City of Corvallis
Corvallis School District

Osborn Aquatic Center Facilities Assessment

Executive Summary

Scott Edwards Architecture

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Executive Summary

The Osborn Aquatic Center, constructed in 1977 and expanded in 1999, is a longstanding community and regional asset. It is one of a few publicly operated indoor 50-meter pools with adequate deck space and spectator seating for swim competitions in the Pacific Northwest. In addition, it has a warm-water therapy pool, second-level enclosed spectator seating, locker rooms, classrooms, support spaces, an outdoor lap pool, an outdoor recreation pool, and water slides.

The Corvallis School District owns the aquatic center. After renovation and expansion in 1999, the District entered into an agreement with the City of Corvallis to operate and maintain the pool.

The City of Corvallis had facility assessments completed in 2018 and 2022, identifying aging systems, energy inefficiencies, and outdated configurations. These reports recommended major system replacements and a facility expansion to improve efficiency. The City has managed a prioritized capital improvement list and implemented repairs and upgrades within available resources.

The urgency for a new assessment arose in the fall of 2024, when routine maintenance revealed significant corrosion and rust in a section of the roof structure. This discovery led to the immediate closure of the indoor pools. While repair options are being developed, it is clear that they will be costly and time-consuming.

In response, the Corvallis School District hired Scott Edwards Architecture and a team of specialized consultants in the spring of 2025 to perform a comprehensive facility condition assessment. The project aims to evaluate all building systems and develop a plan for necessary repairs, upgrades, and long-term maintenance.

Scott Edwards Architecture and a team of specialized consultants were commissioned to conduct a detailed analysis. The team includes experts in:

- **Structural:** WDY, Inc.
- **Mechanical/Electrical/Plumbing:** Interface Engineering
- **Aquatics:** Counsilman-Hunsaker
- **Building Envelope:** RDH Building Science Inc.
- **Civil & Landscape:** Harper Houf Peterson Righellis Inc.

This assessment covers the entire Osborn Aquatic Center, including the main building, outdoor pool building, all pools, and the surrounding grounds. It evaluates the facility's current condition and outlines both short-term and long-term renovation goals. These recommendations address a range of needs, from code-required fixes to improvements that will enhance the facility's overall usability and operations.

Summary of Repairs Needed

Priority 1: Immediate Requirements (Before Reopening)

Total Estimated Cost: $5,898,164

- **Structural:** Includes removing rust, repainting steel, replacing failed structural components, adding bracing to unbraced tanks and piping, and repairing masonry and concrete.
- **Building Enclosure:** Involves replacing the natatorium roof, repairing damaged brick, sealing windows and doors, and installing thermal isolation pads.
- **Aquatics:** Covers repairs to meet industry standards, reconfiguring ADA accessible lifts, replacing 50-meter pool finishes (impacted by scaffolding), plaster, underwater lights, replacing the 50-meter pool bulkhead, and replacing end-of-life mechanical components.
- **Mechanical, Plumbing, Fire, Electrical & Technology (MEP/F/T):** Includes inspecting boiler systems, replacing air handlers and dehumidification units, replacing pool ductwork impacted by scaffolding, replacing warped pool trench grates, and replacing non-functioning breakers, light fixtures, and obsolete fire alarm systems.

Priority 2: Short-Term Recommendations (Within 10 Years)

Total Estimated Cost: $3,192,014

- **Architecture:** Involves improving restrooms, replacing grab bars, adjusting shower controls, and replacing finishes and the scoreboard.
- **Building Enclosure:** Includes replacing all windows and brickwork.
- **Aquatics:** This involves replacing the recirculation and water treatment equipment for indoor pools, spray features, and waterslides, as well as the timing system.
- **MEP/F/T:** Includes adding physical separation between locker rooms and the natatorium, replacing plumbing fixtures and piping, replacing fire protection systems and electrical equipment, and upgrading telecommunications and security systems.
- **Civil & Landscape:** Includes repainting parking lines, replacing signs, and filling gaps in access routes.

Priority 3: Long-Term Recommendations (10-20 Years)

Total Estimated Cost: $10,650,068

- **Architecture:** Involves installing an elevator to the second level, replacing lockers, and reconfiguring locker rooms and staff areas.Aquatics: Includes replacing the concrete shells and piping of both indoor pools and assessing the outdoor pools.
- **Structural:** Involves monitoring steel for deterioration, reinforcing concrete walls, and retrofitting steel-braced frames.
- **Building Enclosure:** Includes replacing all roofs every 25 to 30 years.
- **MEP/F/T:** Involves combining boiler systems, replacing pool deck drain assemblies, replacing the wet-pipe sprinkler system, and upgrading lighting and electrical systems.
- **Civil & Landscape:** Involves replacing asphalt parking, sidewalks, and ramps to meet current ADA standards.

Priority 4: Long-Term Recommendations (Beyond 20 Years)

Total Estimated Cost: $4,380,348

- **Architecture:** Includes adding program expansion areas, such as a dry-land fitness area and an outdoor spa.
- **Aquatics:** Includes replacing the pool liners of both outdoor pools and re-assessing all pool structures and equipment.
- **MEP/F/T:** Involves replacing security and audio-visual systems and the fire alarm system.
- **Civil & Landscape:** Includes widening the accessible route around a storm sewer manhole.