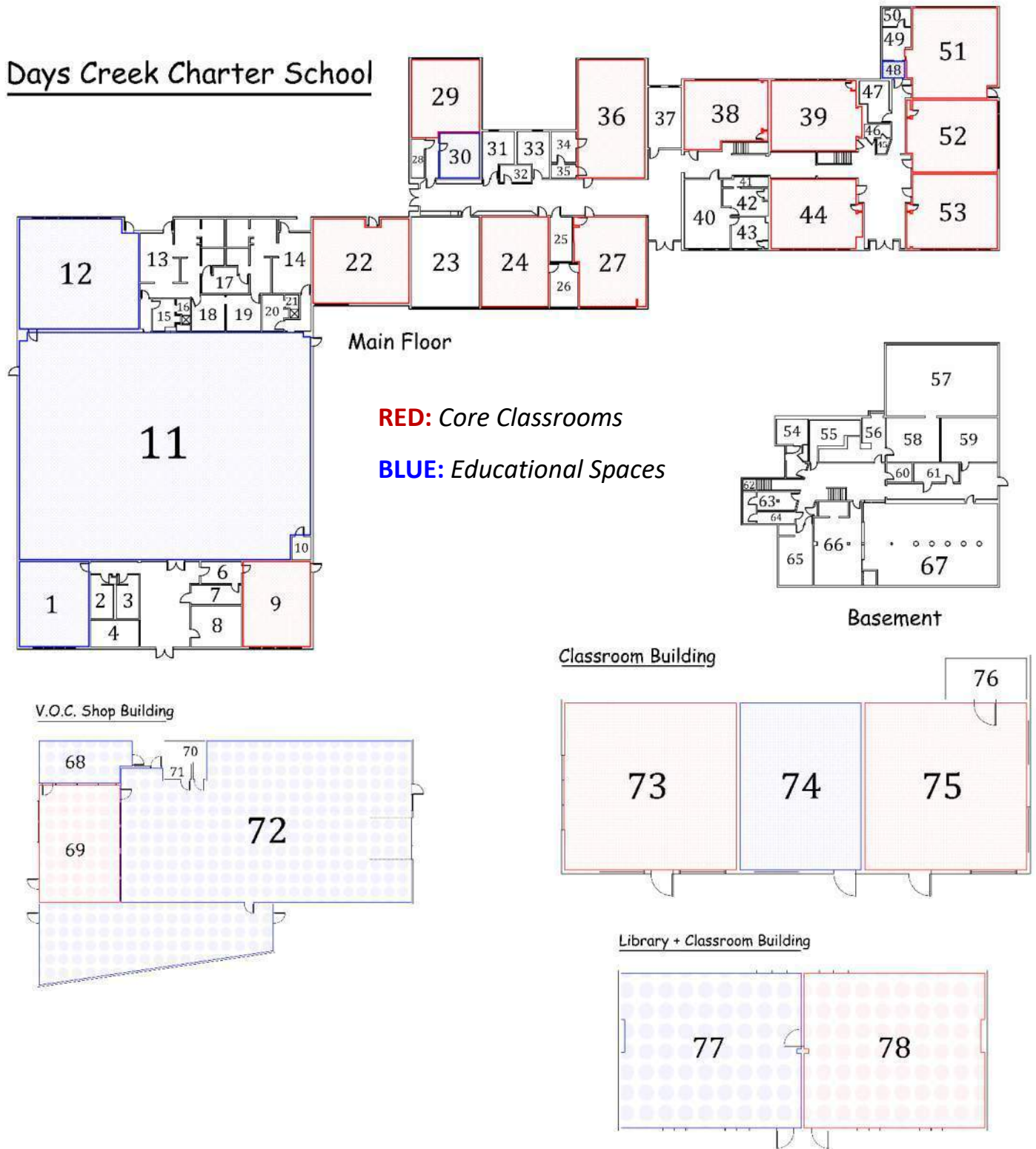
Grade Level	Current Capacity		Available Capacity		Number of Classrooms	Over-Capacity Risk
Pre-School						LOW
Kindergarten	12	48%	13	52%	1	
1 st Grade	9	36%	16	64%	1	
2 nd Grade	16	64%	9	36%	1	
3 rd Grade	16	64%	9	36%	1	
4 th Grade	12	40%	18	60%	1	
5 th Grade	16	53%	14	47%	1	
6 th Grade	12	40%	18	60%	1	
7 th Grade	9	34%	208	66%	9	
8 th Grade	16					
9 th Grade	18					
10 th Grade	27					
11 th Grade	18					
12 th Grade	19					
OVERALL	200	40%	305	60%	16	
Total Spaces:						25
Adjusted Core Occupied Instructional Spaces:						16
Total Facility Enrollment:						200
Total Facility Capacity:						505
Overall Instructional sq. footage:						11,964 sq. ft
Overall Educational sq. footage:						16,874 sq. ft

CLASSROOM INVENTORY

Map Number	Classroom / Educational Space	Occupied Area (sq. footage)	Type
1	Weight Room	712 sq. ft	Educational Space
9	6 th Grade Classroom	697 sq. ft	Instructional Space
11	Gymnasium	7,915 sq. ft	Educational Space
12	Computer Classroom	1,553 sq. ft	Educational Space
22	Middle School History Classroom	956 sq. ft	Instructional Space
24	English Classroom	728 sq. ft	Instructional Space
27	History Classroom	754 sq. ft	Instructional Space
29	Math Classroom	611 sq. ft	Instructional Space
30	Computer Lab	217 sq. ft	Educational Space
36	Science Classroom	956 sq. ft	Instructional Space
38	5 th Grade Classroom	644 sq. ft	Instructional Space
39	1 st Grade Classroom	735 sq. ft	Instructional Space
44	Kindergarten Classroom	732 sq. ft	Instructional Space
48	Workroom	45 sq. ft	Educational Space
51	2 nd Grade Classroom	927 sq. ft	Instructional Space
52	3 rd Grade Classroom	775 sq. ft	Instructional Space
53	4 th Grade Classroom	797 sq. ft	Instructional Space
68	Vo-Ag / Shop Computer Room	309 sq. ft	Educational Space
69	Vo-Ag Classroom	787 sq. ft	Instructional Space
72	Woodshop / Metal Shop	4,907 sq. ft	Educational Space
73	Flex Classroom	524 sq. ft	Instructional Space
74	Special Education Classroom	370 sq. ft	Educational Space
75	Art Classroom	495 sq. ft	Instructional Space
77	Library	846 sq. ft	Educational Space
78	Foreign Language Classroom	846 sq. ft	Instructional Space

