Adams Elementary School

1615 SW 35th Street
Corvallis, Oregon 97333

Built: 1962; 1967 addition; 2006, 2007 modulars

Enrollment: 380 students (2013)

Floor Area: 46,695 SF

Field Review Team:

Thea Wayburn	Dull Olson Weekes – IBI Group Architects
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Neighborhood: Residential

Weather: Sunny, 70's and 80's

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

Adams Elementary is one of three prototype facilities in the Corvallis School District (Jefferson and Wilson are the other two). Adams is located adjacent to the School District and Maintenance offices; neighboring land uses include residential, agricultural and civic facilities. The site is a large grass site with large trees and play fields. The building is not sprinklered.

The overall footprint of the building is L-shaped. The school is a single-story structure with wood framed roof and plywood sheathing supported on wood stud bearing walls. The exterior façade has brick veneer with some wood siding at the gymnasium. The gymnasium structure is a 20-foot tall space with glulam columns and bent glulam beams. The school also houses a covered play that is attached to the main building structure. The covered play roof consists of straight wood decking on glulam beams bearing on masonry walls.

One observation made about this facility is the direct access to the gymnasium from the main entry vestibule. The main office is located beyond the vestibule, and currently all doors are kept open from the office through the vestibule to the gym. These gym doors off the vestibule appear to be the main entry point for students and staff. A remodel of the office and adding a window in the vestibule wall from the office could provide better supervision of the entry doors and gymnasium. The cafeteria and gymnasium are one shared space, which can result in challenges or conflicts in scheduling food service with physical education classes.

Overall, this facility is in good to fair condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted. This facility contains several modular buildings which were reviewed as part of the overall facility assessment.

Key Recommendations:

- Seismic Upgrades
- Window Replacement
- Flooring Abatement/Replacement
- Office Remodel for increased visibility
- Mechanical System Upgrades/Replacement
- Electrical System Replacement
- Egress Lighting Installation

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$2,414,556
Interiors	$2,961,249
Systems	$1,904,500
Electrical	$826,750
Grounds	$563,347
Total	$8,670,402

Recommendations by Priority	Cost
Level I	$499,862
Level II	$3,890,969
Level III	$3,833,888
Level IV	$445,683
Total	$8,670,402

FEBRUARY 2014

Garfield Elementary School

1825 NW 27th Street
Corvallis, Oregon 97330

Built: 1955 (original); 1956, 1957, 1959 additions; 1987 modular additions

Enrollment: 394 students (2013)

Floor Area: 46,822 SF

Field Review Team:

Thea Wayburn	DOWA – IBI Group Architects Inc.
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

Garfield Elementary School is a one-story wood framed structure with brick veneer as its primary exterior finish. The school site is surrounded by residential and a large park to the north. The site itself has large grass areas and play fields. The building consists of a central corridor down the length of the building with classrooms on both sides. This facility is not sprinklered.

The school is wood framed with brick and cedar siding on the exterior. Classroom story height is 9ft while the gymnasium and multipurpose room story height are 20ft and 13ft respectively. The gymnasium roof is framed from 3x joists which span onto glulam girders. The multipurpose room is framed from 3x joists which span onto 3-point glulam portal frames. Typical exterior classroom walls have large window openings 3ft above the finish

floor elevation which extend to the roof with timber posts at 8ft on center. The lateral force resisting system consists of timber roof diaphragm which spans to timber sheathed wood stud shear walls in each direction.

The building's main entry is centered in the building with two classroom wings. This facility has a separate gymnasium and cafeteria space. The school site houses the school building in addition to (3) modular buildings. The undersized single parking lot and combined vehicular and bus circulation make vehicular traffic on this site congested.

Overall the building is in good to fair condition. Due to the age of the facility and its systems, this facility is a prime candidate for replacement. Refer to the Facility Replacement Costs section of the report for a detailed breakdown of facility replacement costs; recommendations and costs listed in this detailed report will be to replace or improve existing building conditions.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted. This facility contains several modular buildings which were reviewed as part of the overall facility assessment.

Key Recommendations:

- Seismic Upgrades
- Window Replacement
- Siding Replacement
- Flooring Abatement/Replacement
- Student Restroom Remodel
- Water Piping Replacement
- Mechanical System Upgrades/Replacement
- Lighting and Electrical Systems Replacement (building and site)
- Egress Lighting Installation
- 2nd Parking Lot Addition

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	**$2,460,656**
Interiors	**$921,433**
Systems	**$1,840,250**
Electrical	**$490,000**
Grounds	**$454,039**
Total	**$6,166,378**

Recommendations by Priority	Cost
Level I	**$219,474**
Level II	**$4,149,752**
Level III	**$1,343,645**
Level IV	**$453,507**
Total	**$6,166,378**

Hoover Elementary School

3838 NW Walnut Boulevard
Corvallis, Oregon 97330

Built: 1968; 1978 building addition; 1971, 1974, 1987 modulars added

Enrollment: 405 students (2013)

Floor Area: 46,282 SF

Field Review Team:

Thea Wayburn	Dull Olson Weekes – IBI Group Architects Inc.
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

Hoover Elementary School is a single story facility located on former agricultural land. The building is a wood structure with wood and plywood siding. The building is not sprinklered. The site is adjacent to an electrical substation, and parallel to Walnut Boulevard, a major arterial road. The school site houses the original school building as well as (5) portables. Site access is misaligned with the traffic signal on Walnut Boulevard, posing a safety issue for vehicular and pedestrian circulation.

