

## Committee Meeting #3, May 14, 2025 Building Capacity & Educational Adequacy Data Provided By: DLR & PIVOT Architects



### COMMITTEE'S KEY MESSAGES:

- The committee reviewed building capacity which is the maximum number of students that could be accommodated within the building.
- We have more building capacity than we have students K-12.
- Numbers do not dedicate spaces for programmatic needs such as special education or district identified magnet programs (Example: Life Skills, Social Emotional Growth).
- Specialty spaces such as science labs, and their impact on maximum enrollment, need to be considered in additional analysis.
- Enrollment as configured doesn't match the facility capacity and the disparity will increase over the next 4 years. By 2029, enrollment will be equal to around 50% of the total building capacity.
- The building capacity gap is not distributed equally by grade level. Elementary school building capacity vs. enrollment gap is currently larger than secondary schools.
- Environmental Comfort Survey results were qualitative and completed by building safety committees. Results for all buildings were fair to good. We acknowledged that different people have different comfort levels. The school district has a process for funneling concerns through the safety committee, and is responsive to concerns.

# Facility Assessment Executive Summary



## What does the Facilities Assessment...

### measure?

- Quantitative data: Snapshot of building condition on the date of the assessment
- Line item assessment of discrete building systems (e.g. roofing; floor finishes)
- Each individual system gets a rating; this translates to a cost to improve.
- Measures deficiencies in building systems.

### ...do?

- Provides standardized data to Oregon Dept. of Education (ODE) to inform an overall picture of Oregon school facilities condition.
- One tool to inform District's decision making and planning.

### ...not do?

- Is not a reflection on staff's care and effort invested into their school buildings, usually with limited resources!
- Does not include information regarding enrollment/facility capacity or curriculum/ program expansion.
- Does not prioritize projects.

## Terms

FCI 0-5%  
Good

FCI 6-10%  
Fair

FCI 11-30%  
Poor

FCI 31-50%  
Critical

**Replacement Budget:** Cost to replace the current square footage of the existing building with new construction of the same square footage and building type. For CSD, costs per SF are estimated for 2025.

**Physical Condition Budget Total:** Cost to bring existing systems up to original condition. Does not include costs to introduce new systems such as ventilation, safety/security upgrades, change the use of building space, add space, nor to improve ADA or provide seismic retrofit. For CSD, costs per SF are estimated for 2025.

**Facility Condition Index (FCI) =**

$$\frac{\text{Physical Condition Budget Total}}{\text{Replacement Budget}}$$

FCI at or greater than 31% is the threshold for if a District should consider a replacement as part of their planning process. The FCI does not take into account historic preservation considerations, nor are some communities able to bond the amount of a full building replacement.



# District-Wide School Capacity Summary

## Long Range Facilities Planning Committee

May 29, 2025

	Total FCI of all campus buildings	Building Capacity (5/14/2025)	Building Capacity (5/28/2025)	Spaces dedicated to District-level programming	Enrollment Capacity	Enrollment 24-25	Projected Enrollment 25-26	Projected Enrollment 26-27	Projected Enrollment 27-28	Projected Enrollment 28-29
Adams Elementary	1.4%	567	567	7 classrooms * 27 students		360				
Letitia Carson Elementary	1.2%	486	486			334				
Kathryn Jones Harrison Elementary	1.1%	432	432			227				
Franklin (K-5 only)	1.3%	162	162			150				
Garfield Elementary	0.8%	594	594			381				
Mountain View Elementary	2.0%	459	459			216				
Bessie Coleman Elementary	0.0%	513	513			355				
Lincoln Elementary	0.0%	594	594			313				
<b>Total K-5</b>		<b>3807</b>	<b>3807</b>	<b>189</b>	<b>3618</b>	<b>2336</b>	<b>2221</b>	<b>2125</b>	<b>1996</b>	<b>1896</b>
<i>Under/(Over)</i>						<i>1282</i>	<i>1397</i>	<i>1493</i>	<i>1622</i>	<i>1722</i>
Cheldelin Middle School	0.8%	801	657	4 classrooms * 29 students		498				
Linus Pauling Middle School	1.1%	859	714			717				
Franklin (6-8 only)	1.3%	189	189			161				
<b>Total 6-8</b>		<b>1849</b>	<b>1560</b>	<b>116</b>	<b>1444</b>	<b>1376</b>	<b>1288</b>	<b>1261</b>	<b>1267</b>	<b>1231</b>
<i>Under/(Over)</i>						<i>68</i>	<i>156</i>	<i>183</i>	<i>177</i>	<i>213</i>
Corvallis High School	0.4%	2083	1901	7 classrooms * 31 students		1294				
Crescent Valley High School	8.8%	1795	1613			887				
<b>Total 9-12</b>		<b>3878</b>	<b>3514</b>	<b>217</b>	<b>3297</b>	<b>2181</b>	<b>2153</b>	<b>2081</b>	<b>1998</b>	<b>2013</b>
<i>Under/(Over)</i>						<i>1116</i>	<i>1144</i>	<i>1216</i>	<i>1299</i>	<i>1284</i>
<b>Total K-12</b>		<b>9534</b>	<b>8881</b>	<b>522</b>	<b>8359</b>	<b>5893</b>	<b>5662</b>	<b>5467</b>	<b>5261</b>	<b>5140</b>
<i>Under/(Over)</i>						<i>2466</i>	<i>2697</i>	<i>2892</i>	<i>3098</i>	<i>3219</i>
College Hill High School / Harding Center	5.4%	323	323							



