



CORVALLIS SCHOOL DISTRICT

Long-Range Facility Master Plan

Community Information Meeting

October 2017

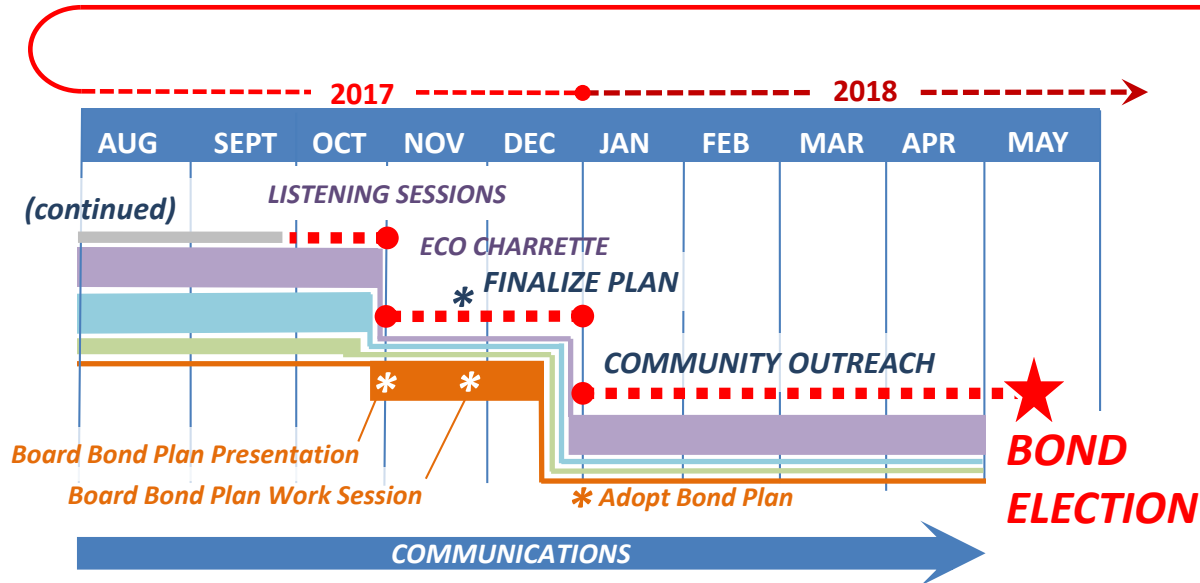
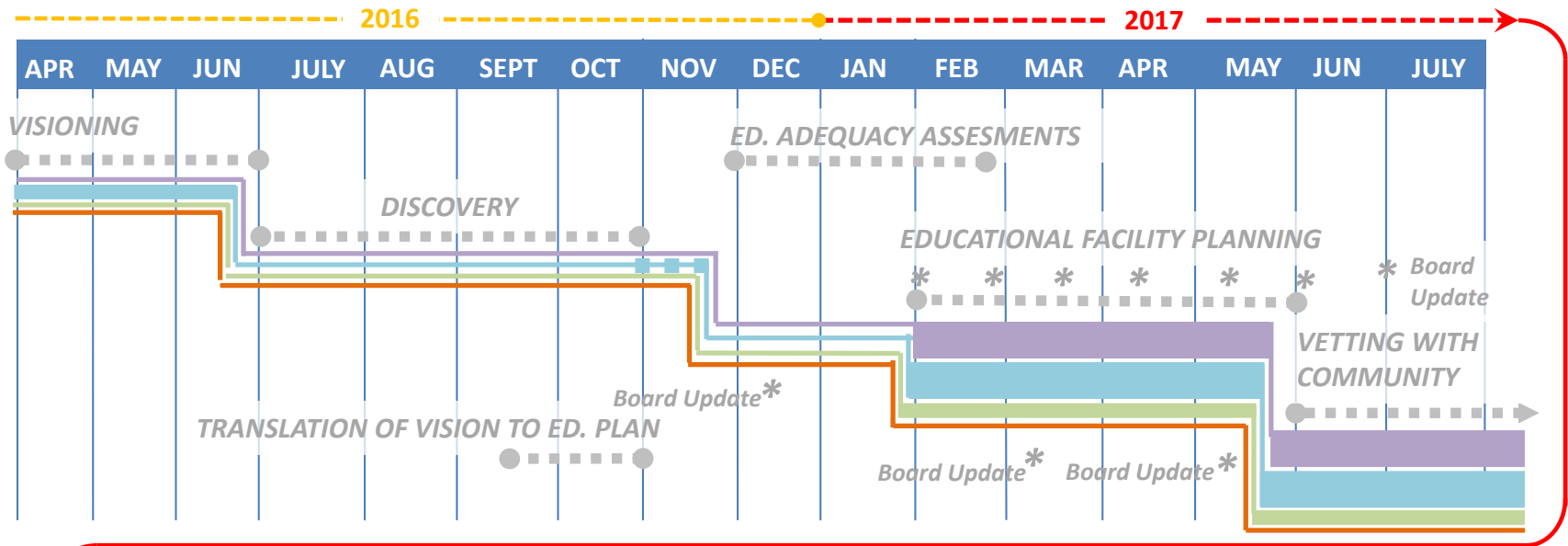
AGENDA