Hoover ES was originally constructed in 1967 with additional classrooms and a covered play area added in 1977. There are also three modular wood classrooms on unbraced concrete masonry unit (CMU) pilasters and two steel modular classrooms with retrofitted pitched wooden roof on CMU crib walls. The roof of the classrooms and office area is plywood sheathing over truss joists at 48" on center and the roof of the multipurpose room is plywood over 2x framing members spanning between joist girders. Corridor roof framing is plywood over 2x joists. Internal and external walls are 2x wood stud. Exterior walls are clad in tongue and groove siding and walls

are braced with 1x4 and 1x6 wood let-in bracing. The covered play area is constructed with 2x decking spanning over 3x10's at 6 foot on center, spanning between glulam beams which span onto HSS3x3 steel posts.

With the exception of the kindergarten classrooms, classrooms are accessed from the building's exterior. There are are many points of building entry for students, and no sightlines to many doors from the building's main entry or office. The main office area lacks a staff room; two classrooms within the school are now used for staff and not available as instructional space. The cafeteria and gymnasium are one shared space, which can result in challenges or conflicts in scheduling food service with physical education classes.

Overall, this building is in fair condition. Combined with the traffic and safety issues observed, Hoover Elementary is a prime candidate for replacement. Refer to the Facility Replacement Costs section of the report for a detailed breakdown of facility replacement costs; recommendations and costs listed in this detailed report will be to replace or improve existing building conditions.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted. This facility contains several modular buildings which were reviewed as part of the overall facility assessment.

Key Recommendations:

- Roofing Replacement
- Seismic Upgrades
- Window Replacement
- Siding Replacement
- Card Reader Installation at all exterior doors
- Water Piping Replacement
- Mechanical System Upgrades/Replacement
- Lighting Replacement (building and site)
- Egress Lighting Installation
- Entry driveway reconfiguration

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$3,457,493
Interiors	$2,445,801
Systems	$1,690,000
Food Service	$447,750
Grounds	$579,193
Total	$8,620,237

Recommendations by Priority	Cost
Level I	$1,103,898
Level II	$4,516,803
Level III	$2,358,102
Level IV	$641,434
Total	$8,620,237

Jefferson Elementary School

1825 NW 27th Street
Corvallis, Oregon 97330

Built: 1960; 1962, 1979 additions; 1987 modulars

Enrollment: 327 students (2013)

Floor Area: 40,155 SF

Field Review Team:

Thea Wayburn	Dull Olson Weekes – IBI Group Architects
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

Jefferson Elementary is one of three prototype facilities in the Corvallis School District (Adams and Wilson are the other two). Jefferson is surrounded by residential property on three sides and a church on the fourth side. This school site is long and narrow and its parking lot is undersized in relation to other elementary schools in the District. This facility is not sprinklered.

Jefferson ES was originally constructed in 1960 with an additional east-west classroom wing added in 1961 and a covered play area added in 1979. The overall footprint of the building is L-shaped. The school is a single-story structure with wood framed roof and plywood sheathing supported on wood stud bearing walls. The exterior façade has brick veneer. There are several interior masonry walls in the transverse direction of the building. The gymnasium structure is a 20-foot tall space with glulam columns and bent glulam beams. The covered play that is attached to the main building structure consists of straight wood decking on glulam beams bearing on masonry walls. Longitudinal shear walls are plywood sheathed and transverse shear walls are a combination of masonry and wood framed. There are two modular classroom structures on site as well.

One observation made about this facility is the direct access to the gymnasium from the main entry vestibule. The main office is located beyond the vestibule, and currently all doors are kept open from the office through the vestibule to the gym. These gym doors off the vestibule appear to be the main entry point for students and staff. A remodel of the office and adding a window in the vestibule wall from the office could provide better supervision of the entry doors and gymnasium. The cafeteria and gymnasium are one shared space, which can result in challenges or conflicts in scheduling food service with physical education classes.

Overall this facility is in good condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted. This facility contains several modular buildings which were reviewed as part of the overall facility assessment.