## COMMITTEE'S KEY MESSAGES:

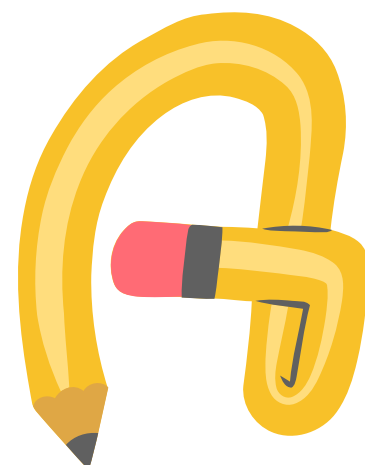
EACH ELEMENTARY SCHOOL HAS  
DEDICATED LEARNING SPACES FOR



ART CLASSROOM



MUSIC



FLEX ROOM (To be used at the school's discretion to meet students' needs.)



PHYSICAL FITNESS (GYM)

## DISTRICT-WIDE ELEMENTARY PROGRAMING

(District-wide elementary programs that serve all students, but implemented at select school sites.)

- **LIFE SKILLS PROGRAM - 2 CLASSROOM**  
(Self-contained structured program that supports students with the intersections of cognitive, adaptive, and physical abilities.)
- **SOCIAL EMOTIONAL GROWTH PROGRAM - 1 CLASSROOM**
- **INCLUSIVE PRE - KINDERGARTEN PROGRAM - 4 CLASSROOMS**

**LRFP Committee Meeting #4, May 28, 2025**  
**Educational Programming - Middle School**  
**Data Provided By: CSD**



**COMMITTEE'S KEY MESSAGES:**

**EACH MIDDLE SCHOOL HAS  
DEDICATED LEARNING SPACES FOR**

- ALTERNATIVE LEARNING SPACE - 1 CLASSROOM
- COMPUTER LAB - 1 CLASSROOM
- LEARNING RESOURCE CENTER - 2 CLASSROOMS
- STUDENT SUPPORT SERVICES - 3 CLASSROOMS  
(counseling, social/emotional support, homecourt)
- STAFF SUPPORT SERVICES - 1 STAFF LOUNGE

**DISTRICT-WIDE MIDDLE SCHOOL PROGRAMING**

(District-wide middle school programs that serve all students, but implemented at select school sites.)

- LIFE SKILLS PROGRAM - 2 CLASSROOMS  
(Self-contained structured program that supports students with the intersections of cognitive, adaptive, and physical abilities.)
- ELD (English Language Development) - 2 CLASSROOMS

**LRFP Committee Meeting #4, May 28, 2025**  
**Educational Programming - High School**  
**Data Provided By: CSD**



**COMMITTEE'S KEY MESSAGES:**

**EACH HIGH SCHOOL HAS DEDICATED LEARNING SPACES FOR**

- ALTERNATIVE LEARNING SPACE - 1 CLASSROOM
- COMPUTER LAB - 1 CLASSROOM
- LEARNING RESOURCE CENTER - 3 CLASSROOMS
- STUDENT SUPPORT SERVICES - 3 CLASSROOMS
- STAFF SUPPORT SERVICES - 1 STAFF LOUNGE


**DISTRICT-WIDE HIGH SCHOOL PROGRAMING**

(District-wide high school programs that serve all students, but implemented at select school sites.)