- Meeting Objectives
- Draft Plan Overview
- School Improvements for specific site
- Feedback/Listening Posts



What have we done so far?

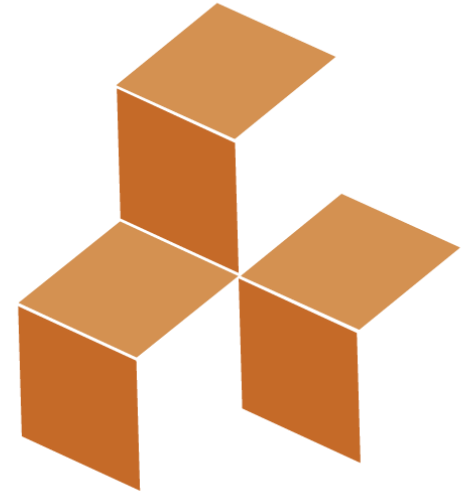
Facilities Planning Timeline



Core Values



Collaboration



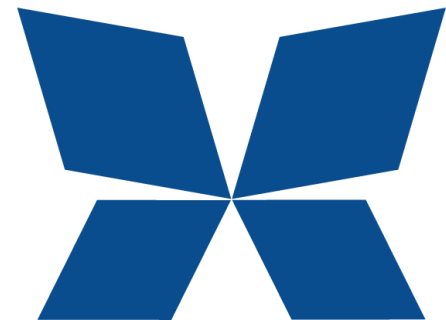
Real-World



Community



Inclusive



Adaptable

Inside the Draft Plan

What are the issues?

- Overcrowding
- Safety
- Efficiencies
- Modern Education

CORVALLIS School District
Facilities Master Planning--Educational Adequacy Assessment

Qualitative Assessment of Existing Facilities

	Adams	Garfield	Hoover	Jeff
INCLUSIVE LEARNING ENVIRONMENTS				
Natural Day-Lighting	5	5	2	
Adjustable Lighting	3	3	1	
Operable Windows	4	4	2	
Colorful Interiors/Fun	3	3	3	
Culturally Representative	3	3	2	
REAL-WORLD EXPERIENTIAL LEARNING				
Classrooms Accommodate Active Learning	5	2	2	
Ability to Work in Small Groups	1	1		
Presentation Areas	1	4		
Adequately Equipped Classrooms	5	3		
Opportunities for Student Exhibition	4	4		
School Gardens	5	3		
Outdoor Learning	4			
ADAPTABILITY IS CRITICAL TO OUR SUCCESS				
Moveable Furniture	1	1		
Age Appropriate Furniture	4	4		
Ability to Team Teach	1			
Flexible Spaces That Accommodate Movement	3			
Ample Electrical/Power Supply	4			
Robust Technology	5			
Sinks In All Classrooms	5			
Adequately Sized Site for School	5			
Expandable Building Footprint/Reconfigure	4			
RELATIONSHIPS BUILD COMMUNITIES OF TRUST AND PROSPERITY				
All School Gatherings	3			
Warm & Welcoming Spaces	3			
Other Playgrounds	3			
Open Spaces	3			

Extending Building Lifespans

SCHOOL BUILDING AGE

original construction date



only two schools built since 1971

WHERE WE LEARN MATTERS

SCHOOL FACILITIES AFFECT:

- Student and staff health
- Academic achievement
- Environmental impact
- Property values



13
SCHOOLS

1.1 million
square feet

Elementary Schools	7	
K-8 School	1	
Middle Schools	2	
High Schools	2	
Harding Center	1	