CLASSROOM INVENTORY

Days Creek Charter School



ADMINISTRATIVE INVENTORY

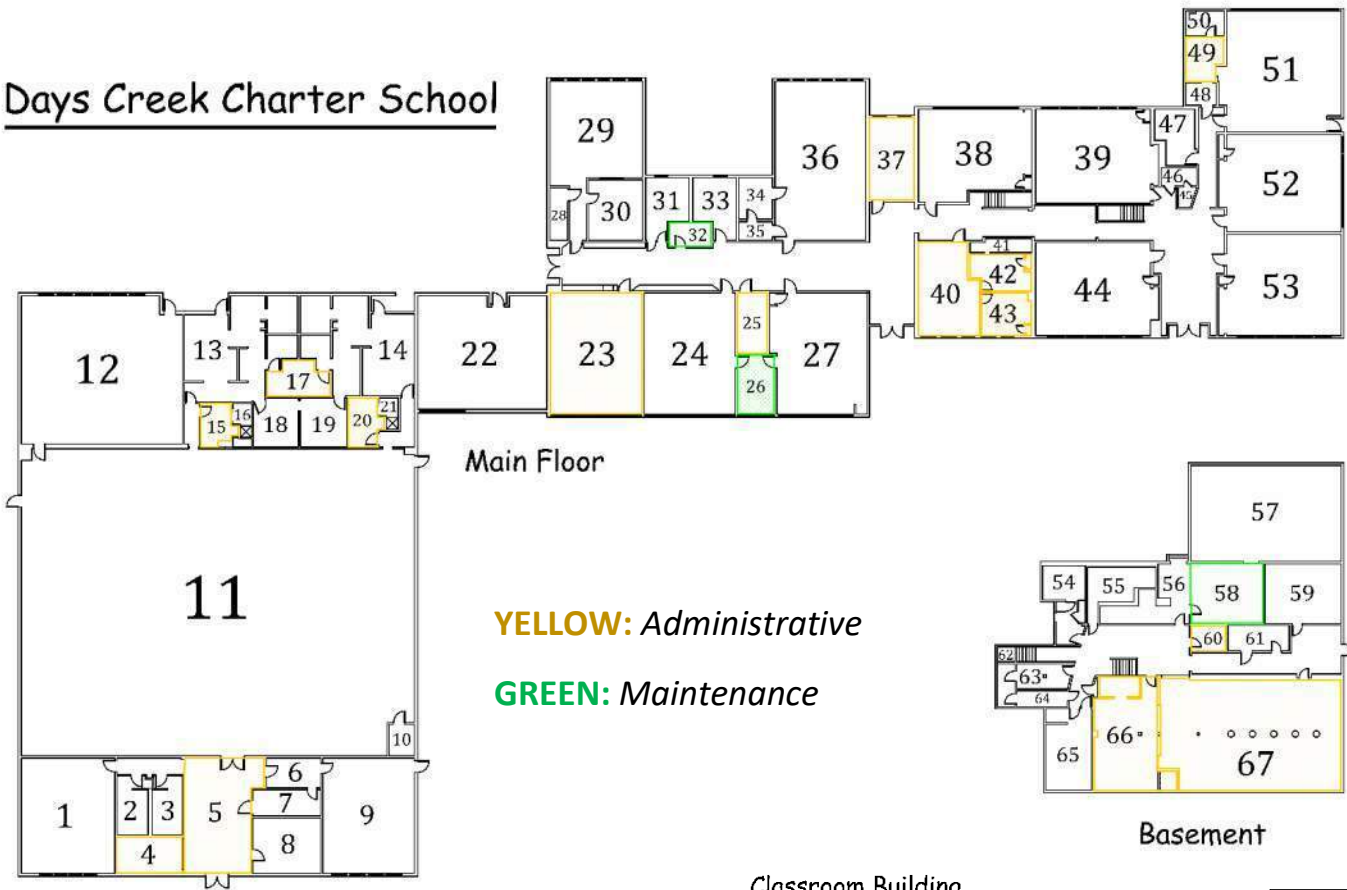
DAYS CREEK CHARTER SCHOOL ADMINISTRATIVE INVENTORY

Table 3.1b

Map Number	Administrative Space	Occupied Area (sq. footage)	Type
4	Concessions Stand	157 sq. ft	Administrative
5	Gym Foyer	532 sq. ft	Administrative
15	Boys Locker Room Office	86 sq. ft	Administrative
17	Laundry Room	125 sq. ft	Administrative
20	Girls Locker Room Office	99 sq. ft	Administrative
23	Kitchen / Lounge	738 sq. ft	Administrative
25	Nurse's Office	121 sq. ft	Administrative
26	Information Technology	146 sq. ft	Maintenance
32	Custodial Room	65 sq. ft	Maintenance
37	Administrative Office	244 sq. ft	Administrative
40	Front Office	351 sq. ft	Administrative
42	Administrative Office	139 sq. ft	Administrative
43	Administrative Office	137 sq. ft	Administrative
49	Staff Office (2 nd Grade Classroom)	104 sq. ft	Administrative
58	Maintenance Room	285 sq. ft	Maintenance
60	Kitchen Office	58 sq. ft	Administrative
66	Kitchen	487 sq. ft	Administrative
67	Cafeteria	1,300 sq. ft	Administrative
Overall Administrative sq. footage:		4,678 sq. ft	
Overall Maintenance sq. footage:		496 sq. ft	

