



Mt. Scott Learning Centers

Consolidation Project

Executive Director

Tom DeJardin

Business Manager

Darlene Myers

Legal Counsel

Rosemary Colliver

Tonkon Torp, LLP

Auditor

Gary McGee & Co

Certified Public Accountants



Key Staff & Advisory Group

Tom DeJardin, Executive Director

Tom has more than 25 years of professional administrative and communications experience in the public and private sectors. His strengths include small school development and management, public relations, media relations, fundraising, communications and training, marketing, and project/special events management. Before joining Mt. Scott Learning Centers in 2004, Tom previously served in management positions with Salem-Keizer School District and Nordstrom.

Darlene Myers, Business Manager

Darlene has served as business manager at Mt. Scott Learning Centers since 2005. She has more than 30 years of financial systems management with several types of businesses, including two other nonprofit organizations, as well as construction, medical and insurance companies.

Mark Fisher, Board Chairperson

Mark is a Senior Vice President and financial advisor with Morgan Stanley, where he has worked for 37 years. He previously served on the Board of Directors of the Oregon Historical Society and participates in a number of focus groups at Morgan Stanley for business development. Mark also served as a director for the Karen Gaffney Foundation.

Rosemary Colliver, Legal Counsel

Rosemary is an attorney with the Intellectual Property group at Tonkon Torp LLP in Portland. She focuses her practice in the area of intellectual property law, with an emphasis in sports, entertainment (film, television, publishing and music) and copyright matters. She represents clients in litigation, prepares and negotiates agreements, and advises clients regarding assessing and managing the risks associated with their sports, entertainment and development project(s). Rosemary's experience also includes green building development and construction processes.

Gary McGee & Co., Auditor

Gary McGee & Co. is a highly specialized, independent accounting firm that has developed strong partnerships with many of the Northwest's best known and most respected public and private nonprofit institutions. The firm's practice focuses exclusively on audit, tax and advisory services for non-profit, tax-exempt organizations and their donors. In addition to Mt. Scott Learning Centers, firm clients include the Portland Art Museum, the Oregon Historical Society, Portland State University Foundation, Albertina Kerr Centers, the Oregon Children's Foundation, and many others.

Andrew Goldstein, School Change Coach

Andrew is a school change coach with the Oregon Small Schools Initiative, a multi-year, statewide initiative to transform high schools into effective small school learning environments. He has 25 years of teaching experience and specializes in creating innovative models that accelerate achievement for all students. Andrew has earned the prestigious SciMat and Christa McAuliffe Fellowships, as well as Oregon Education Association's Teacher of the Year award.



MEETING THE NEED



The Goal: Consolidating for Increased Success

Mt. Scott Learning Centers (MSLC) currently operates its successful middle school and high school programs at separate locations. In the fall of 2010, MSLC will combine these schools under one roof in order to ensure the sustainability of our schools and their mission. This consolidation will lower the operating expenses of the schools significantly, allowing us to build our capacity to serve up to 50 additional students and improve academic achievement.



Consolidation = Opportunity

MSLC is a nonprofit organization that offers an accredited, alternative education program to meet the needs of struggling youth in our community. **It is the only program of its kind in southeast Portland**, and serves more than 120 middle and high school students. Frequently there is a waiting list of students for the program, and the cost of the current two schools-two facilities arrangement prevents MSLC from serving additional students.

A modest renovation of available space at the MSLC high school building is expected to start in the spring of 2010 and be completed in time for the 2010-2011 school year. The \$155,000 renovation project will allow MSLC to serve additional students and provide an integrated 6th- through 12th- grade program that will increase opportunities for student success.



Consolidation = Sustainability

Consolidating the MLSC programs at one facility will help strengthen the sustainability of our organization and its mission by:

- Lowering overhead costs to ensure that more dollars go directly to enhancing our education programs and services
- Allowing MSLC to respond with flexibility to changing enrollment and funding trends
- Combining the human resources of two highly qualified, experienced, dedicated and creative teaching and support teams



Consolidation = Achievement

The MSLC consolidation will enhance student learning by providing:

- An alignment of grades 6-12 curriculum, increasing students' retention of knowledge and skills
- An expanded service learning program and school-to-work activities that meet curriculum requirements and empower students to use the community as a primary educational resource
- Increased opportunities for teachers to collaborate on effective instructional methods that actively engage non-traditional students;
- Expanded course offerings, including World Language and Career Pathways, to meet new graduation requirements and improve student success after graduation
- Expanded case management services that connect students and their families to community resources such as emergency housing, mental health treatment and counseling, public assistance and benefits, and health services



Project Summary



About Mt. Scott Learning Centers

Mt. Scott Learning Centers (MSLC) offers an accredited alternative education program to meet the special needs of our community's at-risk youth. Founded in 1994 as a summer program serving two-dozen children, MSLC now operates high school and middle school programs and serves approximately 120 students. Currently the middle and high school programs are housed in separate locations. Consolidating the two programs under one roof is an essential next step toward long-term stability for the organization and an optimal learning experience for our students.