Key Recommendations:

- Seismic Upgrades
- Flooring Abatement/Replacement
- Office Remodel for increased visibility
- Water Piping Replacement
- Mechanical Systems Replacement
- Electrical Systems Replacement
- Select Lighting Upgrades (building and site)
- Egress Lighting Installation

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$1,820,911
Interiors	$2,958,306
Systems	$1,652,500
Electrical	$420,500
Grounds	$786,844
Total	$7,639,061

Recommendations by Priority	Cost
Level I	$385,182
Level II	$3,826,517
Level III	$2,862,247
Level IV	$565,115
Total	$7,639,061

Lincoln Elementary School

110 SE Alexander Avenue
Corvallis, Oregon 97333

Built: 1949; additions in 1950, 1953; reconstructed in 1968; additions in 1978, 1981; modulars added 1988, 2006

Enrollment: 366 students (2013)

Floor Area: 39,601 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2012
Weather: Sunny, 70's-80's
Neighborhood: Residential/Commercial

Site Contacts: Lisa Harlan
Kim Patten, CSD 509J

General Building Description:

Lincoln Elementary School is a single story structure located at the corner of a busy intersection, creating congestion for bus loading/unloading at the front of the building and poor access to the parking lot for parent drop-off. The parking lot is too small for its heavy use from this facility and the adjacent Benton County Health Clinic and is in an undesirable location at the back of the building, creating a security problem and poor access from the ADA parking stalls.

Lincoln was constructed in 1948 and was added on in 1949 and 1953. The additions were a gymnasium and classroom wing respectively. The school is a single-story structure with wood framed roofs and masonry bearing walls. There appears to be some concrete work which is listed in previous reports to be part of the construction

of the additions. Covered walkways wrap around the perimeter of the C-shaped foot print and are wood framed with steel posts. At the gymnasium sloped glulam bent frames span the space and masonry walls provide the exterior enclosure. Wood trusses support the roof over the stage area. In 1978 a stand-alone covered play area was built with wood trusses and L-shaped corner walls sheathed with plywood.

The main building consists of an L-shaped classroom wing, main office, kitchen and a shared use gymnasium/cafeteria with a stage. This building portion consists of concrete masonry and brick walls with low-sloped wood roof framing that is prone to roof leaks and dry rot. In addition, many of the spaces have not been upgraded to the latest egress, accessibility or fire-life-safety code requirements.

The 1978 addition was originally designed as an open plan, but has subsequently been sub-divided and remodeled several times. This has resulted circuitous series of hallways that lack flow and limits site lines for monitoring students and security. In addition, the south wing of the school has no internal hallway, which inhibits movements for students on days of inclement weather and results in far more exterior doors that need to be locked and monitored than what is typical in elementary schools. The cafeteria and gymnasium are one shared space, which can result in challenges or conflicts in scheduling food service with physical education classes.

Overall this facility is in poor condition. This facility is a prime candidate for replacement. Refer to the Facility Replacement Costs section of the report for a detailed breakdown of facility replacement costs; recommendations and costs listed in this detailed report will be to replace or improve existing building conditions.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Seismic Upgrades
- Door and Window Replacements
- Casework Replacement
- Restroom Remodel/Upgrades
- Mechanical System Replacement
- Select Lighting Replacement
- Egress Lighting Installation
- Parking Lot Addition/Upgrades
- Covered Play Structure Replacement

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$1,694,050
Interiors	$4,671,726
Systems	$1,828,750
Electrical	$310,000
Grounds	$634,221
Total	$9,138,747

Recommendations by Priority	Cost
Level I	$ 72,500
Level II	$4,756,775
Level III	$3,466,013
Level IV	$843,459
Total	$9,138,747

Mountain View Elementary School

340 NE Grainger Avenue
Corvallis, Oregon 97330

Built: 1954; 1959, 1961, 1966 building additions; 1975, 1988, 2007 modulars added

Enrollment: 290 students (2013)

Floor Area: 52,170 SF

Field Review Team:

Thea Wayburn	Dull Olson Weekes – IBI Group Architects
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Site Visits: June 3-7, 2103
Neighborhood: Agricultural/Residential

Weather: Sunny, 70's and 80's

Site Contacts: Rosemary O'Neil
Kim Patten, CSD, 509J

General Building Description:

Mountain View Elementary School is located in an agricultural setting. The large open site has ample room for facility and field spaces for both school and community use. The school has its offices and library in the central portion with classroom wings on either side. This facility is not sprinklered.

The school is a single-story structure with wood framed roofs bearing on a combination of wood stud and concrete masonry bearing walls. The exterior is clad with wood siding, and some metal panel at the gymnasium. Glulam beams span the high-ceiling spaces of the cafeteria and gymnasium. In addition to the main building the school has a stand-alone wood-framed covered play structure.

The key observation at this facility is that the main office is undersized at this facility, and the principal's office is located across the hall from the administrative area.

Overall this facility is in good condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted. This facility contains several modular buildings which were reviewed as part of the overall facility assessment.

Key Recommendations:

- Seismic Upgrades
- Select Door Replacement
- Office Remodel/Addition for increased visibility
- Flooring Abatement/Replacement
- Water Piping Replacement
- Mechanical System Replacement
- Lighting and Electrical Systems Replacement
- Egress Lighting Installation
- Parking Lot Upgrades/ Improvement

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$2,086,318
Interiors	$1,583,454
Systems	$1,353,750
Electrical	$533,000
Grounds	$183,977
Total	$5,740,499

Recommendations by Priority	Cost
Level I	$ 144,971
Level II	$4,168,117
Level III	$645,311
Level IV	$782,100
Total	$ 5,740,499

Wilson Elementary School

2701 NW Satinwood Street
Corvallis, Oregon 97330

Built: 1962; 1967 addition

Enrollment: 355 students (2013)

Floor Area: 39,901 SF

Field Review Team:

Thea Wayburn	DOWA-IBI Group Architects
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Neighborhood: Residential

Weather: Sunny, 70's and 80's

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

Wilson Elementary is one of three prototype facilities in the Corvallis School District (Adams and Jefferson are the other two). The site is a relatively flat open field; a large open field slopes gently to the north. There is adequate space for play fields and hard surface play areas. Residential property surrounds this school site on three sides. This facility is not sprinklered.