ADMINISTRATIVE INVENTORY

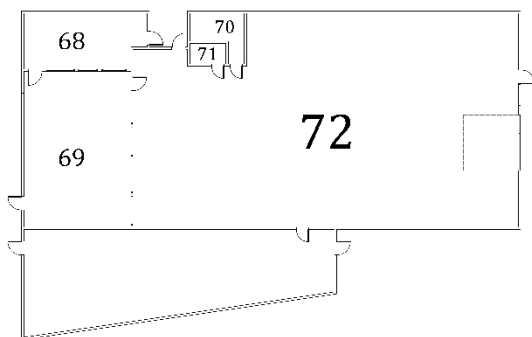
Days Creek Charter School



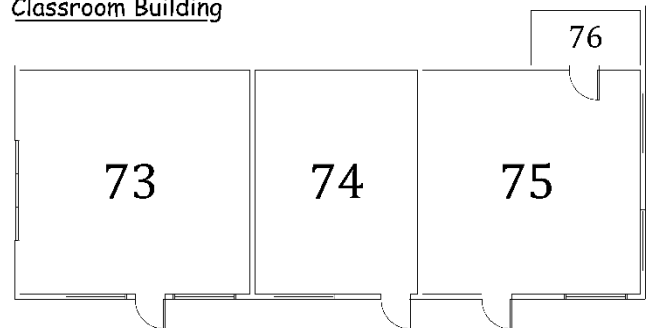
YELLOW: Administrative

GREEN: Maintenance

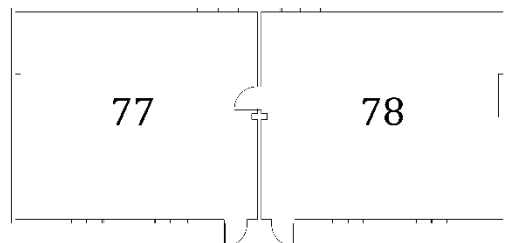
V.O.C. Shop Building



Classroom Building



Library + Classroom Building



STORAGE INVENTORY

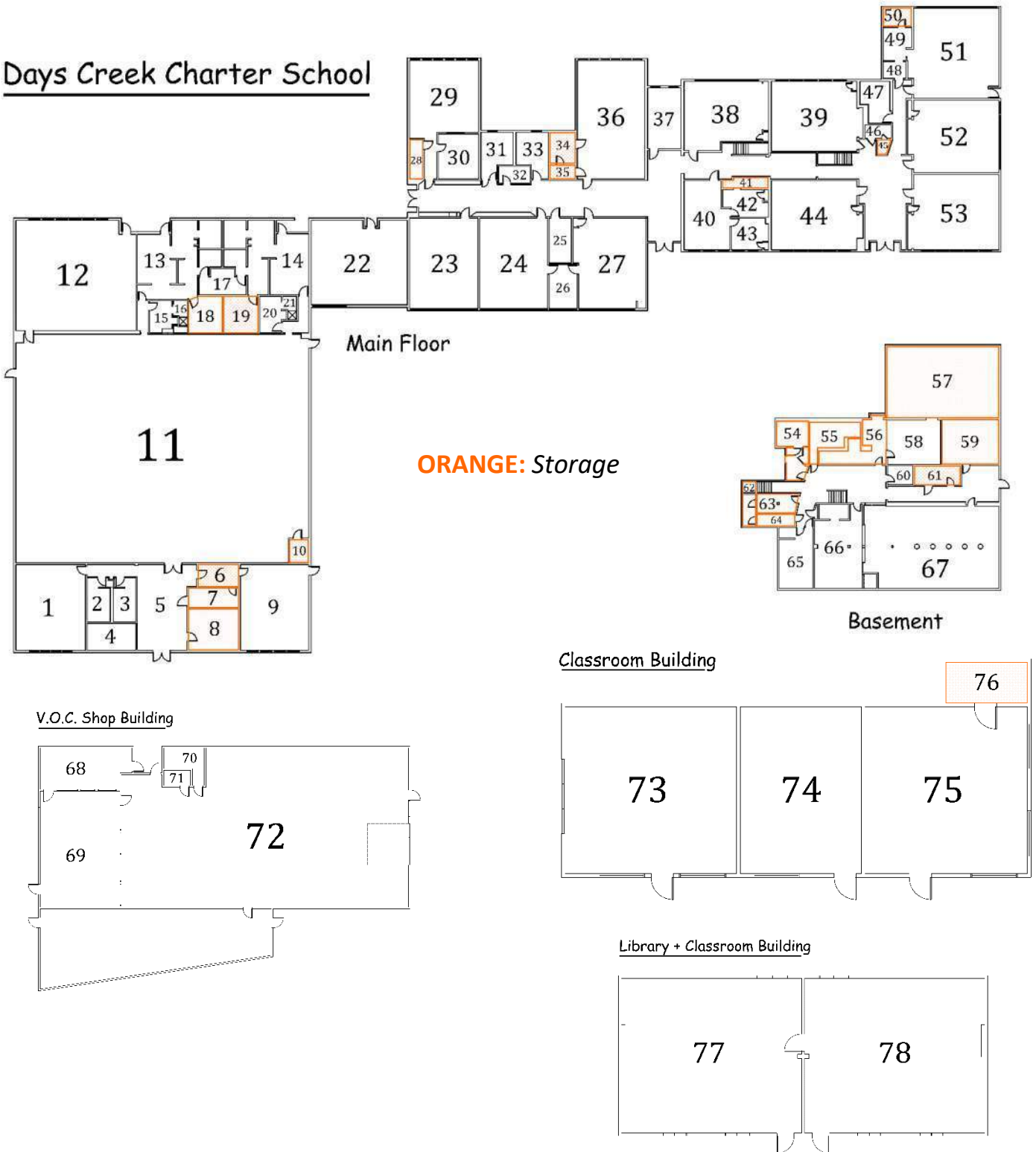
DAYS CREEK CHARTER SCHOOL STORAGE INVENTORY

Table 3.1c

Map Number	Storage Space	Occupied Area (sq. footage)
6	Gym Foyer Storage Room	106 sq. ft
7	Gym Foyer Storage Room	118 sq. ft
8	Gym Foyer Storage Room	249 sq. ft
10	Gym Storage Room	52 sq. ft
18	Equipment Storage Room	144 sq. ft
19	Equipment Storage Room	151 sq. ft
28	Storage Room (Math Classroom)	62 sq. ft
34	Science Storage Room	92 sq. ft
35	Science Storage Room	42 sq. ft
41	Storage Room (Principal's Office)	54 sq. ft
45	Custodial Storage Room	20 sq. ft
50	Storage Room (2 nd Grade Classroom)	62 sq. ft
54	Storage Room (Basement)	179 sq. ft
55	Storage Room (Basement)	152 sq. ft
56	Storage Room (Basement)	214 sq. ft
57	Storage Room (Maintenance Room)	953 sq. ft
59	Storage Room (Basement)	302 sq. ft
61	Kitchen Storage Room (Dry Goods)	103 sq. ft
62	Storage Room (Basement)	70 sq. ft
63	Storage Room (Basement)	88 sq. ft
64	Storage Room (Basement)	54 sq. ft
76	Art Storage Room	61 sq. ft
Overall Storage sq. footage:		3,220 sq. ft

STORAGE INVENTORY

Days Creek Charter School



UTILITIES INVENTORY

DAY CREEK CHARTER SCHOOL UTILITIES INVENTORY

Table 3.1d

Map Number	Bathroom	Occupied Area (sq. footage)	Type
2	Girls Bathroom	123 sq. ft	Communal
3	Boys Bathroom	117 sq. ft	Communal
13	Boys Locker Room	637 sq. ft	Communal
14	Girls Locker Room	612 sq. ft	Communal
16	Staff Bathroom (Boys Locker Room)	36 sq. ft	Uni-Sex
21	Staff Bathroom (Girls Locker Room)	32 sq. ft	Uni-Sex
31	Boys Bathroom	153 sq. ft	Communal
33	Girls Bathroom	154 sq. ft	Communal
46	Single-Use Bathroom	42 sq. ft	Uni-Sex
47	Boys Bathroom	134 sq. ft	Communal
65	Girls Bathroom	245 sq. ft	Communal
70	Boys Bathroom	89 sq. ft	Communal
71	Girls Bathroom	35 sq. ft	Single-Use
Overall Utility sq. footage:		2,409 sq. ft	