\$4.73 MILLION

annual budget for care and
upkeep of buildings and grounds

**AVERAGE
AGE OF
ELEMENTARY
SCHOOLS**

59
years old

ELEMENTARY SCHOOL CAPACITY



90%

INCLUDES USE
OF 21
modular buildings



106% EXCLUDING modular buildings

Capacity

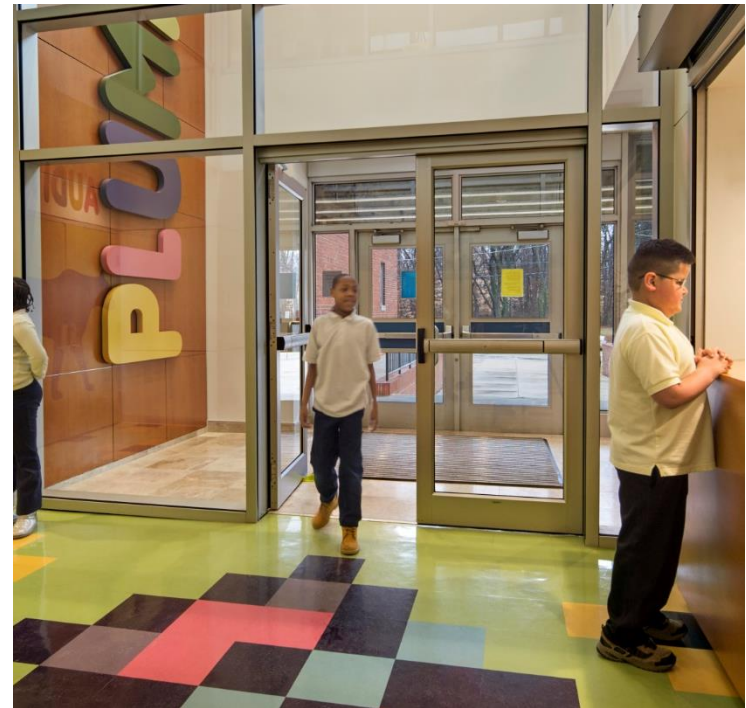
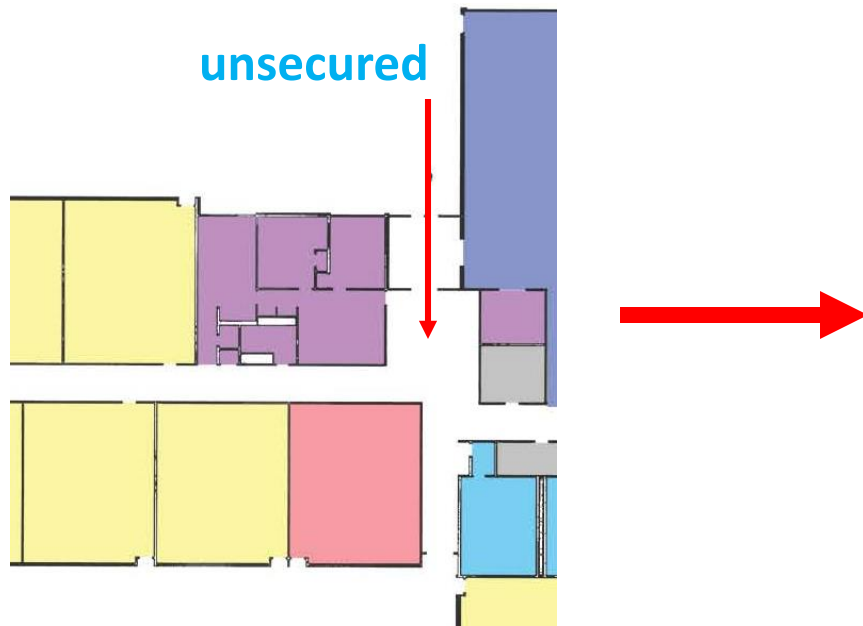
Creating Permanent Spaces

Current use of 21 modular classrooms

- 9 used for grade-level classes (approx. 270 students)
- 12 used for art, music, or other specialty rooms

Safety

Securing Buildings, Increasing Visibility



Improved Entry Control & Visibility
To Front-of-School

Efficiency

Saving Energy & Focusing Minds



EDUCATIONAL

- Daylight in classrooms improves student learning

ENVIRONMENTAL

- Buildings that support best practices in sustainability

ECONOMIC

- Reduce operational costs
- Redirect money to classroom instruction

Modern Classrooms

To support best educational practices

- Visible Learning
- Collaboration Opportunities
- Applied Learning



LONG-RANGE DRAFT PLAN

Supporting Educational Programs

Community-Based Plan



Parents and Community



Students



District Staff

Long-Range Draft Plan

Address Capital Repairs District-wide

- Seismic/Structural
- Building Envelope
- Infrastructure Systems (Mechanical, Electrical, Plumbing, Heating/AC)
- Safety & Security
- ADA Accessibility
- Site Circulation