The overall footprint of the building is L-shaped. The school is a single-story structure with wood framed roof and plywood sheathing supported on wood stud bearing walls. The cladding consists of brick veneer. The gymnasium structure is a 20-foot tall space with glulam columns and bent glulam beams. The school also houses a covered play that is attached to the main building structure. The covered play roof consists of straight wood decking on glulam beams bearing on masonry walls.

One observation made about this facility is the direct access to the gymnasium from the main entry vestibule. The main office is located beyond the vestibule, and currently all doors are kept open from the office through the vestibule to the gym. These gym doors off the vestibule appear to be the main entry point for students and staff. A remodel of the office and adding a window in the vestibule wall from the office could provide better supervision of the entry doors and gymnasium. The cafeteria and gymnasium are one shared space, which can result in challenges or conflicts in scheduling food service with physical education classes.

Overall this facility is in good condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Seismic Upgrades
- Window Replacement
- Floor Abatement/Replacement
- Office Remodel for increased visibility
- Water Piping Replacement
- Mechanical System Replacement
- Electrical System Replacement
- Site Lighting Replacement
- Egress Lighting Installation

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$2,094,521
Interiors	$2,798,971
Systems	$1,675,000
Electrical	$405,000
Grounds	$480,596
Total	$7,454,088

Recommendations by Priority	Cost
Level I	$355,643
Level II	$4,088,956
Level III	$2,404,374
Level IV	$605,115
Total	$7,454,088

Cheldelin Middle School

987 NE Conifer Road
Corvallis, OR 97330

Built: 1976

Enrollment: 551 students (2013)

Floor Area: 106,699 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects Inc.
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: Geoff Penrose
Kim Patten, CSD 509J

General Building Description:

Cheldelin Middle School is a one-story building located in a quiet residential neighborhood adjoining by residential houses and a large city park with a railroad track on one side. The site is a flat grassy site with large trees and play fields. The vehicular entrance to the site consists of a bus drop-off at the front of the building and a separate parking lot at the corner of the site whose surface is in poor condition with many large cracks and damage from tree roots. The drive and parking lot is connected to the building by a number of sidewalks that are showing some cracks and tree root damage in many locations. There is a fire lane around the back of the building that connects to the hard-surface play area outside the gymnasium.

Cheldelin Middle School is comprised of three building areas inter-connected by interior and exterior corridors, and a stand-alone building that houses administrative offices. Two of the building areas are single-story buildings and house classrooms, library, cafeteria/multi-purpose room, music room and former shop classrooms. Typical construction is reinforced masonry walls with a wood-framed roof and plywood sheathing. The former shop classroom is framed with wood which are exposed to view. The third building area includes a gymnasium

building that has a tall ceiling and a partial upper gym. The gymnasium building is a concrete framed structure with masonry infill walls. Concrete wall panels rest atop the concrete frame. The roof is spanned by steel trusses supported off concrete encased full-height steel columns. Wood beams and sheathing span between the steel trusses. There are some level changes at the cafeteria stage and gymnasium that are not currently ADA accessible. The construction of the building consists of brick and precast walls with low-sloped wood-framed roofs that are prone to occasional roof leaks.

The building as a whole is in good condition but is showing its age, specifically at exterior openings, interior floor finishes and casework. The exterior openings are wood framed with single-glazed windows and doors with hardware that are not compliant to the latest ADA and egress code requirements. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Roofing Repairs and Replacement
- Seismic Upgrades
- Door and Window Replacements
- Flooring Replacement
- Door Hardware Modifications
- Restroom Remodel/Upgrades
- Mechanical System Replacement
- Egress Lighting Installation
- Site Lighting Improvement

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$5,606,468
Interiors	$2,036,823
Systems	$6,015,500
Electrical	$1,249,500
Grounds	$1,322,656
Total	$16,230,947

Recommendations by Priority	Cost
Level I	$1,418,728
Level II	$11,663,259
Level III	$2,796,582
Level IV	$352,378
Total	$16,230,947

Linus Pauling Middle School

1111 NW Cleveland Avenue
Corvallis, Oregon 97330

Built: 2004

Enrollment: 679 students (2013)

Floor Area: 131,327 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Commercial/Residential

Site Contacts: Nancy Hausen
Kim Patten, CSD 509J

General Building Description:

Linus Pauling Middle School was constructed in 2004 and is one of the newer schools in the School District. The building's main entrance is set back from a busy commercial road by a small visitor's parking lot and parent drop-off area. The Osborn Aquatic Center and the Boys and Girls Club of Corvallis are located on the adjoining site to the north and share a parking lot between three agencies. To the west of the site are large playfields that are surrounded by a quiet residential neighborhood. The bus loading and unloading occurs is along the sidewalk to the south of the site. Another district school, Garfield Elementary School, occupies the site adjoining the school to the south.