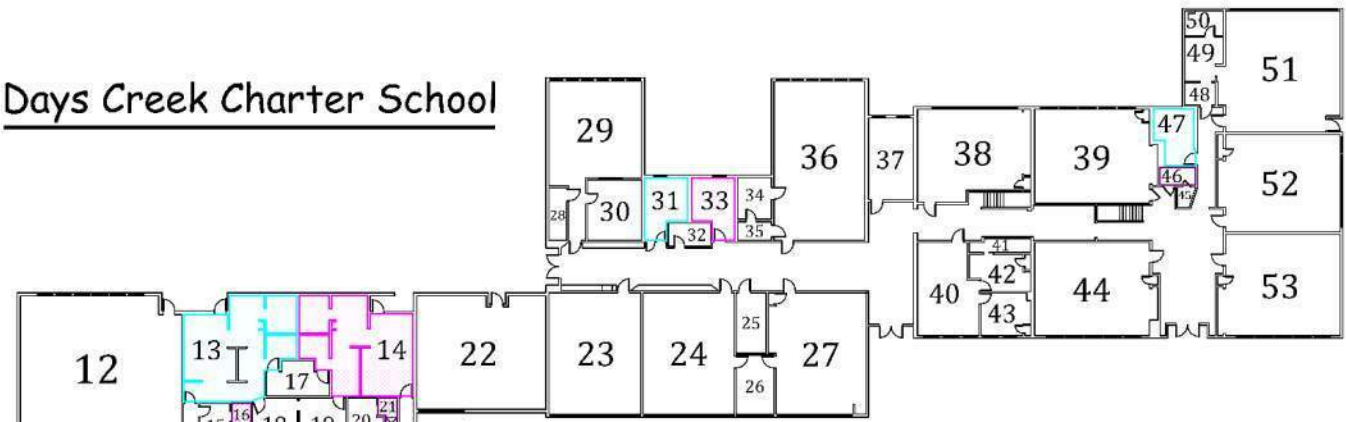
CYAN: Mens Bathroom

PINK: Womens Bathroom

PURPLE: Unisex Bathroom

UTILITIES INVENTORY

Days Creek Charter School

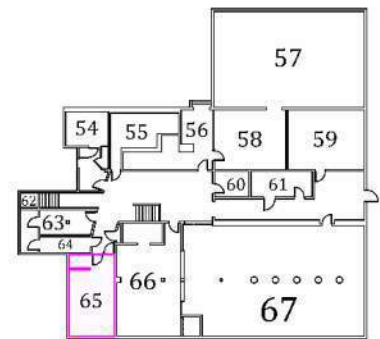


Main Floor

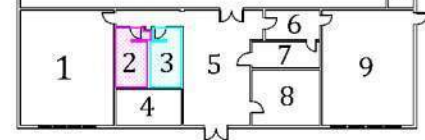
CYAN: Mens Bathroom

PINK: Womens Bathroom

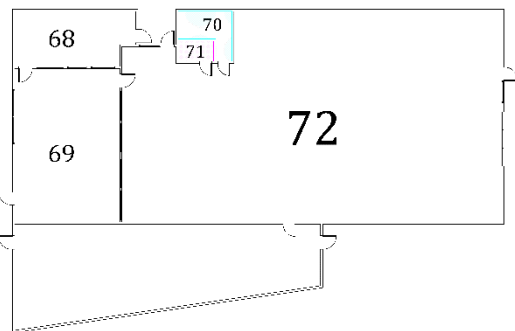
PURPLE: Unisex Bathroom



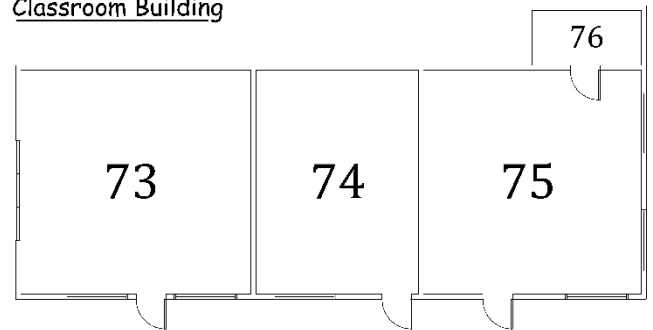
Basement



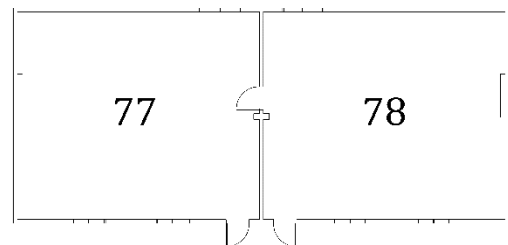
V.O.C. Shop Building



Classroom Building



Library + Classroom Building



DAYS CREEK CHARTER SCHOOL

DAYS CREEK CHARTER SCHOOL

School Capacity

Days Creek Charter School is at a low risk of exceeding recommended maximum capacity requirements at all grade levels. Currently, the school is operating at approximately 40% capacity with a total of 200 K-12 students..

Kindergarten to 6th graders have a single dedicated classroom. Junior high & high school grade levels are split among (9) core-instructional spaces.

Using national classroom size standard ratios (see page 7) an additional (305) students could attend before exceeding the recommended maximum capacity. According to future enrollment projections, by 2040 enrollment is expected to increase slowly and steadily to (209) overall students.

As all current class sizes meet their recommended classroom size standards and with little expected growth, there is no concern that the school will need to expand their facilities due to growth now or in the foreseeable future. However, the school should have a plan to mitigate minor overflow if the need should arise.

Table 4.1

Days Creek Charter School Capacity

Grade Level	Instructional Spaces	Permanent Capacity	Enrollment	Available Capacity
Kindergarten	1	25	12	13
1 st Grade	1	25	9	16
2 nd Grade	1	25	16	9
3 rd Grade	1	25	16	9
4 th Grade	1	30	12	18
5 th Grade	1	30	16	14
6 th Grade	1	30	12	18
7 th Grade	9	315	9	208
8 th Grade			16	
9 th Grade			18	
10 th Grade			27	
11 th Grade			18	
12 th Grade			19	
TOTAL	16	505	200	305

DISTRICT POPULATION OVERVIEW

DAYS CREEK SCHOOL DISTRICT 30J

The Douglas County SD #15 serves a single incorporated community (Days Creek) and (3) unincorporated communities (Milo, Tiller, Drew) within its legal boundaries.

Of the 1,152 residents in the district, roughly 22.9% (264 residents) are located within the only incorporated community (Days Creek, Oregon), and 77.1% (888 residents) cohabit one of three unincorporated communities (Milo, Tiller, or Drew) or the rural expanse around and between them.

Since 2009, the district has experienced a minor overall growth-index percentage of + 0.28%, showing a slight population increase over the past decade. Between 2010 and 2014 the district experienced a positive and steady growth trend ending in 2015 with a 6.82% increase in population. However, in 2016 population began a sharp decline leading to a gross loss of 164 residents.

Although the district has seen negative growth in recent years, growth is expected to improve trending a slow increase in population roughly 16% over the next 20-years leading up to 2040.

As for age demographics, those of retirement age (65 and older) make up 33.8% of the population which is 17.5% higher than the Oregon state average. Those under the age of 18 make up roughly 14.8% of the total population which is 6.7% lower than the Oregon state average. These two factors point to a community with more retirees than young families, which will trend to a slower internal growth rate, but a higher than average domestic immigration rate may make result in a net positive population increase.

Recent reports show that the job market in the district has neither increase nor decreased since last year (2020). Growth is expected to increase an estimated 37.0% over the next 10-years. – It is important to note that these economic projections may be affected by the recent novel coronavirus (SARS-CoV-2) pandemic and may be adjusted in the future to reflect its projected economic impact if need be.

Any unforeseen or outlying variables (such as a large factory, manufacturing facility, or agricultural influx in the area) could drastically affect the current district projections hence requiring further analysis regarding localized demographics needs to mitigate the change.

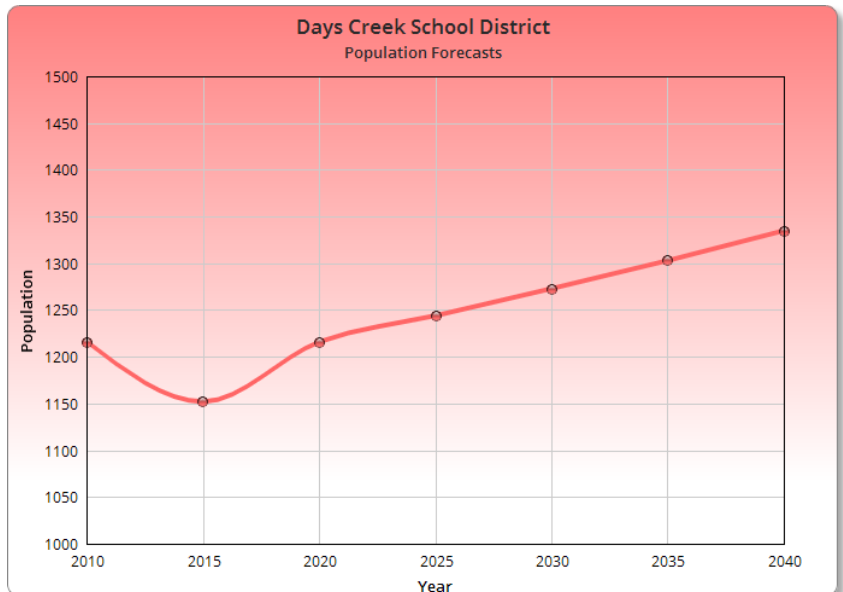
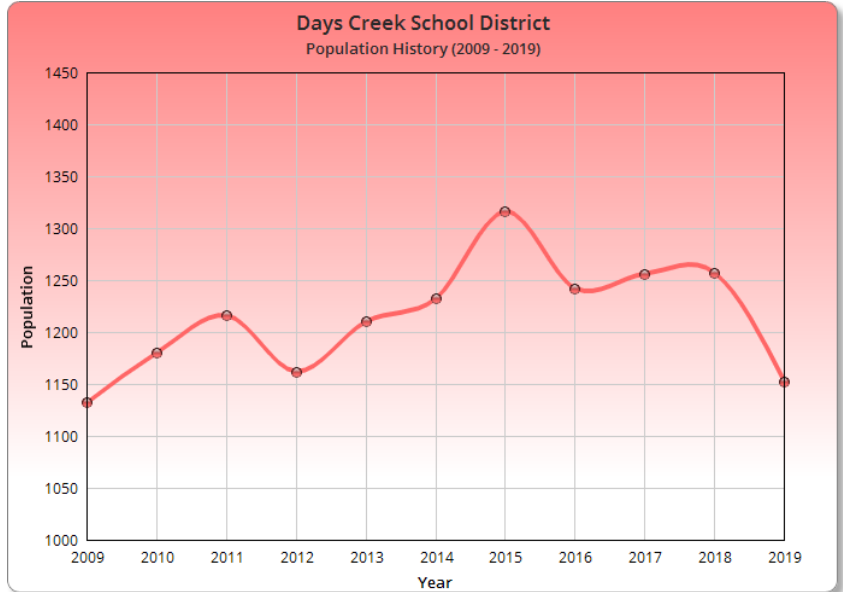
In summary, without any unanticipated considerations, the district is expected to see a slow yet gradual overall increase in population leading up to 2040.

