

Corvallis School District

2002 Long Range Facilities Master Plan

Projects Update

Phase 1

(Each estimate includes contingency, indirect and inflation costs)

1. Replacement School for Existing Corvallis High School

- Construct new building of approximately 215,000 square feet and upgrade / refurbish approximately 40,000 square feet of existing facilities (the 1966 portion of the building) with a total capacity of 1300-1500 students
- Location will be at the existing CHS site

Rationale: Portions of CHS were identified as high risk for life safety in recent engineering studies. Most of the structure is 50-75 years old. Many maintenance issues need to be addressed, including failing roofs, wiring, plumbing, and heating/ventilation systems. In addition, many of the educational spaces are not the appropriate size for their current and future function. Renovation, with a price tag of \$37 million, would not be cost-effective, according to the industry standard. A new facility will be more energy efficient, saving ongoing operating costs. A new facility also will better address educational needs now and in the future.

Cost: \$46,000,000

December 2008 update

- ✓ Demolition of the old high school was completed in the summer of 2005.
- ✓ The replacement building was occupied by students in September 2005.
- ✓ Final completion of the project, including the construction of tennis courts was completed in the summer of 2008.

2. Replacement Middle School Facility

- Replaces Western and Highland View Middle Schools. Construct new building of approximately 120,000 square feet and upgrade / refurbish 7,200 square feet of the existing building (the library) with a capacity of 600 –800 students
- Located at Highland site

Rationale: Both Highland View and Western View structures were identified as high risk for life safety in the event of an earthquake. The current building is constructed of concrete slabs (walls and ceilings) which are not properly reinforced. Separately, each school would require \$17,000,000 in overall facility improvements. Building one new

facility is much more cost effective. With projected declining enrollment, one facility will meet the needs of our student population for the next 10-15 years.

Cost: \$25,000,000

December 2007 update

- ✓ Linus Pauling Middle School was occupied by student in the September of 2004.
- ✓ Final wrap up of the project was completed in summer of 2006.

3. Address Water Quality Issues

- Carry out mitigation plan to lower lead content to within federal requirements
- The mitigation plan will include selective piping and fixture replacement and/or installation of flushing and water purification systems

Rationale: Recent water testing has shown that all facilities in the district have some drinking water sources that exceed the level of lead recommended by the EPA.

Cost: \$318,000

December 2007 update

- ✓ All buildings were tested
- ✓ All fixtures have been replaced or retrofitted to meet federal requirements for lead levels in drinking water

4. Address Seismic High-Risk Portions of Lincoln Elementary School

- ✓ Seismic upgrades for the 1948/49 section of the building (approximately 21,875 square feet).

Rationale: This part of the building has masonry bearing block walls that are not reinforced. Engineering studies identified this area of Lincoln as high risk for life safety in the event of an earthquake.

Cost: \$439,250

December 2007 update

- ✓ This project was completed during the summer of 2005.

5. Fire/Life/Safety Improvements

- Complete replacement of obsolete fire detection systems at 10 district facilities
- Automatic Fire Sprinkler Systems upgrades in three district facilities

- High security lock systems (345 outside doors @ \$750 each)

Rationale: These improvements address safety issues across the district. Fire detection/alarm systems in 10 schools are obsolete. Replacement parts are not available, and the technology is outmoded. Several times these systems have failed, and schools have had to hold fire watches, where a staff member must walk through the building every 30 minutes. The high security lock systems provide instantaneous lockdown of all outside doors.

Cost: \$638,750

December 2007 update

- ✓ Fire detection systems have been replaced at all schools except Dixie, Fairplay, Harding, Inavale, and the Western View Center.
- ✓ Sprinkler system upgrades have been completed at Crescent Valley High School, District Office, and the Corvallis High School shop areas.
- ✓ High security locks (AMAG) have been installed at all facilities except Dixie, Fairplay, Harding, and Inavale. High security locks were included at our new buildings (LPMS & CHS).

6. Improvements to Crescent Valley High School Instructional Space

- Upgrades/modifications to ceilings, walls, floors and fixtures “C” wing and “F” wing
- Improve natural lighting
- Upgrade heating/ventilation systems
- Upgrade science labs

Rationale: Improvements will change configuration of educational areas to better utilize space. Upgrades will improve lighting, ventilation and heating. The majority of educational spaces have no natural lighting and many have poor ventilation.

Cost: \$7,500,000

December 2007 update

- ✓ Improvements at CVHS were completed for student occupancy in September of 2004.

7. **Address American Disability Act (ADA) Needs**

- Complete the upgrade of visual/audio alarms (strobes)
- Access routes to existing buildings brought into compliance
- Door hardware: closer tensions, automatic closures and replacement of knobs with levers
- Add Braille to interior building signage
- Provide proper parking spaces (van compliance)
- Physical modifications to structures to eliminate barriers as required

Rationale: The district is not in complete compliance with federal law. This addresses the most critical ADA requirements. Another \$721,000 will be required in the future.