39%

Long-Range Draft Plan

Supporting Educational Programs

- Separate Elementary Gyms and Dining Commons
- Eliminate Modular Buildings
- Provide Designated Program Space (Music, Art/Science) at Elementary Schools
- Provide Student and Family Support Spaces at Elementary Schools
- CTE Improvements at Middle and High Schools
- Create Collaboration Spaces at Elementary Schools

61%

Draft Plan CONSENSUS

- School Renovations or Replacement
- Middle and High School Collaborative Spaces Improvements (learning and social)
- Outdoor Learning Upgrades and New Covered Play Area Where Needed
- Outdoor Physical Education/Athletic Fields at Middle and High School Improvements
- Vehicular Circulation Improvements

PROVIDING SEPARATED DINING & PE AREAS @ ELEMENTARY SCHOOLS



ELIMINATING MODULARS



PROVIDE DESIGNATED SPECIALTY PROGRAM CLASSROOM SPACES



Music



Art



Science

OUTDOOR LEARNING & COVERED PLAY AREAS (WHERE NEEDED)



IMPROVED CTE @ MS & HS



IMPROVED TRAFFIC FLOW & SAFETY UPGRADES



Project Totals Summary

CORE CAPITAL PHYSICAL NEEDS: \$69,400,000

- Seismic / Structural
- Envelope Repairs
- Infrastructure (Mechanical, Electrical, Plumbing, Heating/AC)
- Safety & Security
- Accessibility
- Site Improvements

PROPOSED PROGRAM PROJECTS: \$108,107,000

- Providing Permanent Specialty Program Spaces (Art/Science, Music)
- Separate Dining Commons & Gymnasium Facilities
- Secured Entries
- Collaboration Spaces
- Play Shelters / Outdoor Learning
- Career and Technical Education Spaces
- Student / Community Support
- Vehicular Circulation
- Athletic Field Upgrades (MS & HS)

TOTAL PROPOSED BOND AMOUNT: \$177,507,000

ELEMENTARY SCHOOL IMPROVEMENTS

Proposed Project Concepts

Adams ES

22 Teaching Stations



Community / Flex Rm.

Secure Entry / Student Support Sevices



Multi-Purpose Dining Commons Addition / Kitchen Renovation



Collaboration Spaces
(2) Small at Each
(1) Large at Each



Classroom Addition
(2) Art / Science, & Music
(1) Gen. Ed.

Counseling / Specialist / Sensory Rm.



LEGEND



NEW CONSTRUCTION



RECONFIGURE



LIGHT REFRESH



EXISTING / UNALTERED



Adams Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Seismic upgrades
- ✓ ADA (lift at ramp, door actuators, signage)
- ✓ Safety (kitchen flooring replacement, secure entry vestibule, egress lighting)
- ✓ Infrastructure (DHW piping replacement, HVAC upgrades and boiler replacement)
- ✓ Lighting upgrades
- ✓ Intercom and clock systems replacement