DISTRICT POPULATION FORECASTS

Table 5.1

Days Creek School District Population

Days Creek School District Population History		
Year	Population	Increase / Decrease Percentage
2009	1,132	N/A
2010	1,180	+4.24%
2011	1,216	+3.05%
2012	1,162	-4.44%
2013	1,210	+4.13%
2014	1,232	+1.82%
2015	1,316	+6.82%
2016	1,242	-5.62%
2017	1,256	+1.13%
2018	1,257	+0.08%
2019	1,152	-8.35%
Average Increase / Decrease Per Year (2009 - 2019)		
+ 0.28%		
Days Creek School District Population Forecasts		
Year	Population	
2010	1,216	
2015	1,152	
2020	1,216	
2025	1,244	
2030	1,273	
2035	1,303	
2040	1,335	



DAYS CREEK CHARTER SCHOOL

DAYS CREEK CHARTER SCHOOL

Enrollment Overview

Using the most recent available census and demographic data dating back to 1990 (regarding population and enrollment of the school), in conjunction with effects from the ongoing coronavirus pandemic, Days Creek Charter School is expected to see an increase in enrollment very slowly and steadily to 2040 along a very tight stagnating fluctuation wave in-line with district growth projections, chronological trending averages, ratio factoring, and migration variables.

Between 1990 and 2004, the school had lost an average of around 10 students per year – by the end of 2005, the school had nearly lost 50% of the student body overall since 1990.

In 2006 enrollment numbers began to slowly rise again and over the next 15-years leading up to 2020 the school would “recover” the enrollment losses accrued the previous decade and a half as the total enrollment for 2020 nearly mirrors its 1990 numbers.

All student enrollment projections are the highest possible prediction based upon several factors. Due to the sporadic enrollment history of the school and a relatively sturdy rural population, the predicted numbers are susceptible to a tolerance of +/- 5 – 10 students per 5-year forecast mark.

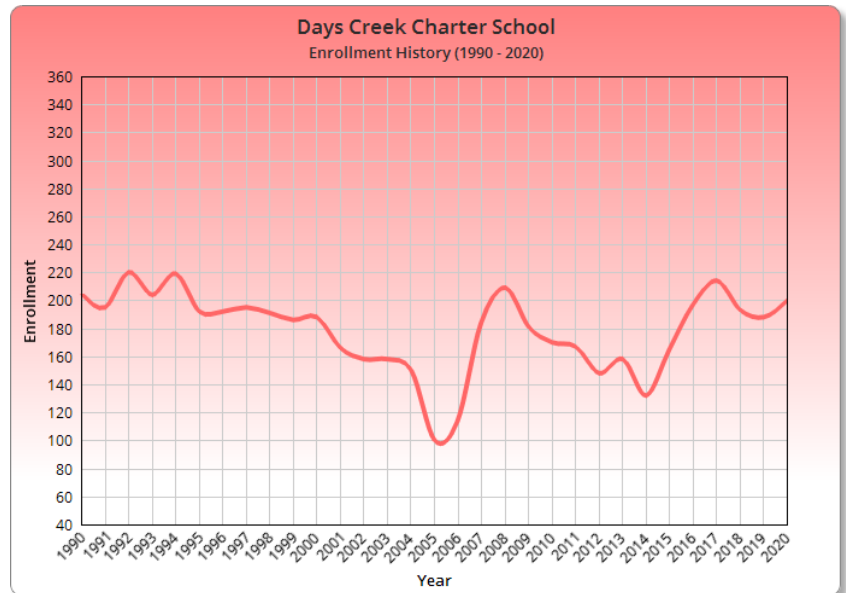
**Stagnating Fluctuation refers to a rise and fall of enrollment over an average enrollment baseline. This is very common among public schools located within rural school districts as student admission in such areas are typically volatile and sporadic.*

ENROLLMENT HISTORY

Days Creek Charter School Enrollment History		
Year	Enrollment	Increase / Decrease Percentage
1990	205	N/A
1991	195	-4.88%
1992	220	+12.82%
1993	204	-7.27%
1994	219	+7.35%
1995	192	-12.33%
1996	192	0.00%
1997	195	+1.56%
1998	191	-2.05%
1999	186	-2.62%
2000	188	+1.08%
2001	166	-11.70%
2002	158	-4.82%
2003	158	0.00%
2004	150	-5.06%
2005	100	-33.33%
2006	114	+14.00%
2007	184	+61.40%
2008	209	+13.59%
2009	181	-13.40%
2010	170	-6.08%
2011	167	-1.76%
2012	148	-11.38%
2013	158	+6.76%
2014	132	-16.46%
2015	165	+25.00%
2016	197	+19.39%
2017	214	+8.63%
2018	193	-9.81%
2019	188	-2.59%
2020	200	+6.38%

Table 5.2a
Enrollment History

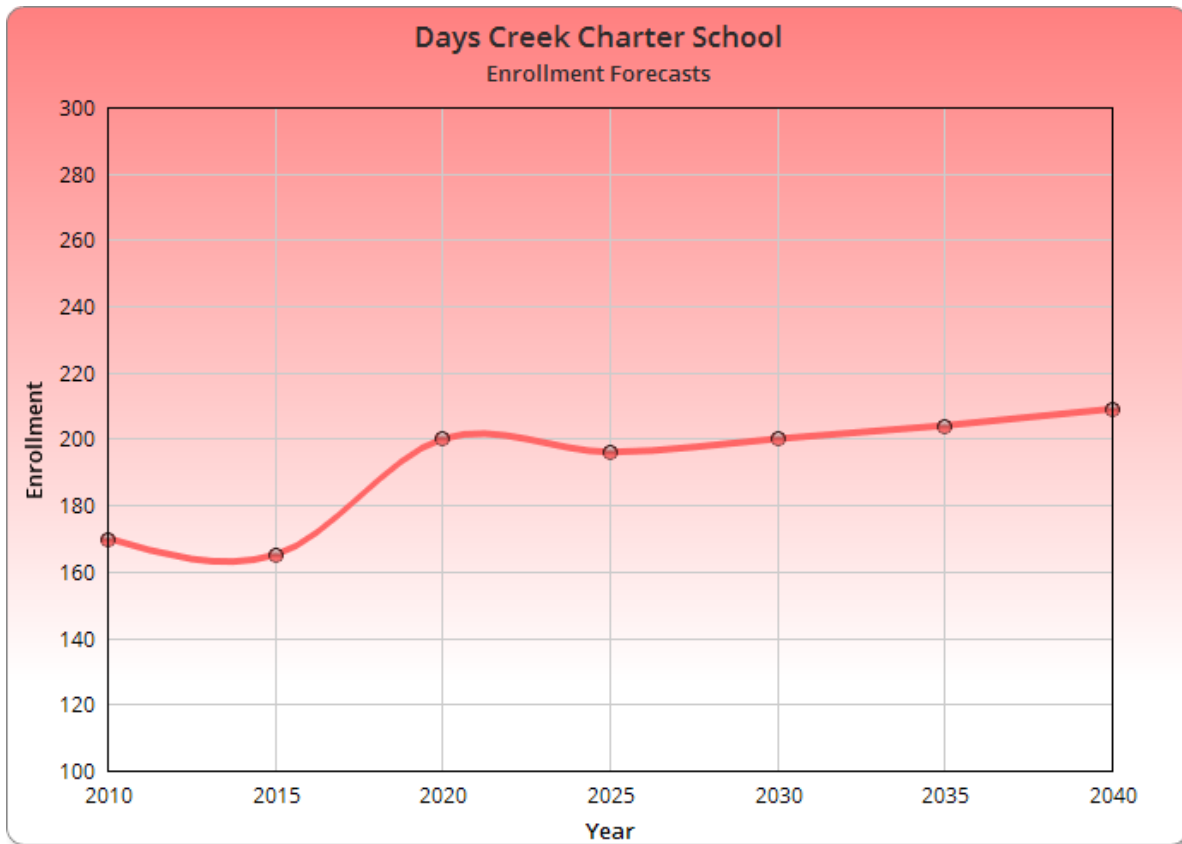
Average Increase / Decrease Per Year 1990 - 2020	Increase / Decrease Overall 1990 - 2020
+ 1.08%	- 2.44%