Cost: \$905,000

December 2007 update

- ✓ This project was completed in the summer of 2004

8. **Roof Replacement at Five Schools**

- Complete roof replacement at five schools: Cheldelin, Mt. View, Lincoln, Jefferson and Wilson
- As roofs are replaced, seismically upgrade roof diaphragms to meet current structural codes (3,471 squares of roofing replacement @\$984 per square)

Rationale: Life expectancy for roofs is 20-30 years. The majority of roofs in the district are nearing or have exceeded their life expectancy. Some already are failing, and are continually being patched because of the need for replacement. It is more cost effective to make seismic repairs on roofs as the roofs replaced.

Cost: \$3,415,546

December 2007 update

- ✓ These projects were completed in the summers of 2003, 2004, and 2005.
- ✓ In January of 2006, the school board approved additional roof replacement projects at Garfield (completed summer of 2006) and Adams (scheduled for summer 2008).
- ✓ Deferred maintenance for the roofs at Hoover (completed in summer of 2006) and the district office (completed in summer of 2007) were also approved.

9. **Gymnasium Bleacher Repairs/Code Upgrades at Crescent Valley High School and Cheldelin Middle School**

- Replace fatigued metal structural hardware
- Upgrade safety railings to current code

Rationale: The current bleachers at both schools don't meet safety code requirements. In addition to safety concerns, this is a potential liability issue for the district.

Cost: \$42,000

December 2007 Update

- ✓ This project is complete.

10. **Crescent Valley All-weather Track Replacement**

- Major overhaul/replacement of entire track

Rationale: The majority of the track is not usable as it currently exists due to safety issues. The existing rubberized track surface is worn through to bare asphalt, the sub base and base materials are failing, and subsurface drainage repairs are needed.

Cost: \$312,500

December 2007 Update

- ✓ The track was replaced in the summer of 2003.
- ✓ We have outstanding warranty issues that are scheduled for repair in spring/summer of 2008.

11. **Playground, Parking Lot and Driveway Improvements**

- Overlay approximately 338,000 square feet of existing asphalt parking lots and driveways at eight district facilities @ \$1.25 per square foot

Rationale: Playground and parking lot surfaces have a life expectancy of about 30 years. Many of these surfaces have exceeded their life expectancy and are deteriorating significantly. Decaying playground surfaces create safety hazards for children. It is more cost effective to maintain now than to replace later on.

Cost: \$422,500

December 2008 Update

- ✓ Playground improvements were completed in the summer of 2007 at all schools except Jefferson Elementary School which was installed in summer of 2008).

- ✓ All of the parking lot and driveway improvements were completed by the summer of 2008.

12. Additional Vehicle Parking at Garfield

- Add 17 parking spaces to southwest parking lot

Rationale: According to city ordinances, Garfield does not have adequate parking. This is contributing to safety issues because of problems with traffic flow.

Cost: \$30,525

December 2007 Update

- ✓ This project was completed in the summer of 2003.

13. Improve Heating/Ventilation Systems at Nine District Facilities

- Upgrade equipment
- Replace controls

Rationale: Some buildings do not meet current state and federal air quality standards. Rooms are unevenly heated and some have improper ventilation. Methods of air delivery and equipment are obsolete. These replacements and upgrades will lower ongoing energy costs. A comfortable environment helps create optimal conditions for learning.

Cost: \$819,170 (may qualify for energy savings grant dollars)

December 2007 Update

- ✓ HVAC systems have been improved at all district facilities except Dixie, Fairplay, Harding, Inavale, and Western View Center.

14. Technology Upgrades

- Recabling and system upgrades at Adams, Garfield, Inavale, Jefferson, Cheldelin, and Crescent Valley

Rationale: The current wiring is obsolete and expensive to maintain.

Cost: \$282,000

December 2007 Update

- ✓ This project is complete.

15. Kitchen Upgrades/Equipment Replacement

- Replace worn-out equipment

Rationale: Kitchen equipment is obsolete. Replacement parts are hard to find and the equipment is inefficient to run. In some schools, these improvements will bring kitchens up to current county sanitation/health code requirements.

Cost: \$272,400

December 2008 Update

- ✓ Freezer replacements at Cheldelin and district office, and gas oven replacements throughout the district were completed in the summer of 2007.
- ✓ Final completion of the project in the summer of 2008.