- LIFE SKILLS PROGRAM - 3 CLASSROOMS  
(Self-contained structured program that supports students with the intersections of cognitive, adaptive, and physical abilities.)
- WINGS - 3 CLASSROOMS  
(Provides first-hand independent living work experiences within the community according to the students' individual needs.)
- ELD (English Language Development) - 1 CLASSROOM

# ADAMS ELEMENTARY SCHOOL, DISTRICT OFFICE, BRIDGES






-  100 YEAR FLOODPLAIN PROTECTION
  -  FLOODWAY PROTECTION
  -  PROTECTED RIPARIAN CORRIDOR
  -  TWO TENTH FLOODWAY PROTECTION
  -  PROJECT SITE - 40.55 ACRES
  -  NON-PROGRAM AREAS - 29.78 ACRES
-  10-14.99% SLOPE
  -  15-24.99% SLOPE

<b>Address</b>	1615 SW 35 <sup>th</sup> St., Corvallis, OR 97333
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	40.55 acres
<b>Natural Features</b>	Floodplain, floodway, riparian corridor & slopes
<b>Non-program area</b>	29.78 acres
<b>Considerations</b>	School grounds may be impacted by program needs associated district offices and the Bridges program

# LETITIA CARSON ELEMENTARY SCHOOL – K-5

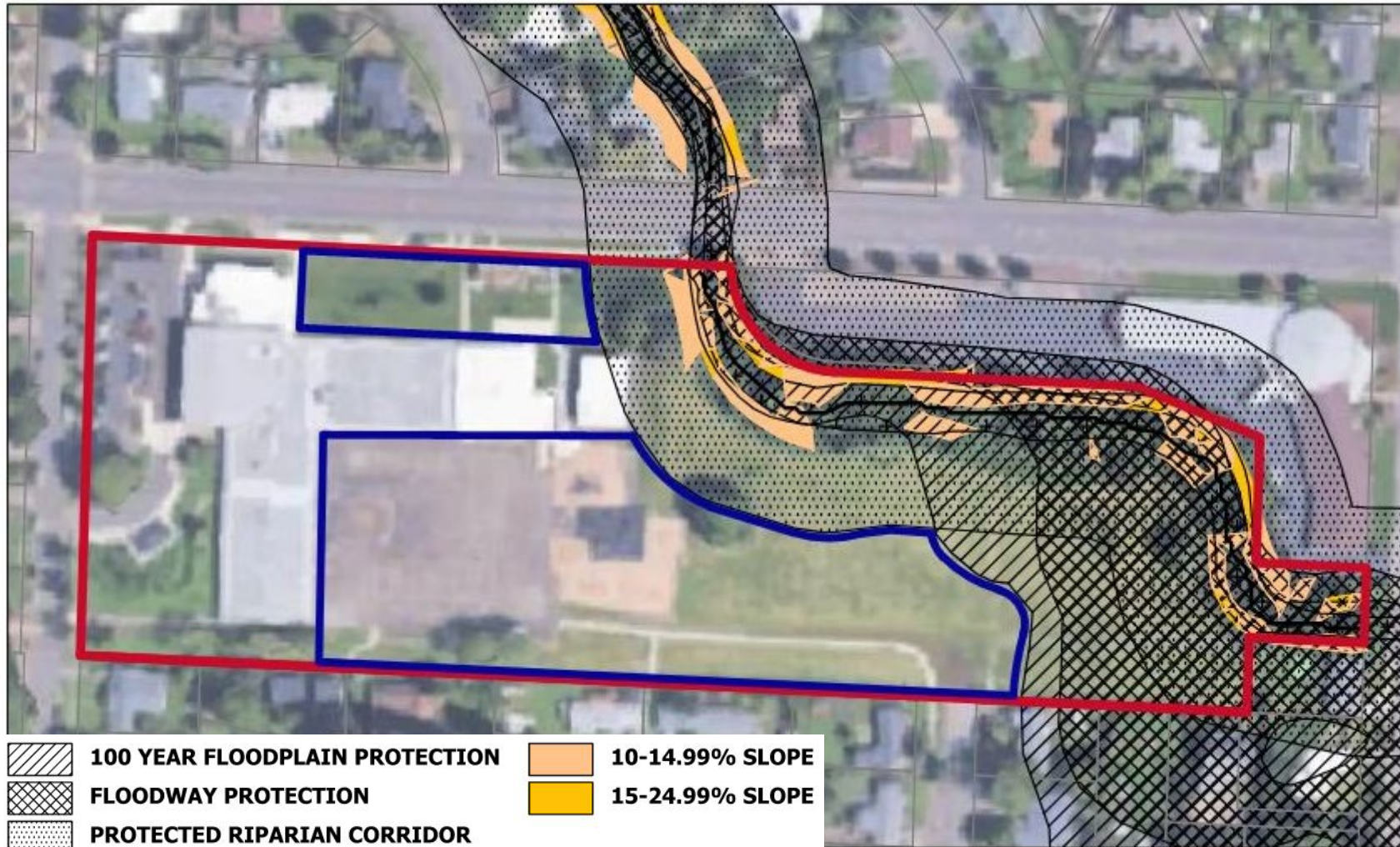


-  10-14.99% SLOPE
-  PROTECTED RIPARIAN CORRIDOR
-  PROJECT SITE - 9.48 ACRES
-  NON-PROGRAM AREAS - 4.88 ACRES

<b>Address</b>	2701 NW Satinwood Street, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	Mostly RS-6 Low Density Residential with a small sliver of RS-9 along Walnut Boulevard.
<b>Site Size</b>	9.48 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	4.88 acres
<b>Considerations</b>	None



# KATHRYN JONES HARRISON ELEMENTARY – K-5, LIFE SKILLS



<b>Address</b>	1825 NW 27th Street, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	10.21 acres
<b>Natural Features</b>	Floodplain, floodway, riparian corridor & slopes
<b>Non-program area</b>	3.56 acres
<b>Considerations</b>	None

# FRANKLIN SCHOOL – K-8



-  **PROJECT SITE - 3.47 ACRES**
-  **NON-PROGRAM AREAS - 1.42 ACRES**

<b>Address</b>	750 NW 18th Street, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-9 Low Density Residential
<b>Site Size</b>	3.47 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	1.42 acres
<b>Considerations</b>	None

# GARFIELD ELEMENTARY – K-5, DUAL-LANGUAGE IMMERSION



<b>Address</b>	1205 NW Garfield Avenue, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	11.69 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	4.32 acres
<b>Considerations</b>	School District has an agreement with Corvallis Parks and Rec. for use and maintenance of Garfield Park.