ENROLLMENT FORECASTS

Table 5.2b
Enrollment Forecasts

Days Creek Charter School Enrollment Forecasts	
Year	Enrollment
2010	170
2015	165
2020	200
2025	196
2030	200
2035	204
2040	209



TEACHER TO STUDENT RATIO FORECASTS

Days Creek Charter School Teacher to Student Ratio History				
Year	Number of Teachers	Increase / Decrease Percentage	Teacher to Student Ratio	Increase / Decrease Percentage
1990	14.8	N/A	13.9	N/A
1991	12.8	-13.51%	15.2	+9.98%
1992	12.9	+0.78%	17.1	+11.95%
1993	14.2	+10.08%	14.4	-15.76%
1994	14.0	-1.41%	15.6	+8.89%
1995	14.2	+1.43%	13.5	-13.56%
1996	14.2	0.00%	13.5	0.00%
1997	11.8	-16.90%	16.5	+22.22%
1998	11.1	-5.93%	17.2	+4.13%
1999	11.5	+3.60%	16.2	-6.01%
2000	12.5	+8.70%	15.0	-7.01%
2001	10.0	-20.00%	16.6	+10.37%
2002	9.0	-10.00%	17.6	+5.76%
2003	9.0	0.00%	17.6	0.00%
2004	10.5	+16.67%	14.3	-18.63%
2005	8.3	-20.95%	12.0	-15.66%
2006	8.0	-3.61%	14.3	+18.28%
2007	11.1	+38.75%	16.6	+16.33%
2008	12.0	+8.11%	17.4	+5.07%
2009	12.7	+5.83%	14.3	-18.17%
2010	13.1	+3.15%	13.0	-8.95%
2011	11.4	-12.98%	14.6	+12.88%
2012	11.9	+4.39%	12.4	-15.10%
2013	11.0	-7.56%	14.4	+15.49%
2014	8.7	-20.91%	15.2	+5.63%
2015	14.0	+60.92%	11.8	-22.32%
2016	13.0	-7.14%	15.2	+28.58%
2017	12.9	-0.77%	16.6	+9.47%
2018	12.6	-2.33%	15.3	-7.67%
2019	13.8	+9.52%	13.6	-11.06%
2020	15.3	+10.87%	13.1	-4.05%

Days Creek Charter School Teacher Count Projections	
Year	Number of Teachers
2010	13
2015	14
2020	15
2025	15
2030	15
2035	15
2040	15

Days Creek Charter School Teacher to Student Ratio Projections	
Year	Teacher to Student Ratio
2010	13.0
2015	11.8
2020	13.1
2025	13.1
2030	13.3
2035	13.6
2040	13.9

Average Teacher to Student Ratio	Average Annual T:S Increase / Decrease
15.0	+ 0.70%

FUTURE CAPACITY REQUIREMENTS

DAYS CREEK CHARTER SCHOOL

As of the most recent school year, the school is operating at an overall 40% capacity with no classrooms exceeding the grade-based recommended individual classroom sizes.

Over the next 20-years, the data shows the overall capacity to remain relatively the same as enrollment projections contained in this report. Based on this prospect, there is little to no concern that the school will need to expand their facilities due to growth by 2040.

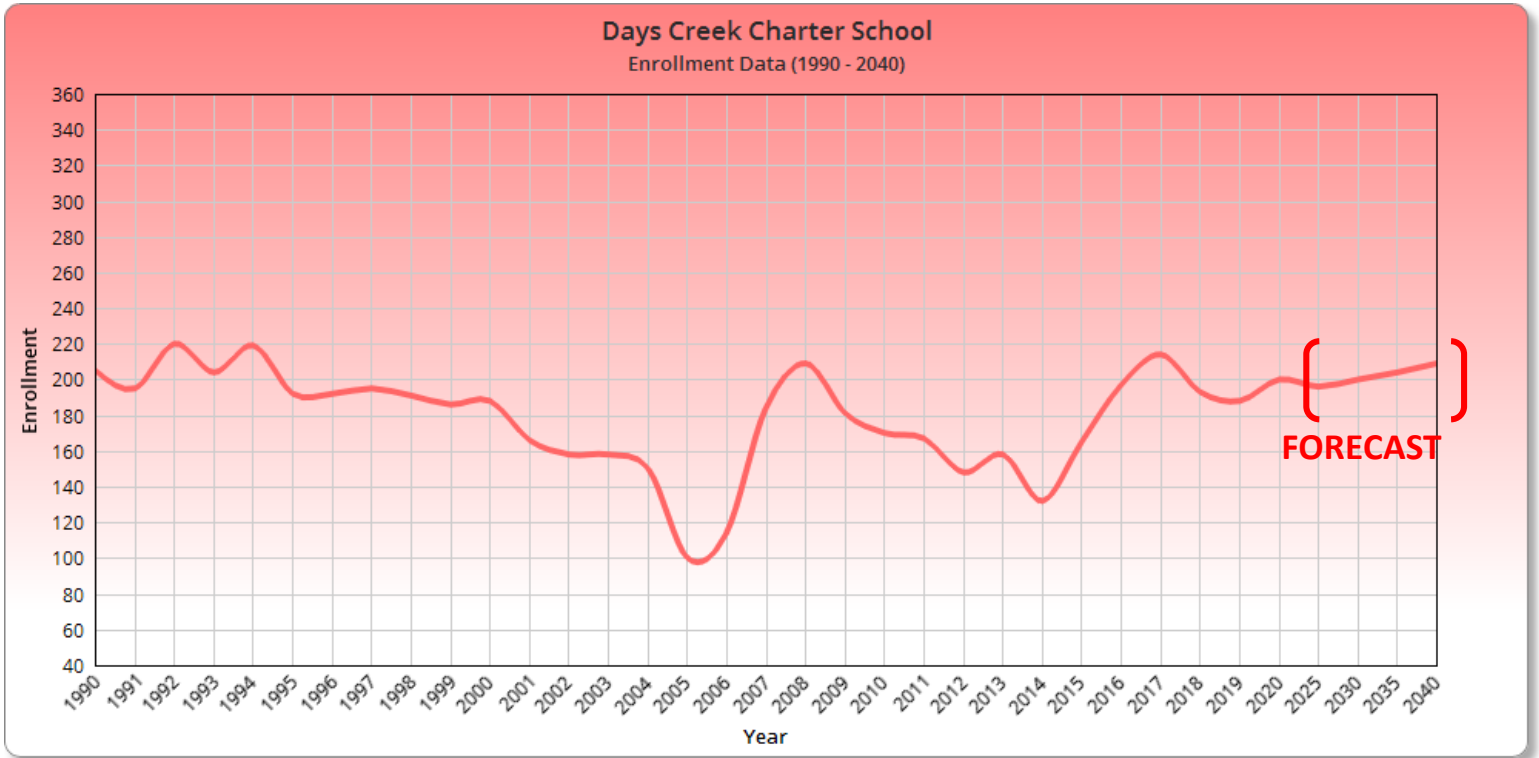
It would be prudent for the district to have an overflow plan to mitigate possible overflow if an unanticipated enrollment surge were to occur in overall student population or at a specific grade level.