The new building is reinforced CMU with composite metal floor slabs and metal roof diaphragms. The gymnasium is constructed from concrete tilt walls with open web joists and metal deck framing the roof. The 1988 building is a one-story structure, square in plan, with wood framed roof and walls, and interior steel columns. The exterior is clad with partial height brick veneer and the remainder with metal panel.

Overall this facility is in excellent condition. A full building review of architectural, structural, mechanical, electrical and plumbing was conducted.

Key Recommendations:

- Door Hardware Upgrades
- Kiln Enclosure Construction
- Controls Upgrades
- Electrical System Upgrades

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$ 314,277
Interiors	$ 116,363
Systems	$ 116,250
Electrical	$ 500,000
Grounds	$ 474,898
Total	$ 1,521,788

Recommendations by Priority	Cost
Level I	$ 350,902
Level II	$ 51,303
Level III	$ 919,583
Level IV	$ 200,000
Total	$ 1,521,788

Franklin K-8 School

750 NW 18th Street
Corvallis, Oregon 97330

Built: 1947; 1951, 1954 additions

Enrollment: 354 students (2013)

Floor Area: 35,944 SF

Field Review Team:

Thea Wayburn	Dull Olson Weekes – IBI Group Architects
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential/Commercial

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

Franklin is a K-8 campus located adjacent to Corvallis High School. Franklin uses E.D. Hirsch's Core Knowledge Curriculum, a structured curriculum program designed to give all students a solid foundation in cultural facility. This school program is open to all students in the district, and is a highly desired program.

Franklin ES was originally constructed in 1946 with a northern addition in 1951, a locker room addition in 1954 and a kitchen addition in 1970. The building is one story and "C" shaped in plan. The original building and northern addition are wood framed construction. The roof is straight sheathing and 2x roof trusses supported on 2x stud bearing walls forming the interior corridor and exterior walls. The roof of the gymnasium /cafeteria and computer lab consists of heavy timber trusses with 2x purlins and straight sheathing, supported on 8x10 wood columns and spread footings. Lateral loads are taken by wood sheathed shear walls.

This school is on a tight site, nestled between commercial property, residences and the high school field complex, leaving little room for dedicated play fields and little to no room for expansion. This school site houses no modular buildings.

The school is a one story facility with the exception of the library, which is a half level above the main building. The building is wood framed structure with cedar shingles. The facility is not sprinklered. The cafeteria and gymnasium are one shared space, which can result in challenges or conflicts in scheduling food service with physical education classes.

Overall this facility is in fair condition. Due to its age, current use and site restrictions with the current footprint, this facility is a prime candidate for replacement. Refer to the Facility Replacement Costs section of the report for a detailed breakdown of facility replacement costs; recommendations and costs listed in this detailed report will be to replace or improve existing building conditions.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Roofing Repairs and Replacement
- Seismic Upgrades
- Window Replacement
- Flooring Abatement/Replacement
- Water Piping Replacement
- Mechanical System Upgrades/Replacement
- Lighting and Electrical Systems Replacement (building and site)
- Egress Lighting Installation

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	**$3,046,623**
Interiors	**$2,992,555**
Systems	**$740,000**
Electrical	**$638,000**
Grounds	**$654,393**
Total	**$8,071,571**

Recommendations by Priority	Cost
Level I	**$780,801**
Level II	**$3,711,885**
Level III	**$2,925,598**
Level IV	**$653,287**
Total	**$8,071,571**

Corvallis High School

1400 NW Buchanan Avenue
Corvallis, OR 97330

Built: 2005

Enrollment: 1,215 students (2013)

Floor Area: 240,095 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Neighborhood: Residential

Weather: Sunny, 70's and 80's

Site Contacts: Axel Anders
Kim Patten, CSD 509J

General Building Description:

Corvallis HS is one of the newer schools in the School District. The main building and the adjoining football field were built in 2005. The building is on the same site as the former high school; the site still has some buildings from the original high school – FACS Building containing the foods labs and teen parent facilities, Building AT South containing the mechanical shops and art classrooms, and Building AT North containing the wood shop and ceramics. There is a creek that runs through the northeast of the site, Dixon Creek, which separates the vocational shop buildings and bus drop off from the rest of the site that are connected by two pedestrian bridges. To the east of the site on a separate city block are the JV softball field and baseball field from the original high school as well as a new batting cage building and tennis courts.

The main building is a two story steel-framed building with veneer brick exterior walls interspersed with metal and precast panel system and tilt-up concrete walls at the gymnasium. The buildings remaining from the original high school are one- and two-story buildings with painted framed with masonry infill panels and wood framed roofs that were partially remodeled in 2005. The batting cage building is a wood-framed building with veneer

CMU and fiber cement siding. The new high school building is reinforced concrete masonry units (CMU) with composite metal floor slabs and metal roof diaphragms.