-  **PROJECT SITE - 11.69 ACRES**
-  **NON-PROGRAM AREAS - 4.32 ACRES**
-  **GARFIELD PARK AGREEMENT**

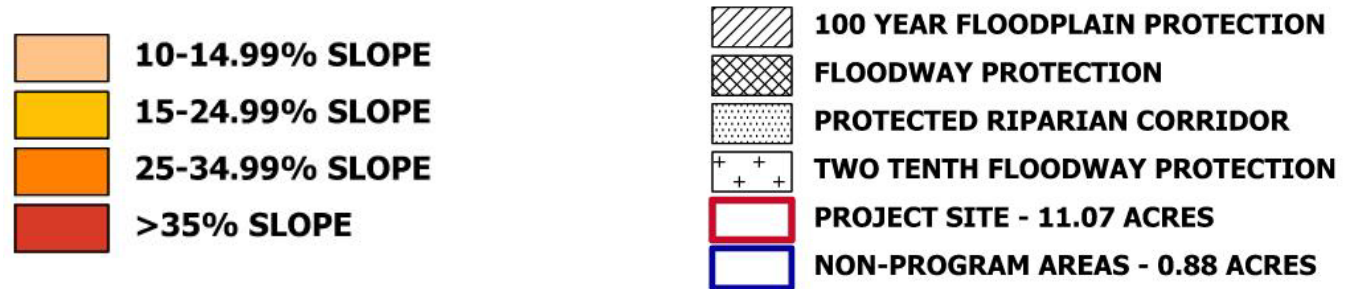
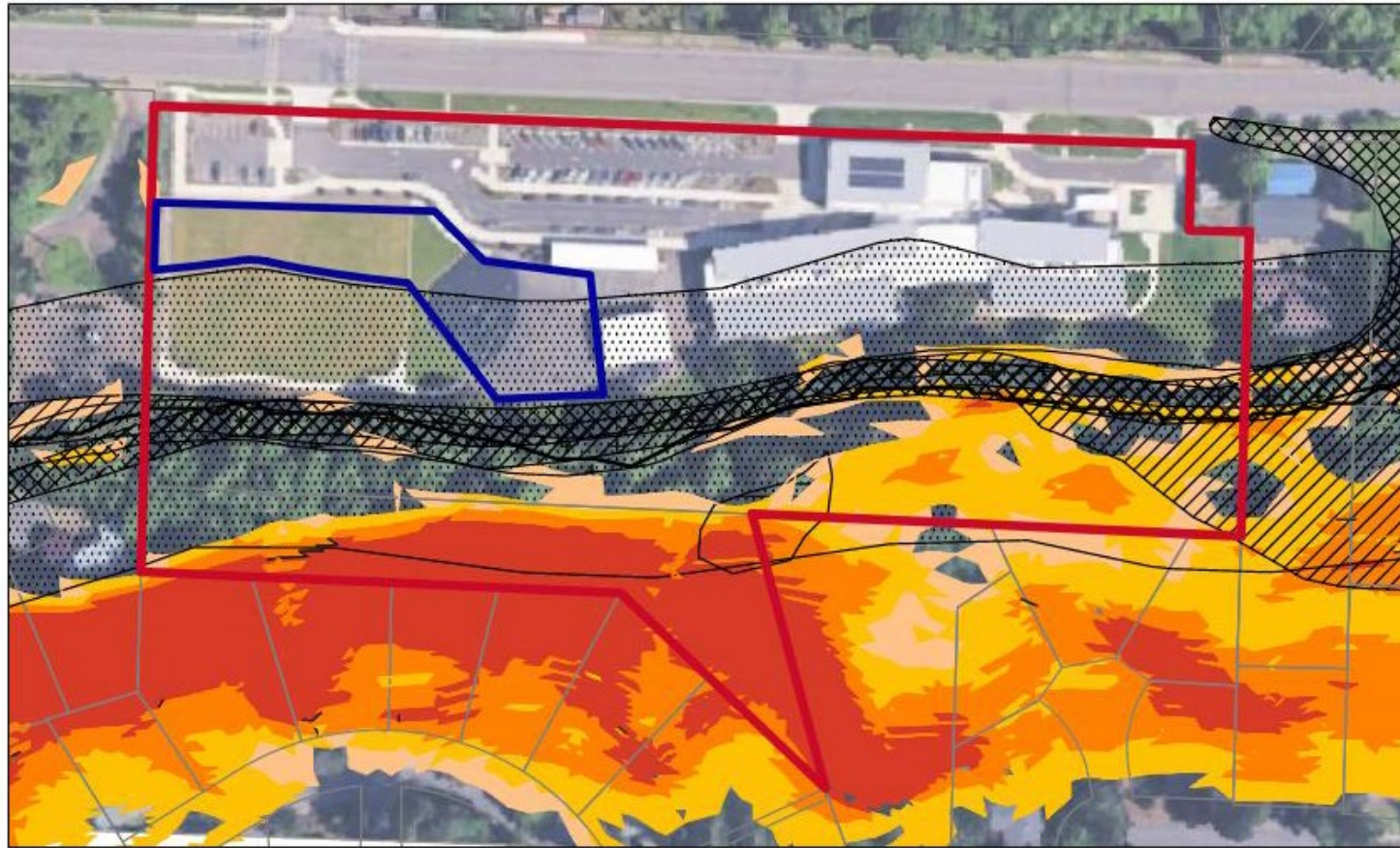
# MOUNTAIN VIEW ELEMENTARY – K-5, SOCIAL EMOTIONAL GROWTH