Adams Proposed Plan Improvements

EDUCATIONAL PROGRAM SUPPORT

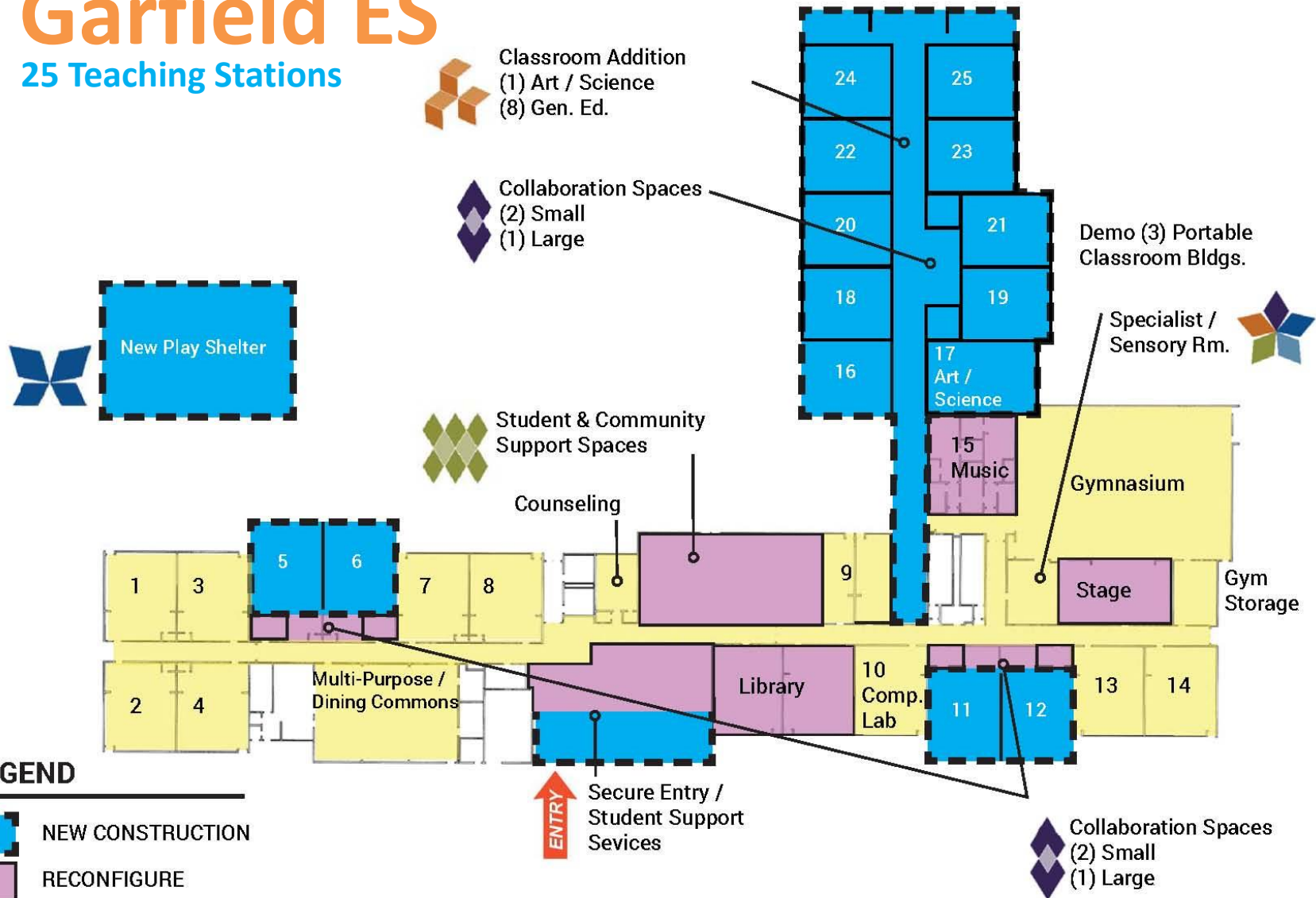
- ✓ New cafeteria (renovation of existing and new construction)
- ✓ Wood flooring in gym
- ✓ New music classroom (and portable removal)
- ✓ New art/science classroom
- ✓ Two collaboration area renovation/expansions
- ✓ Office upgrade and expansion
- ✓ Light refresh of classroom and hallway finishes (paint/flooring)

CAPACITY





- ✓ New classroom, replacing portable

Garfield ES

25 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



Garfield Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Repair cracked slab/uneven flooring
- ✓ Seismic upgrades
- ✓ ADA (lift at ramp, signage)
- ✓ Safety (kitchen flooring replacement, secure entry vestibule)
- ✓ Remodel one set of student restrooms
- ✓ Infrastructure (DHW piping and boiler replacement, HVAC equipment replacement)
- ✓ Electrical system replacement
- ✓ Lighting upgrades and emergency egress system replacement
- ✓ Clock system replacement
- ✓ New additional parking lot, sidewalk replacement and playground site lighting