Project Overview

MSLC's high school and administrative offices are located in the historic Laurelwood Church at 6148 SE Holgate Blvd. in Portland. The school has been at this location since 2004, and occupies approximately 70% of the building; the remaining 30% is essentially unused. The building owners have agreed to offer MSLC the remaining space, expanding the current lease in order to accommodate the middle school program (which is currently housed at Foster School in SE Portland). A modest renovation of the high school building will be required and is the primary cost of the consolidation project.



Design

A design team has established the following key features that will be needed to house the new grades 6-12 program:

- Up to nine classrooms that can each accommodate 15-20 students
- Expanded counseling area
- Large event/meeting space
- Expanded library media center
- Convenient entryway and easy-to-follow hallways
- New outdoor classroom



Design (continued)

Through renovation of the Laurelwood Church building, MSLC will:

- Convert the former church sanctuary into four classrooms, two offices and a conference room
- Convert current administrative offices into one classroom
- Adapt the former church office to accommodate new school administrative offices
- Utilize original church front entrance as the main entry to the consolidated school
- Move science classroom from the cafeteria into one of the new classrooms
- Reclaim the cafeteria and stage for school events
- Consolidate and expand available counseling space



Implementation

In order to limit disruptions to student learning, these renovations will take place in two phases. The first phase will take place in March 2010 during the students' spring break from school. The second phase is scheduled to begin in June 2010 and be completed in time for the start of 2010-2011 school year. If delays are unavoidable, the middle school will extend its lease at the Foster School until the winter holiday and program consolidation will take place in January of 2011.

MSLC has hired Larry Abell as the project's architect and construction coordinator. A licensed architect who specializes in church construction and renovation, Larry is responsible for design and blueprints, as well as shepherding the project through all city permit processes.

MSLC will require three bids before hiring a contractor who is able to complete the scope of work required for the project, including leveling the floor of the former church sanctuary, framing new classrooms, and renovations to existing walls and entrances.

