

Corvallis School District 2008 Long Range Facilities Master Plan Projects Update

The 2008 Long Range Facilities Master Plan was adopted by the Corvallis School Board on March 10, 2008. Facilities and Transportation Director Kim Patten provided project update information in **red**.

Committee Members

Larry Earhart, Community Member and Committee Chair
Mike Fagan, Vice Principal, Crescent Valley High School
Helen Higgins, Corvallis School Board
Stephanie Mehlenbacher, Community Member
Dick Ragsdale, Community Member
Steve Rogers, City of Corvallis Public Works Director

Consultants

Tom Gaulke, Business Consultant
Kenna Gillespie, Gillespie Appraisal Services
Clayton Vorse, Arbuckle Costic Architects, Inc.

Corvallis School District 509J Staff

Dawn Tarzian, Superintendent
Kathy Rodeman, Business Services Director
Noel Mingo, Auxiliary Services Manager
Kim Patten, Construction Management Center Fiscal Specialist
Jen Schroeder, Auxiliary Services Administrative Assistant

Recommendations:

- **CHS Campus Expansion:** The committee recommends that the district remove completion of the CHS Master Plan from the Long Range Facilities Master Plan.
 - When the costs of purchasing and developing properties adjacent to the campus were compared to the planned use for the space, it was determined an inefficient use of resources for the district. **No additional properties purchased**

- **Real Property Recommendations:**

Retention:

- Western View
- Village Green
- Garfield Park
- 1361-1363 NW Fillmore Avenue – **Currently used as Spartan Garden**
- Fairplay School – **Declared Surplus and Sold**
- Timberhill Property – **Deed Reversion to City of Corvallis**

Disposal:

- Edgewood Park Estates – Lots 28, 29, 30 – **Sold**
- Pleasant View Fruit Farms – **Sold**
- 1252 NW Pierce Way – **Sold**
- Dixie School – **Currently leased to LBL ESD for Early Childhood Services**
- Inavale School – **Currently leased to Muddy Creek Charter School**

Acquisition:

- Begin immediately looking for land in south Corvallis to purchase as a future school site.

- **Renovate vs. Replace:** The committee recommends that the district replace four to five elementary or K-8 schools with four new 550 student capacity buildings (25 students per class) within the next 10-20 years. The committee recommends that a Long Range Facilities Master Planning Committee be convened in 2012 to identify which schools should be replaced. **Complete**
- **Capital Improvements:** The committee recommends that the district begin bond planning in 2012 to address capital improvements and replacement facility construction district-wide. The facility audits prepared by Arbuckle Costic should be a starting point for said planning and prioritization. The committee recommends that the district consider an \$85-\$90 million dollar facility improvement bond to include \$41 million in renovations (as shown in Table B) and \$40 million for construction of four replacement schools (these estimates are based on 2008 construction estimates). **Complete**
- **Capital Improvement Repairs:** The committee recommends that the district actively seek funding necessary to successfully complete capital improvement repair projects.

The committee is additionally respectful of the likelihood that priorities and facility needs may shift over time. Therefore, it is further recommended that the list of capital improvement repairs be reviewed on an annual basis. **The Facilities Department reviews and prioritizes capital needs on an annual basis.**

- **Construction Excise Tax:** The committee recommends continuing to explore imposing a new construction levy tax. **Complete**
- **Timeline:** The committee recommends the following timeline:
 - **Immediately** - Staff should work to identify and purchase property in south Corvallis for a new K-8 school.
 - **Immediately** - The district should focus immediate short/medium term attention on the efficient and safe operations of school facilities. Included should be repair, retrofit, or replacement of aging systems to maintain the capital investment in our buildings and grounds.
 - **2012** - The Long Range Facilities Master Plan committee should reconvene every five years. The next committee should reconvene in 2012 to review and make recommendations on the following items:
 - Fairplay lease (lease with Corvallis Waldorf School expires in 2013)
 - Tentatively identify schools to be replaced
 - Identify property for potential future school sites – proceed with property purchases if deemed necessary
 - Begin bond planning - **The facilities long range planning process began with a facilities assessment in 2013. In 2016 educational visioning was completed by the Innovation Team. The Long Range Facilities Planning Committee was convened in January 2017 and provided a recommendation to Superintendent Noss in November 2017.**
 - **2016-2022**– The district should consider going out for a new facilities improvement bond. **The Corvallis School Board placed a bond measure on the May 15, 2018 ballot.**

A new Long Range Facilities Master Plan was adopted by the Corvallis School Board on January 11, 2018.