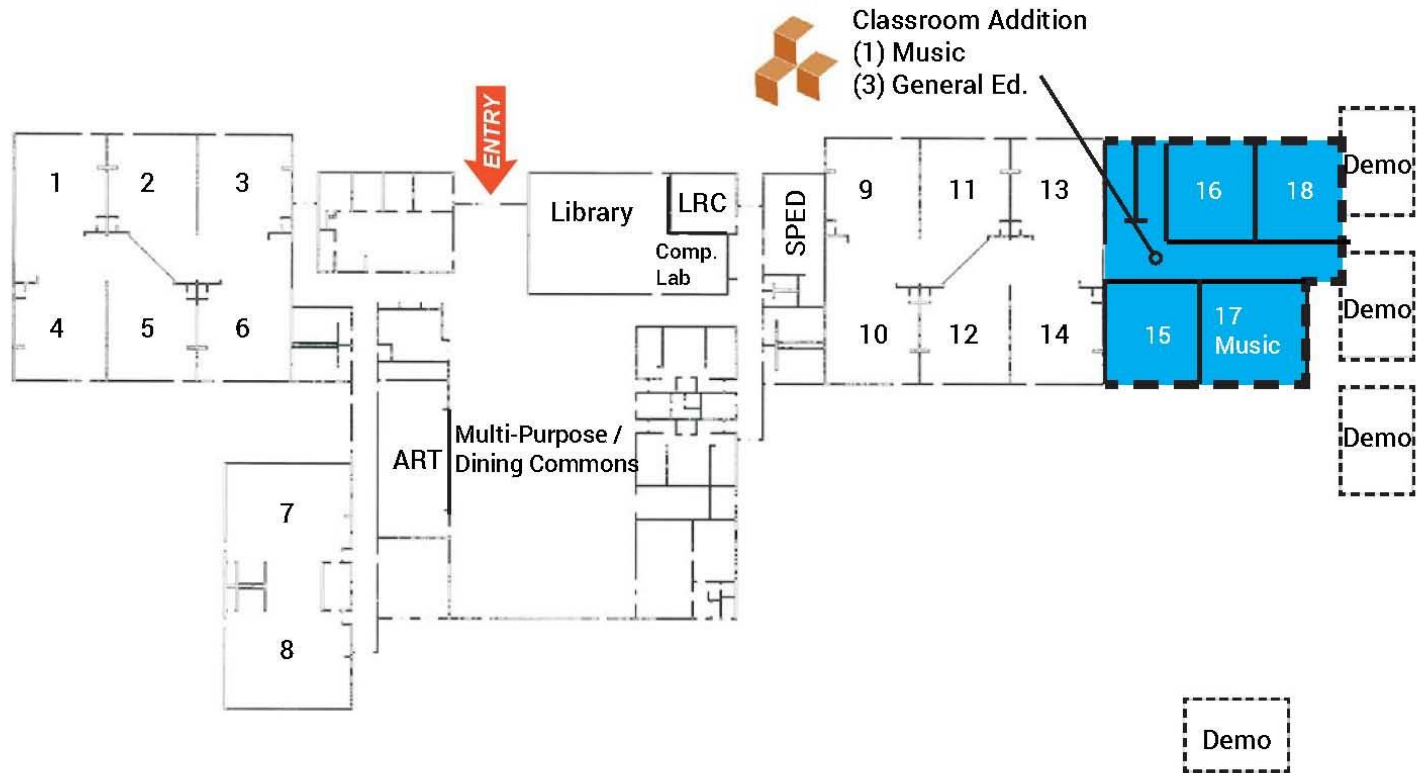
Garfield Proposed Plan Improvements

EDUCATIONAL PROGRAM NEEDS





- ✓ New music classroom (and portable removal)
- ✓ New art/science classroom
- ✓ New student support services center
- ✓ New flex classroom
- ✓ One collaboration area renovation/expansion and one new collaboration area
- ✓ Office upgrade and expansion
- ✓ Light refresh of classroom and hallway finishes (paint and flooring)
- ✓ New covered play area