Overall this facility is in excellent condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Roofing Repairs and Replacement at AT North and South
- Stair Tread Replacement
- Carpeting Replacement
- Toilet Partition Replacement
- Systems and Finish Upgrades to Tech Buildings
- Landscaping Replacement and Upgrades

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$736,045
Interiors	$811,176
Systems	$1,997,500
Electrical	$479,000
Grounds	$3,749,355
Total	$7,773,076

Recommendations by Priority	Cost
Level I	$703,110
Level II	$3,249,116
Level III	$3,742,737
Level IV	$78,113
Total	$7,773,076

Crescent Valley High School

4444 NW Highland Drive
Corvallis, Oregon 97330

Built: 1971

Enrollment: 996 students (2013)

Floor Area: 247,071 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Dates of Field Visits: June 3 -7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Agricultural

Site Contacts: Ellen Trask
Kim Patten, CSD 509J

General Building Description:

Crescent Valley High School is a campus of buildings, all constructed in 1971, arrayed around a central paved quad area. The site is a large grassy site with large trees that slopes gradually down to a creek that bisects the entire site. The creek is flanked on each site by large trees and plants and snakes between the campus of buildings and through the central quad. The river occasionally floods, filling the central quad area and sometimes flooding the lower level of the gymnasium building.

The campus is organized into buildings labeled A, B, C/D/E, and F. Building A makes up the first building structure and houses the gymnasium and multi-purpose rooms. It is a two-story structure with concrete columns and both precast and cast-in place walls. Concrete encased columns above the first floor support long-span steel trusses with steel purlins and metal decking.

The second building, Building B, houses the cafeteria, auditorium and classrooms. This unit has a wood-framed roof with wood decking and glulam beams. It is a single-story structure with varying roof heights. The roof for the

auditorium is higher and steps up higher to create a stage loft. Roofs are supported on precast and cast-in place concrete beams and columns.

Building C/D/E makes up the third building and has classroom spaces flanking a library and administrative offices. This building has three mechanical mezzanines with concrete slab floors. Otherwise the building is a single-story structure with a wood-framed roof that consists of wood decking on glulam beams and girders supported on concrete columns and walls.

The last building, Building F, houses art and science as well as shop classrooms and is a single-story building with wood-framed roof construction on concrete columns, similar to the other units.

The south side of the site is the formal entrance to the school, with parent drop-off and visitor parking at the front of the southern-most building on the campus, the one-story main building (Building C/D/E) containing the media center, classrooms and the main office. To the north of the creek are three separate buildings; the two-story gymnasium building (Building A), the one story cafeteria/theater building (Building B) and a one-story classroom building (Building F). Directly to the east of this building is the bus drop-off area and student parking, whose surface is cracking and spalling in a number of locations. The north and east of the site is taken up by the playfields, with a small parking area next to the football field that serves double duty as the service entrance. The parking areas and play fields connect to the campus building by a series of sidewalks bridges that are in poor condition in many places, and in some cases are incomplete.

This facility is in good to fair condition. A remodel of the main entrance was done in 2004, which updated the front entrance and many of the interior spaces in Buildings B and C/D/E. However the majority of the buildings' exterior and interior systems and finishes are original to the building and are nearing the end of their life cycle.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Seismic Upgrades
- Door and Window Replacement
- Flooring Replacement
- Dust Collection System Replacement
- Auditorium Seating Replacements
- Plumbing and Mechanical Systems Replacement
- Lighting Upgrades/Replacement
- Parking Lot Improvements
- Turf Field Installation

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$7,483,785
Interiors	$3,406,201
Systems	$8,250,000
Electrical	$2,822,500
Grounds	$4,129,605
Total	$26,092,091

Recommendations by Priority	Cost
Level I	$536,453
Level II	$17,872,918
Level III	$7,277,720
Level IV	$405,000
Total	$26,092,091

Dixie School

33461 SE Peoria Rd
Corvallis, OR 97333

Built: 1930; additions in 1950 and 1967; 1971 modular added

Enrollment: N/A

Floor Area: 15,155 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Agricultural

Site Contacts: Angie Buzo
Kim Patten, CSD 509J

General Building Description:

Dixie Elementary School is a small rural school that is currently being used by the School District for Early Intervention Programs that serves special needs students throughout entire School District. The school is surrounded by farm land, but is located on a major road with easy access just outside of the City of Corvallis. The site has two large playfields and play areas that are in good condition; however the parking area at the front of the building is in poor condition with many large cracks and damage by tree roots. The bus drop off is a gravel turnaround to the north of the main building with no ADA compliance.

The original building is single story timber framed on unreinforced concrete stem walls and strip footings (similar to housing construction at that time). The 1967 building is rectangular in shape with a 26 foot high multipurpose room in the western corner and 14 foot high everywhere else. There is also a covered play area off the north eastern end. The roof is a combination of truss joists and 2x joists with plywood sheathing. The walls are timber framed stud walls with plywood sheathing clad in brick on concrete strip footings. The covered play area is framed with 2x joists on timber beams spanning from the classroom wall to steel columns and reinforced

masonry walls. It is plywood sheathed in the same plane as the classrooms. Lateral loads are taken from the roof diaphragm into wood sheathed shear walls. A freestanding covered walkway is located between the two buildings and is constructed of 2x sheathing over 4x wood beams supported on embedded steel columns.