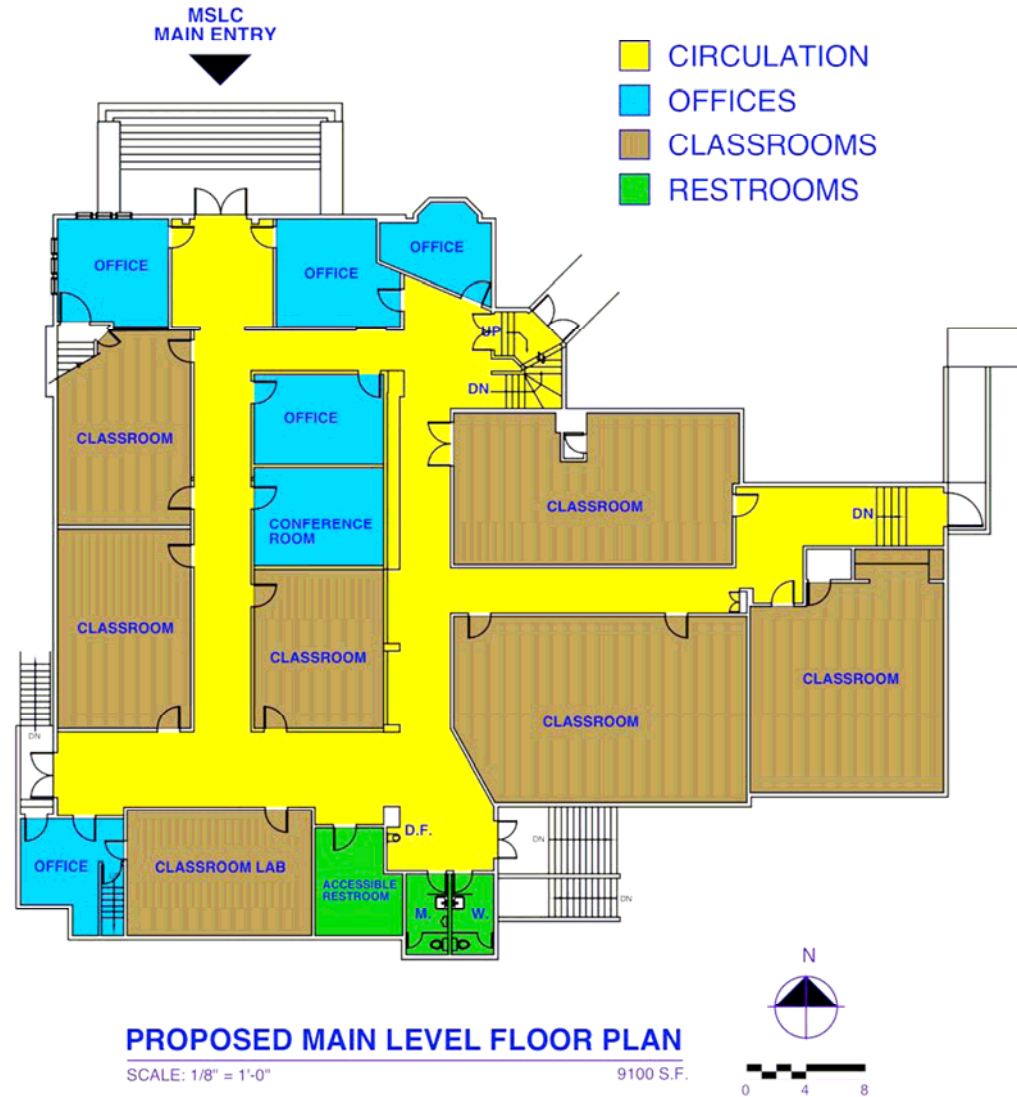


Timeline

<u>Date</u>	<u>Activity/Outcome</u>
11/15/2009	Preliminary drawings done. Conditional use application submitted to city.
12/15/2009	Call for bids.
1/15/2010	Bids back from contractors. Begin construction permit process.
3/1/2010	Permits in hand. Contractor hired.
3/15/2010	Final drawings from architect.
3/24/2010	Phase 1 construction starts – floor leveling in former sanctuary.
4/6/2010	Phase 1 construction complete.
6/21/2010	Phase 2 construction starts.
8/15/2010	Phase 2 construction complete.
8/29/2010	Paint and finish work complete.
8/31/2010	Move into classrooms.



Floor Plan of Remodel





Budget, Funding & Sustainability

The total estimated cost for the project is \$155,000. This includes all construction and renovation expenses, permits and fees, architecture and engineering expenses and project management. A total of \$38,000 is currently committed and includes individual donor support as well as funds allocated from Mt. Scott Learning Centers' annual operating budget. The remaining \$117,000 will be raised through a combination of business, foundation and individual support.

The consolidation is inherently self-sustaining. Rather than a program expansion that will require ongoing support, the one-time costs associated with the project will reduce expenses in the long run. Funds raised for this project will go a long way, providing the foundation for a strong, effective and efficient program for many years to come.



School Consolidation Project Budget

Expenses

Project Management	10,000
Consultation & Assessment	4,000
Permits & Fees	12,000
Architecture/Design/Engineering	5,000
Floor Repair- Leveling/Covering	30,000
Construction	65,000
Paint & Finish Work	5,000
Computers & Technology	10,000
Furniture	1,000
Supplies	2,000
Program Consolidation	6,000
Fundraising	5,000
Total Expenses	\$155,000

Revenue

	Pending	Committed
Individual Contributions	80,000	20,000
Foundations	37,000	
MSLC Operating Funds		18,000
Total Pending/Committed	\$117,000	\$38,000
Total Revenues	\$155,000	



How to Contribute

All donations to Mt. Scott Learning Centers are tax deductible. Please make checks payable to:

Mt. Scott Learning Centers
6148 SE Holgate Blvd.
Portland, OR 97206

Phone: 503-771-8880

FAX: 503-771-4750

Email: director@mtscottlearningcenters.org



Conclusion

In these difficult economic times, funding for our schools must remain a top priority. As schools, we also must own the responsibility to do the most with what we have. We must also ensure that these precious dollars are spent serving our students.

Mt. Scott Learning Centers serves a remarkable group of young people. Many of them are surviving significant challenges with limited opportunities. MSLC is the only program of its kind in southeast Portland, and one of the few resources available for struggling middle school students. Thank you for considering a gift to ensure that this resource remains available long into our children's future.