Hoover ES

18 Teaching Stations



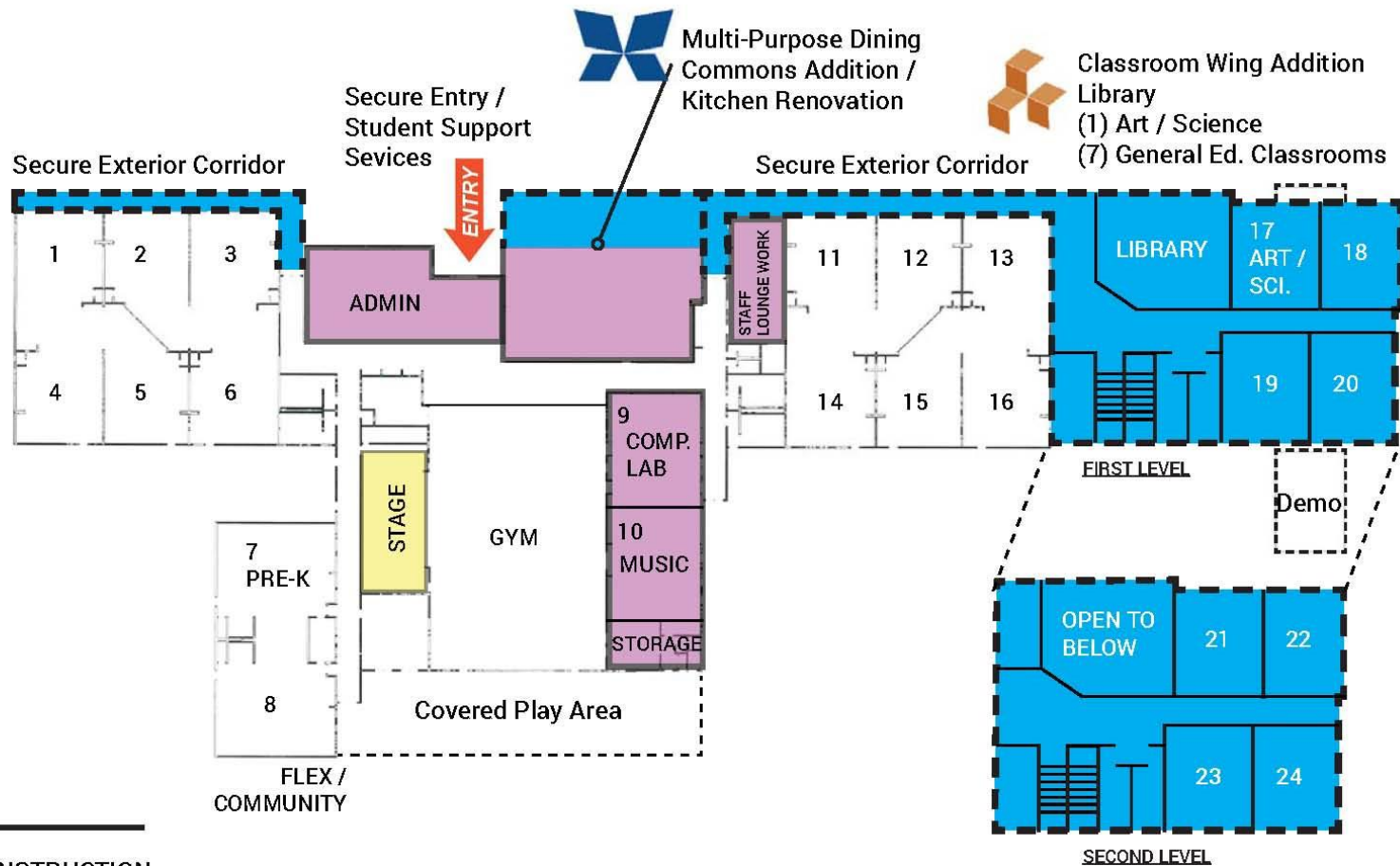
LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED







Hoover ES*

24 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED

*Potential impact of a housing development led to this possible scenario- overall cost not included. Not yet presented to Facilities Planning Committee.



Hoover Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Seismic upgrades
- ✓ Wood siding replacement and exterior door improvements at 2 locations
- ✓ Card reader system at exterior doors
- ✓ Roofing replacement
- ✓ ADA (lift at ramp, signage)
- ✓ Replace gym flooring & Safety (kitchen flooring replacement, display case glazing, secure entry vestibule, egress lighting)
- ✓ Bi-fold door replacement with new doors
- ✓ Operable wall replacement with permanent walls

Hoover Proposed Plan Improvements

- ✓ Infrastructure (domestic water piping replacement, HVAC upgrades and boiler replacement)
- ✓ Electrical system upgrades
- ✓ Lighting upgrades and emergency egress system replacement
- ✓ Intercom and clock systems replacement § Site circulation improvements and community access path pavement

EDUCATIONAL PROGRAM SUPPORT





- ✓ New classrooms, replacing portables

Jefferson ES

20 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED

Jefferson Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Foundation and seismic upgrades
- ✓ ADA (lift at ramp, signage)
- ✓ Safety (kitchen flooring replacement, secure entry vestibule, egress lighting)
- ✓ Accessible toilet rooms for Life Skills
- ✓ Infrastructure (site and building domestic water piping replacement, HVAC upgrades and boiler replacement)
- ✓ Electrical system upgrades
- ✓ Lighting upgrades
- ✓ Intercom and clock systems replacement
- ✓ Expand parking lot

Jefferson Proposed Plan Improvements

EDUCATIONAL PROGRAM SUPPORT

- ✓ New cafeteria (renovation of existing and new construction)
- ✓ Wood flooring in gym
- ✓ New classroom (early learning)
- ✓ New music classroom
- ✓ New art/science
- ✓ Office upgrade and expansion
- ✓ Light refresh of classroom and hallway finishes (paint and flooring)
- ✓ New relocated covered play structure
- ✓ New relocated covered play structure