Other classroom additions and/or renovations may ensue in correlation with changes to federal and state education mandates and technological advancement.

Table 6.1
Future Capacity Requirements

School	Adjusted Instructional Spaces	Adjusted Permanent Capacity	Projected 2025/2026 Enrollment	Capacity Change	Projected 2030/2031 Enrollment	Capacity Change	Projected 2040/2041 Enrollment	Capacity Change
Days Creek Charter School	16	505	196	+ 4	200	- 4	209	- 9

PROJECTED CAPACITY GRAPH



BOND FINANCING

Bond passage in the fall of 2022 is being considered and discussed by the School Board.

Community Bonding capacity has not been determined as of yet.

The School District will be pursuing the OSCIM grant distribution in the November 2022 bond cycle pending further board discussion.



When determining the best use of bond funding there are four main considerations;

1. Student Population & Growth
2. Building Condition
3. Adequate Programming Space
4. Health, Life, Safety, Accessibility & Security

Student Population & Growth – The student population of Days Creek has declined and grown over the past 30 years resulting in almost identical enrollement numbers (205) in 1990 and (200) in 2020.

Considering National classroom sizes, the student population can increase by an additional (305) students before maximum capacity is reached. School enrollment is projected to grow slowly to (209) students by 2040 .

Buidling Condition – The Main School Building is in excellent condition considering the first phase was built in 1927, out of all the buildings analyzed, it has the highest RCI index of 14.7%. It is important to note that this is the lowest RCI index we have seen for a building of this age. On average the School Districts buildings follow an amazingly low RCI index of 3%.

The districts buildings have been maintained in an excellent manor over the years and have prioritized maintenance swimmingly. The consistant remodels and rennovations have followed logical prioritization of use. It is estimated that overall repair costs for all District facilities would be \$1.5M. This is an exreamly low number when considering the age of the Districts buildings.

Overall, all buildings currently do not appear to pose an immediate health, life, or safety concern for students or staff in occupied spaces.

Adequate Program Space – According to the Facilities assessment and Long Range Planning reports, the School districts educational spaces are in-line with the ODE’s guidelines. All required educational spaces are present and availble to the Districts student population.

Regarding electives, the Vocational program and agricultural classroom spaces are more than adequate for the student population. Electives such as Art, Drama, Band and music do not have designated classroom spaces nor facilities.

Health, Life, Safety, Accessabilty & Security – Its very common that older facilities lack current Health, Life, Safety, Accessabilty & Security standards which are implemented in modern Schools. The School District has done an excellent job and has been proactive in addressing such standards over the years. There are only a few small improvements needed to reach full compliance.

Conclusions and Recommendations

Rural / Small school considerations – It's important to note that some otherwise critical facility requirements found in larger districts are impractical or carry little weight to the overall student environment. For example, separate bus and student drop off areas or electronic access controls may not be necessary or critical to the functionality of the facility. Hence, our recommendations reflect such considerations.

Executive Summary Regarding Facility Recommendations – In considering that the district's existing programs have ample space for growth and that the physical condition of the schools is astonishingly good needing very little improvement, it is our recommendation to look towards improving and modernizing program spaces.

There are few student gathering spaces on campus when compared to other modern facilities. Provisions of such spaces should be considered. Additional instructional spaces for drama and visual arts should also be prioritized. Lastly, the school's food service facilities (kitchen, serving, and cafeteria areas) are dated and are in a desperate need of modernization and expansion. The basement location of these services pose issue with improvement and needed expansion. The existing location of the cafeteria contributes to the lack of student gathering space. (The existing cafeteria's basement level, limited natural light, and low ceiling height results in an uncomfortable environment)

We recommend the following improvements;

- New Kitchen Facility
- New Cafeteria / Cafetorium facility
- New Performance Stage
- Additional classroom spaces for Art, Band, and Drama
- Repurposing of existing cafeteria and Kitchen into a secondary community use space

The new construction listed above could be constructed in a singular standalone facility on existing district property. Many of the uses could be combined for efficiency. For example, the drama or band room could be held on the stage. The cafeteria could be used for student gathering space and seating during stage performances.

PUBLIC INVOLVEMENT & INPUT

School Board meetings have traditionally been an effective formal method of community input and involvement. Recently, due to the current COVID-19 restrictions and an aged population demographic, community meetings have been both logistically difficult to organize and scarcely attended.

The information contained in both the Long Range and Facilities Assessment reports were presented at the School Board meeting held on September 13th, 2021. Several members of the Charter School board were also in attendance.

Community input regarding the needs of the school and community were voiced. (See Appendix C, meeting minutes)

Overall, the community is involved and active. Everyone helps each other out and there are no shortage of volunteers for community programs. The history and the importance of the school to the community was valued by everyone in attendance.

Open discussion resulted in the following community and district wants;

- Space for the community to use for gathering and after hours events.
- New Kitchen, cafeteria, and student gathering spaces
- New classroom spaces for expanded elective classes
- Minimal ADA upgrades to existing facilities
- Minor Deferred maintenance to existing facilities

Moving forward, the school district will be looking into the district bonding capacity. Discussion regarding application of OSCIM grant monies was positive and all were in agreement that if received it would be helpful in future bond passage.

The School Board is currently in discussion regarding implementation and feasibility of a bond. Discovery of bonding capacity and OSCIM grant funding will play an important factor moving forward. As of now, the district is considering a bond campaign in November of 2022.

SITE INFORMATION

Days Creek Charter School

11381 Tiller Trail Highway
Days Creek, Oregon 97429
(541) 825-3296

Superintendent / Principal: Steven Woods

Site Size: 34.98 acres

Building Size: 36,737 sq. ft

Teaching Stations: 25

Grades: K - 12

Current Enrollment: 200

Capacity: 505



Overview

Days Creek Charter School is located on a 34.98-acre parcel located near the center of the town of Days Creek, Oregon. The campus maintains (4) educational buildings, that being a single-story primary education building with a basement, (2) classroom buildings, and a shop building. The campus also maintains a full-sized football field, baseball diamond, and softball diamond. Of the 1,152 residents in the district, roughly 22.9% (264 residents) are located within the only incorporated community (Days Creek, Oregon), and 77.1% (888 residents) cohabit one of three unincorporated communities (Milo, Tiller, or Drew) or the rural expanse around and between them. Regarding resident age, 14.8% are under the age of 18 (6.7% lower than the Oregon State average) while those aged 65 and over make up 33.8% of the overall population (17.5% higher than the Oregon State average). As for overall population growth, the district maintains an annual average natural increase rate of -3.24 per 1000 and a net migration rate of 6.72 per 1000; the district should expect to see a slower than average to negative internal population growth rate; however, based on higher-than-average domestic immigration, should expect a small positive [gross] overall growth rate at any given time. Total enrollment as of the most recent school year sits at 200 students (40% capacity) ranging from kindergarten to 12th grade; the school is capable of admitting an additional (305) students (60% capacity) before exceeding its recommended capacity threshold. The facility itself is spatially satisfactory in maintaining the current number of students and is at a low risk of exceeding capacity standards over the next 20-years. Enrollment projections point to a very slow increase up to 2040 along a very tight stagnating fluctuation wave. Overall, the campus provides sufficient access to all pertinent education and administrative needs relating to staff and students in correlation with applicable standards and guidelines outlined by the State of Oregon.