<b>Address</b>	340 NE Granger Avenue, Corvallis, OR 97330
<b>Jurisdiction</b>	Benton County
<b>Zoning</b>	UR-5 Urban Residential
<b>Site Size</b>	16.90 acres
<b>Natural Features</b>	Wetlands
<b>Non-program area</b>	11.15 acres
<b>Considerations</b>	None

-  **WETLANDS INVENTORY**
-  **10-14.99% SLOPE**
-  **PROJECT SITE - 16.90 ACRES**
-  **NON-PROGRAM AREAS - 11.15 ACRES**

# BESSIE COLEMAN ELEMENTARY SCHOOL – K-5



<b>Address</b>	3838 NW Walnut Boulevard, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	11.07 acres
<b>Natural Features</b>	Floodplain, floodway, riparian corridor & slopes
<b>Non-program area</b>	0.88 acres
<b>Considerations</b>	Redevelopment allowed within the paved playground inside the protected riparian corridor.

# LINCOLN ELEMENTARY – K-5, DUAL LANGUAGE IMMERSION



-  **PROJECT SITE - 7.65 ACRES**
-  **NON-PROGRAM AREAS - 3.02 ACRES**

<b>Address</b>	110 SE Alexander Avenue, Corvallis, OR 97333
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	7.65 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	3.02 acres
<b>Considerations</b>	None

# CHELDELIN MIDDLE SCHOOL – 6-8



<b>Address</b>	987 NE Conifer Blvd. Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	33.45 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	20.67 acres
<b>Considerations</b>	Site area includes Williams Field

 **PROJECT SITE - 33.45 ACRES**  
 **NON-PROGRAM AREAS - 20.67 ACRES**

# LINUS PAULING MIDDLE SCHOOL – 6-8, LIFE SKILLS, DUAL LANGUAGE IMMERSION



<b>Address</b>	1111 NW Cleveland Avenue, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	27.83 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	5.52 acres
<b>Considerations</b>	Site area includes Boys and Girls Club and Osborne Aquatic Center.