The original buildings and additions are connected by a covered walk that is in poor condition and not ADA compliant. The 1930 building is currently used as a student evaluation center and has no access or toilet facilities for students in wheelchairs. The 1950's addition to this building is currently being used as staff offices.

The 1967 building contains the main office, gymnasium, kitchen and classroom building and is in good condition for of building this age. The kitchen is an older facility that is currently not being used. The School District does not feed students from this facility, but does share the space with the Head Start program which makes use of the kitchen.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Selected Roofing Replacement
- Seismic Upgrades
- Siding Replacement
- Interior and Exterior Door and Hardware Replacement
- Water Piping Replacement
- Mechanical Systems Replacement
- Lighting Replacement (building and site)
- Egress Lighting Installation
- Fencing

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$1,192,775
Interiors	$840,525
Systems	$920,000
Electrical	$313,500
Grounds	$242,475
Total	$3,509,375

Recommendations by Priority	Cost
Level I	$147,969
Level II	$2,035,136
Level III	$569,004
Level IV	$757,166
Total	$3,509,375

Harding (College Hill Campus)

510 NW 31st Street
Corvallis, Oregon 97330

Built: 1923;1935,1938,1950,1953 additions; 1988 modulars

Enrollment: 94 students (College Hill HS program)
15 students (WINGS program)

Floor Area: 37,441 SF

Field Review Team:

Thea Wayburn	DOWA –IBI Group Architects Inc.
Jonathan Estabrook	KPFF Consulting Engineers
Roger Arnold	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Site Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: Julie Wilborn
Kim Patten, CSD 509J

General Building Description:

Harding is a two-story wood framed structure with brick veneer walls. The first floor is located one-half level above grade and one-half below. Building additions are wood framed structure with wood siding. The building is not sprinklered.

Harding was originally constructed in 1923 as an elementary school with additions in 1935, 1938, 1950 and 1953. The original building and 1938 addition are the two story, unreinforced 12" thick brick bearing wall building at the South end of the site. The first floor and roof are timber framed. The 1950 addition can be split into the West wing and East wing and was originally separated from the 1938 addition. The West wing is constructed with glulam beams at 8ft on center forming a low pitch roof on wood stud walls on spread footings. The East wing is constructed with wood roof trusses, similar to the 1938 addition, on wood stud walls on spread footings. The 1953 addition consists of the North classroom wing, gymnasium and covered play area. The North classroom wing is constructed with wood roof trusses on wood stud walls on spread footings. The gymnasium is

constructed from two glulam arches in the interior with 2x6 wood stud end walls. 3x16 purlins at 2ft on center spanning between the arches and the end walls with 1-inch diagonal sheathing. Other walls are wood framed. The covered play area consists of 8x8 wood columns supporting wood trusses at 11.5ft on center spanning 54ft with wood rafters between them and a standing seam metal roof. The West wall is plywood sheathed from 2ft above grade to the roof and the South wall is an 8-inch masonry block wall. It is unclear if this wall is reinforced.

The original Harding Elementary School now houses the school district's alternative education program, known as College Hill High School. This serves students from both Crescent Valley and Corvallis High Schools. An independent study environment is provided where student earn credits toward a high school diploma. This building also houses the district's WINGS program, a post school transition program for students ages 18-21 with developmental disabilities. The program provides first hand independent living and work experiences within the community. The south side of the original building contains all of the District's central instructional media center storage.

These high school programs are now housed in this former elementary school; one of the biggest challenges observed in this facility were elementary school size amenities now being used by adults. In addition, Harding is the oldest building in the district's inventory and very few upgrades have been made to the facility.

This facility is in fair to poor condition. Based on the age of this facility, its current usage and the lack of upgrades, this facility is a prime candidate for replacement. Refer to the Facility Replacement Costs section of the report for a detailed breakdown of facility replacement costs; recommendations and costs listed in this detailed report will be to replace or improve existing building conditions.

A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Roofing Replacement
- Seismic Upgrades
- Window Replacement
- Interior and Exterior Door and Hardware Replacement
- Gutter and Downspout Replacement
- Flooring and Ceiling Replacements
- Restroom Remodel and Upgrades
- Plumbing, Mechanical and Electrical Systems Replacement
- Egress Lighting Installation
- Fire Alarm Replacement
- Access Control Installation

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$3,151,470
Interiors	$1,077,329
Systems	$1,974,000
Electrical	$1,555,000
Grounds	$207,383
Total	$7,965,182

Recommendations by Priority	Cost
Level I	$2,586,274
Level II	$4,871,358
Level III	$449,427
Level IV	$58,123
Total	$7,965,182

Western View Center

1435 SW 35th Street
Corvallis, OR 97333

Built: 1988

Enrollment: N/A

Floor Area: 6,400 SF

Field Review Team:

Earl Carson	Dull Olson Weekes – IBI Group Architects
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: John Meyer, CSD 509J
Kim Patten, CSD 509J

General Building Description:

The Western View Center is a building that previously functioned as the media center for a school that has since been demolished. It now serves as the district's conference and training center. The building is on the edge of a large grassy site and near a busy highway. The facility is accessed by a concrete fire lane that connects to a shared driveway with the adjacent School District offices. Next to the building and at the end of the concrete drive is an A/C paved parking lot with approximately nine parking spaces, none of which are code compliant ADA parking stalls. Across from the concrete drive is a portable building that is not currently being used and a gravel parking lot for overflow parking.