SOURCES & METHODS

Enrollment forecast raw data, district population projections, and teacher-student ratios are procured from census, local demographic data, local economic trends, and labor data sources. Forecasts and projections having to do with enrollment and population is derived from such sources. Population ratios, average percentage indexes, projected immigration due to job growth, local projected growth not due to immigration, projected migration, and economic forecasting are all considered for calculation and forecasting derivation.

Commercial and industrial development, economic growth or decline, private school trends, etc., all impact acquired and calculated data. Due to these potential outlying variables, this report signifies a 'snapshot in time' and has potential to change.

- ❖ **Population Ratios:** Using the most up-to-date census data county population is overlaid with the school district's population to determine an historical ratio multiplier. This multiplier is used in conjunction with other variables to predict a future population forecast for not only overall population, but as a predictor for future enrollment numbers.
- ❖ **Average Percentage Index:** Using historically defined population census data of the district, average growth or loss estimations are derived. Comparing these averages to similar data derived from local, state, and national percentage averages determine future rate of growth or decline.
- ❖ **Immigration & Emigration:** 20-year immigration / emigration records are utilized to forecast future district population and enrollment growth index. Growth factors are highly susceptible to change in forecasted numbers due to a vast number of possible outlying variables. In rural areas this variable has the potential to drastically change the district's population and enrollment.
- ❖ **Projected Growth not due to Immigration:** Using the projected inter-growth rate coupled with projected average family size per household over 20 years we can predict how many people will be added to the district without immigration or emigration numbers. Of course, this number is combined with all factors to produce a growth index.

SOURCES & METHODS

Sources List

www.census.gov

www.bls.gov

www.catalog.data.gov

www.socialexplorer.com

www.greatschools.org

www.schooldigger.com

www.oregon-demographics.com

<http://www.bestplaces.net>

MEETING MINUTES

**DOUGLAS COUNTY SCHOOL DISTRICT #15
BOARD OF DIRECTORS
REGULAR SCHOOL BOARD MEETING MINUTES
September 13, 2021**

The Board of Directors of Douglas County School District #15 convened in regular session with an option to join virtually via Google Meet at 6:00 p.m. on September 13, 2021

The following individuals were present:

District Board Members: Rex Fuller, Laura Stufflebeam, Clint Thompson, Valerie Anderson and John Boling

Staff/Patrons: Scott Marshall, Cheryl Silva, Terri Woods, Joanne Gordon and Charles Pritchard

Superintendent: Steve Woods

Business Manager.: Claire Cotton

Board Secretary: Lisa Hemphill

1) **Call to Order and Welcome:** R. Fuller called the meeting to order at 6:00 pm.

2) **Pledge of Allegiance:** The pledge of Allegiance was recited.

3) **Approval of the Agenda**

Motion: V. Anderson moved to approve the agenda with the addition of the link for anyone who may need to attend remotely.

Second: L. Stufflebeam

VOTING IN FAVOR: R. Fuller, L. Stufflebeam, C. Thompson, V. Anderson and J. Boling

MOTION PASSES

4) **Charter Board Meeting Report:** Diane Swingley, Charter Board President, gave the report from September 8, 2021.

5) **Public Input:**

Charles Pritchard requested the district's lower fields by the baseball field and adjacent to his property be maintained by mowing and clearing the blackberries. He is concerned about the fire danger.

Cheryl Silva gave a lengthy presentation on the negative side effects and inefficiency of COVID vaccines and Ivermectin as a prophylactic to prevent COVID.

6) **Consent Agenda Items**

a) Approval of minutes

i) Regular Board Meeting - August 09, 2021

Motion: C. Thompson moved to approve the minutes

Second: L. Stufflebeam

VOTING IN FAVOR: R. Fuller, L. Stufflebeam, C. Thompson, V. Anderson and J. Boling

MOTION PASSES

7) **Monthly Financial Summary Report, Expenditure Information Report, Voucher Report:** Claire Cotton, Business Manager, gave the report with the following highlights: reports are in a different format, payroll not included in encumbrances, grant money rollovers and purchases with grant money being sustainable. There was also discussion regarding the following purchases: maintenance tractor, vans purchased with grant money and the expense of the volleyball purchased for games.

8) **Information Items**

a) Enrollment Update: S. Woods reported enrollment of 220 students.

b) Long-Range and Facility planning - Scott Marshall from Straight Line: S. Woods gave the floor to Scott Marshall who is a licensed architect and an ODE certified assessor. S. Marshall gave an overview of the reports and stated that this service was paid by an ODE grant. He also talked about a matching fund

MEETING MINUTES

grant that the district will be able to apply for to help with the cost of making recommended improvements. The School Facilities Assessment Report assesses the condition of the main school building, gymnasium, shop & vo-ag classroom building, bus barn, middle school modular, external classrooms, water plant, boiler & shop and faculty house. The Long Range Facilities Report is a plan based on the district needs as a proactive approach to maintain teaching and learning environments for staff and students. He reported that the buildings are in good shape overall, but have some deferred maintenance.. The report gives the history of the school buildings, locations and additions to existing buildings and out-buildings. The following recommendations were made for areas of improvement: cafeteria and dining area - the idea of a cafeterium was discussed,, shop and vo-ag classroom dust collection system, bus barn office, water plant security system and the boiler/maintenance room. The long range plan also included information regarding the internal and overall growth rate of the district. There was also talk about steps for applying for the OSCIM grant and the process for floating a bond, public input meetings regarding a possible bond, the need for a tax base analysis report and the possibility of a community center.

c) First Student

- i) Rate Increase
- ii) Referral and Sign-on Bonuses

S. Woods went over the rate increase for bussing and the need that First Student has for bus drivers. He briefly mentioned the employee referral bonus and sign-on bonus currently being offered by First Student.

d) COVID Update

- i) ODE Guidance - Ready Schools, Safe Learners F
- ii) District Coalition Meetings - local control focus
- iii) Impact on District, Athletics
- iv) October 18 mandate

S. Woods stated his goal is to keep the school open. The district is treating COVID as a virus, so if someone is sick they stay home and come back 24 hours after being symptom free. He also discussed the October 18 mandate for everyone who works or volunteers for the district. He stated he is requiring an exception form or a proof of vaccination be on file with the district. There was some discussion on the possibility of losing staff due to the mandate, a need for legal counsel if legal action is taken against the district and assigned seating on the bus for possible quarantine situations. S. Woods is hoping to have more information to report at the October meeting.

- e) Water Treatment Project: S. Woods reported that there was a broken pipeline under the foundation of the water treatment plant. A plumber was hired and the old line was bypassed and a new inlet for the system was installed.

STRAIGHTLINE - The duration of the presentation was over an hour and a half and was interactive in nature. The discussions and input from the community are outlined in the body of the long range report.

9) **Action Items:** There were no action items.

10) **Announcements**

- a) September 30 - Rubber Boot Day for elementary
- a) Theatrical Presentation Snow Queen Auditions start September 27, 2021.

11) **Public Input:** There was none.

12) **Adjournment**

Motion: V. Anderson moved to adjourn at 8:20pm

Second: L. Stufflebeam

VOTING IN FAVOR: R. Fuller, L. Stufflebeam, C. Thompson, V. Anderson & J. Boling

MOTION PASSES

Dated this September 16, 2021
Respectfully Submitted by:
Lisa Hemphill, Board Secretary

The next regular monthly board meeting is scheduled for October 11, 2021