-  **PROJECT SITE - 27.83 ACRES**
-  **NON-PROGRAM AREAS - 5.52 ACRES**



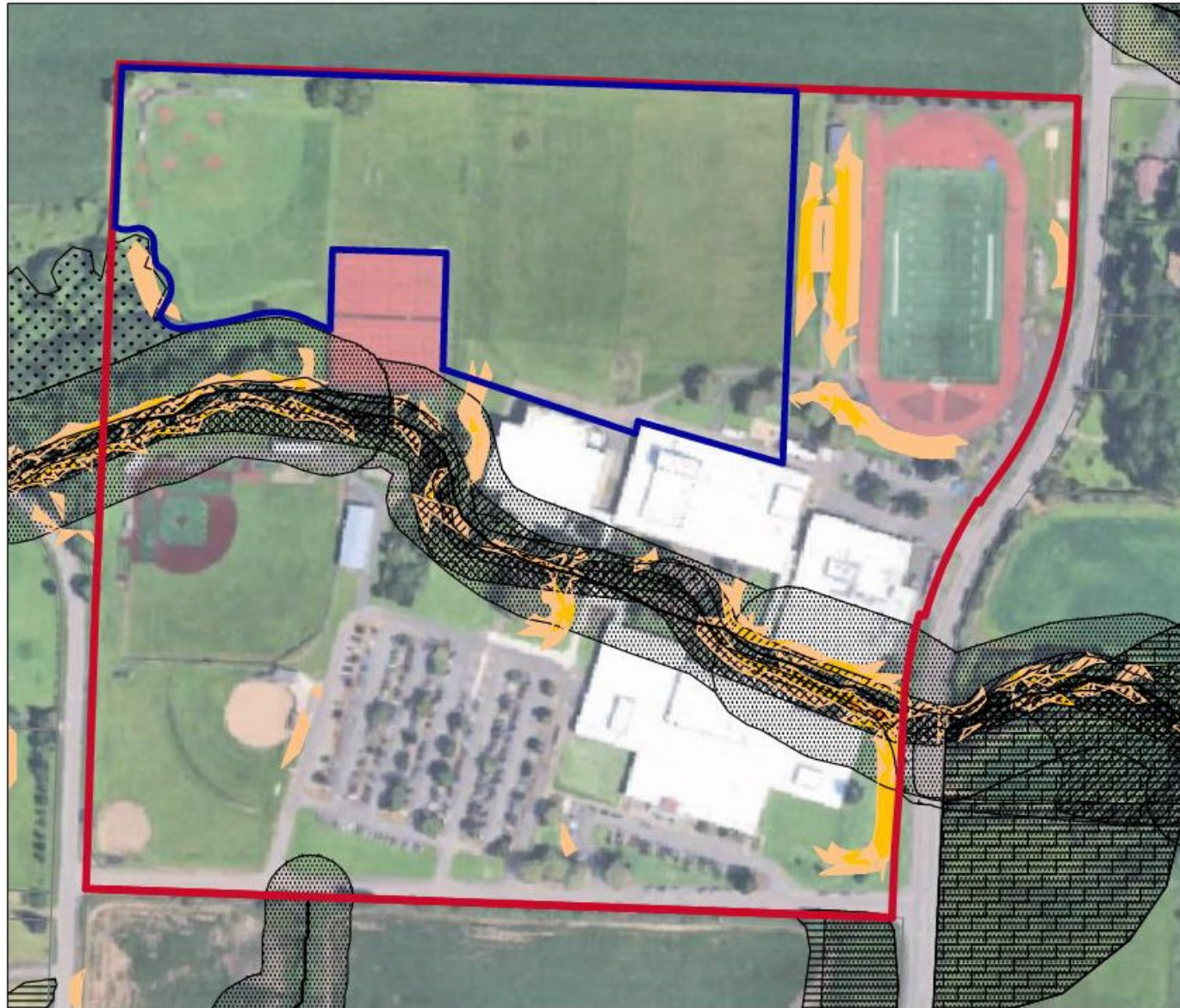
# CORVALLIS HIGH SCHOOL – 9-12, LIFE SKILLS, DUAL LANGUAGE IMMERSION













<b>Address</b>	1400 NW Buchanan Avenue, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-9 Low Density Residential
<b>Site Size</b>	28.03 acres
<b>Natural Features</b>	Floodplain, floodway, riparian corridor & slopes
<b>Non-program area</b>	3.24 acres
<b>Considerations</b>	Site area includes Taylor Field.

-  **100 YEAR FLOODPLAIN PROTECTION**
-  **FLOODWAY PROTECTION**
-  **PROTECTED RIPARIAN CORRIDOR**
-  **TWO TENTH FLOODWAY PROTECTION**
-  **PROJECT SITE - 28.03 ACRES**
-  **NON-PROGRAM AREAS - 3.24 ACRES**
-  **10-14.99% SLOPE**
-  **15-24.99% SLOPE**

# CRESCENT VALLEY HIGH SCHOOL – 9-12, WINGs



<b>Address</b>	4444 NW Highland Drive, Corvallis, OR 97330
<b>Jurisdiction</b>	Benton County
<b>Zoning</b>	Public
<b>Site Size</b>	52.71 acres