Western View Center was constructed in 1988 and served as the Library of the former Western View Middle School. The original Western View Middle School was built in 1959 and was demolished, except for the library building, in 2006. The surviving building is a one-story structure, square in plan, with wood framed roof and walls, and interior steel columns. The exterior is clad with partial height veneer and the remainder with metal panel. A covered walkway wraps around the west and south sides of the building and appears to be steel framed.

The current layout of the building consists of a large room flanked on two sides by office space. These rooms room are not currently being used; however a few of the spaces have been reconfigured to create a computer training room. There is one unisex toilet room in the building that is ADA accessible, but is undersized based on the number of people who use the facility.

Overall, this facility is in good condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Roof Leak Repairs and Roofing Replacement
- Carpet Replacement
- Mechanical Systems Replacement
- Fire Alarm System Replacement

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	$508,376
Interiors	$131,040
Systems	$315,000
Electrical	$465,000
Grounds	$103,389
Total	$1,522,805

Recommendations by Priority	Cost
Level I	$606,566
Level II	$271,772
Level III	$644,467
Level IV	-
Total	$1,522,805

District Administrative Building/Maintenance/Food Service Warehouse

1555 SW 35th Street
Corvallis, Oregon 97333

Built: Administrative Building – 1963
Physical Plant – 1963; 1979 modulars
Food Services Warehouse – 1976

Enrollment: N/A

Floor Area: Administrative Building – 32,750 SF
Physical Plant – 35,700 SF
Food Services Warehouse – 5,000 SF

Field Review Team:

Thea Wayburn	Dull Olson Weekes – IBI Group Architects Inc.
Michael Arellano	KPFF Consulting Engineers
Roger Arnold	Glumac
Michael Henning	Glumac
Alex Ridley	Glumac
Dana Troy	Glumac

Report Date: December 2013

Date of Field Visits: June 3-7, 2013
Weather: Sunny, 70's and 80's
Neighborhood: Residential

Site Contacts: Kim Patten, CSD 509J

General Building Description:

The Corvallis School District's administrative offices, maintenance facilities and food service warehouse are all located on a single campus, adjacent to Adams Elementary School and in close proximity to the Oregon State University campus. The administrative offices are home to the school superintendent, business services, facilities and maintenance, technology, food and nutrition services and human resources. All buildings on this single campus are single story facilities with the exception of the administrative offices, which contain some second floor office and storage space and mezzanine storage. Sprinklers were observed in the administrative

The district offices and maintenance facilities are housed in two attached buildings of different construction types. The administration building is a wood-framed single-story structure. Immediately to the east of the administration building are the maintenance offices and warehouse inside a single story concrete tilt-up building. The roof of the maintenance building is wood framed with straight decking and glulam beams supported on the exterior concrete walls and interior steel columns. Various areas within the warehouse contain storage mezzanines which appear to be wood framed, but some steel framing was also utilized. A garage addition to the warehouse occurred at a later date and is located to the southeast of the warehouse. The addition is a single story wood framed structure.

An independent metal building is serves as the food services warehouse and is located south east of the district offices. The metal building has steel bent frames roughly 20 feet on center with Z purlins and metal decking making up the roof structure. End walls are framed with light gage metal studs and partial-height plywood sheathing. The exterior of the building is clad with metal panel.

The main observation was the condition of the site's parking areas. Paving is in poor condition, and tree roots are causing damage to parking lanes. The parking lots share its ingress and egress points with the adjacent Adams Elementary School. Vehicular circulation for the school occurs in the rear of the district's campus, which feeds into the single exit point for the site.

Generally all of these buildings on this campus are in good condition. A full building review of architectural, structural, mechanical, electrical and plumbing components was conducted.

Key Recommendations:

- Reseal Roof at Administration Building
- Seismic Upgrades
- Overhead Door Replacement
- Carpet Replacement
- Restroom Expansion and Upgrades
- Gas Piping Replacement
- Electrical Systems Replacement
- Parking Lot Upgrades/Improvements
- Site Lighting Replacement

Facility Assessment Costs

Recommendations by Category	Cost
Structure/Shell	**$2,016,552**
Interiors	**$310,873**
Systems	**$2,891,250**
Electrical	**$1,222,500**
Grounds	**$652,007**
Total	**$7,093,182**

Recommendations by Priority	Cost
Level I	**$ 776,106**
Level II	**$5,892,650**
Level III	**$314,839**
Level IV	**$109,587**
Total	**$7,093,182**