Phase I includes:

Maintenance	\$7,928,166
Remodel / Modernize	\$7,469,475
New Construction	<u>\$71,000,000</u>
Total Cost for Phase I	\$86,397,641

Phase 2

(Phase 2 begins five years after completion of Phase 1)

1. Complete CHS Master Site

- Relocate/replace Franklin School to an alternate site (South Corvallis or current Western View or Harding sites with new facility).
- Purchase residential properties located on the SE corner of existing CHS site.

Rationale: The addition of these properties to the CHS campus will create more functional space for athletic fields and parking.

December 2007 Update

- ✓ The school board has elected to keep Franklin in operation for 5-10 years. Two properties adjacent to the CHS campus have been purchased.
- ✓ The 2008 Long Range Facilities Master Plan Committee recommends that this item be removed from the Long Range Facilities Master Plan. Please see committee report for details.

2. Identify and Purchase Acreage in South Corvallis for Future Replacement School Site

Rationale: In future years, as the population of Corvallis extends south, the district should be prepared to build a school in that portion of town. This new facility might serve as a K-8 school.

3. Modernization and Seismic Upgrades to Crescent Valley High School

Rationale: In this phase, modernization begun in Phase 1 will be completed, and seismic safety issues identified in engineering studies will be addressed.

4. Modernization and Seismic Upgrades to Cheldelin Middle School

Rationale: By Phase 2, the Cheldelin building will be almost 40 years old. In addition to modernizing educational spaces, maintenance issues due to aging of the building will need to be addressed. Seismic safety upgrades as identified in engineering studies also will be part of this modernization.

5. Roofing Replacement, Including Seismic Upgrades to Roof Diaphragms at Adams, Garfield, Hoover, Crescent Valley, Administration, and Inavale

Rationale: Life expectancy for roofs is 20-30 years. The majority of these roofs will have already exceeded their life expectancy. It is more cost effective to make seismic repairs on roofs as the roofs are replaced.

December 2008 Update

- ✓ Garfield seismic upgrades to the roof diaphragm and roof replacement was completed in the summer of 2006
- ✓ Adams was completed in the summer of 2008

6. Balance of Modernization and Seismic Upgrades to Adams, Garfield, Hoover, Jefferson, Mountain View, Wilson, and Administration

Rationale: Most of these buildings are 50-60 years old. Educational spaces will need to be updated, and long-range maintenance issues due to aging buildings addressed. Seismic safety upgrades as identified in engineering studies also will be part of this modernization.

Phase 3

(Phase 3 begins five years after completion of Phase 2)

1. Replace Lincoln Elementary School at new site purchased in Phase 2

- The size of the facility will be based on future and projected enrollment.
- Consider creating a K-8 school in this facility as recommended by the K-8 Middle School Board Subcommittee. (This recommendation was adopted by the Board in October, 2001.)

Rationale: The Lincoln facility has significant long-range maintenance issues. In the future, it will be more cost efficient to rebuild rather than renovate. Because of its proximity to Highway 99, the current site has safety issues. Also, the size of the current campus does not allow for future expansion.

2. Replace Inavale School at existing site if enrollment warrants

- Will require temporary modulars during construction.

Rationale: The current Inavale structure has significant long-range maintenance issues. In the future, it will cost more to renovate than to rebuild.

A new Long Range Facilities Master Plan was adopted by the Corvallis School Board on March 11, 2008.

Recommendations for Sales of Current Properties

1. Sell and/or Trade these District-Owned Properties

- Edgewood Park Estates, lots 28, 29, and 30
 - Rationale: This property is not an adequate size for a school campus.
- Pleasant View Fruit Farms (11.49 acres)
 - Rationale: The district already owns property at the current Western View site in southwest Corvallis; the long-range plan does not identify a need for other school property in this part of town at this time. In addition, thirty per cent of the Pleasant View parcel is not suitable for building because of wetlands.
- Fairplay Elementary (10.96 acres)
 - Rationale: Fairplay School will close in July 2002. The district's long-range plan does not identify the need for a school at this site in the future.
- Dixie Facility (7.00 acres)
 - Rationale: Dixie (CIMC) will close a portion of its operation and relocate the remainder of the services to Harding Facility in July 2002.
- Timberhill Property (11.84 acres-6.84 to School District, 5.00 acres to City Parks & Recreation Department)
 - Rationale: The long-range plan does not identify a need for other school properties in north Corvallis. There is a deed covenant, which reverts property to the City for a park if not developed for a school facility within 10 years of original deed transfer.

All funds received from property transactions will be placed in district designated "Land Fund" for purchase of future properties as per Board Resolution on January 12, 1998.

2. Reserve, or Land Bank, the Following District-Owned Properties for Future Educational Sites

- Western View site – 22.82 acres
- Harding site – 7 acres
- Village Green (11.01 acres)

Rationale: These properties are centrally located with good access to the community, and should be reserved as potential future school sites.