<b>Natural Features</b>	Floodplain, floodway, riparian corridor, significant vegetation & slopes
<b>Non-program area</b>	13.38 acres
<b>Considerations</b>	None

-  **100 YEAR FLOODPLAIN PROTECTION**
  -  **FLOODWAY PROTECTION**
  -  **PROTECTED RIPARIAN CORRIDOR**
  -  **TWO TENTH FLOODWAY PROTECTION**
  -  **PROTECTED SIGNIFICANT VEGETATION**
  -  **PROJECT SITE - 52.71 ACRES**
  -  **NON-PROGRAM AREAS - 13.38 ACRES**
-  **10-14.99% SLOPE**
  -  **15-24.99% SLOPE**
  -  **25-34.99% SLOPE**

# COLLEGE HILL HIGH SCHOOL – 9-12, Alternative High School, Urban Farm, Construction Program, WINGS



-  **PROJECT SITE - 6.51 ACRES**
-  **NON-PROGRAM AREAS - 3.20 ACRES**

<b>Address</b>	510 NW 31st Street, Corvallis, OR 97330
<b>Jurisdiction</b>	City of Corvallis
<b>Zoning</b>	RS-6 Low Density Residential
<b>Site Size</b>	6.5 acres
<b>Natural Features</b>	None
<b>Non-program area</b>	3.20 acres
<b>Considerations</b>	Property is listed on the National Register of Historic Places and is within the College Hill West Historic District.