Lincoln ES – Replace w/ New School

Existing Site



Lincoln Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ School replacement
- ✓ 25 teaching stations
- ✓ Minimum 10 acre site
- ✓ Hard surface play area/covered play area

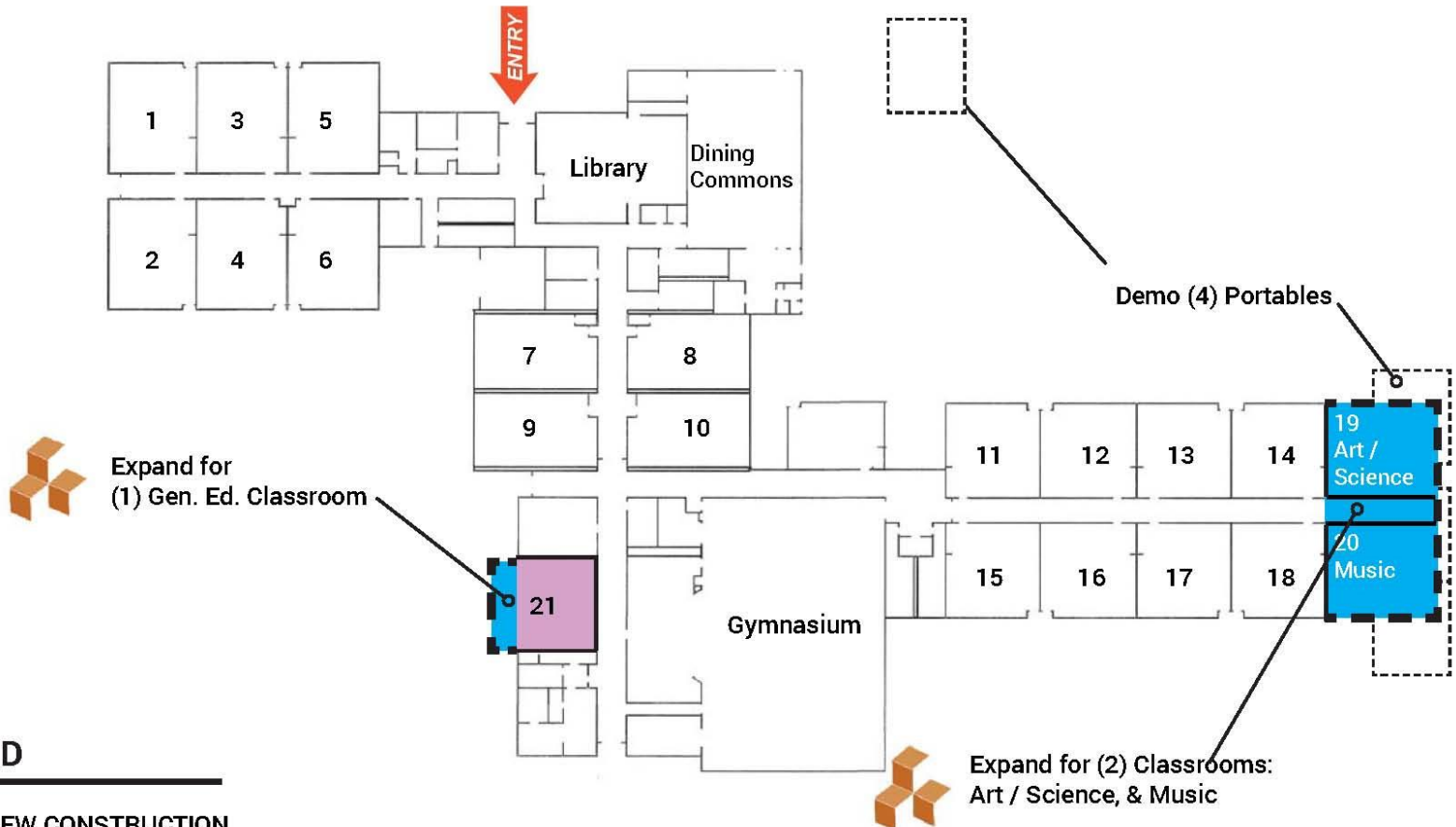
Lincoln Proposed Plan Improvements

EDUCATIONAL PROGRAM NEEDS





- ✓ Maximum capacity of 490
- ✓ 18 – 20 Classrooms
- ✓ Permanent Art/Science, Music, Computer, & Special Education Classrooms
- ✓ 1-2 Full-size Flex Rooms
- ✓ Separate Gym & Dining Commons
- ✓ Media Center
- ✓ ≈ 60,000 square feet

Mountain View ES

20 Teaching Stations



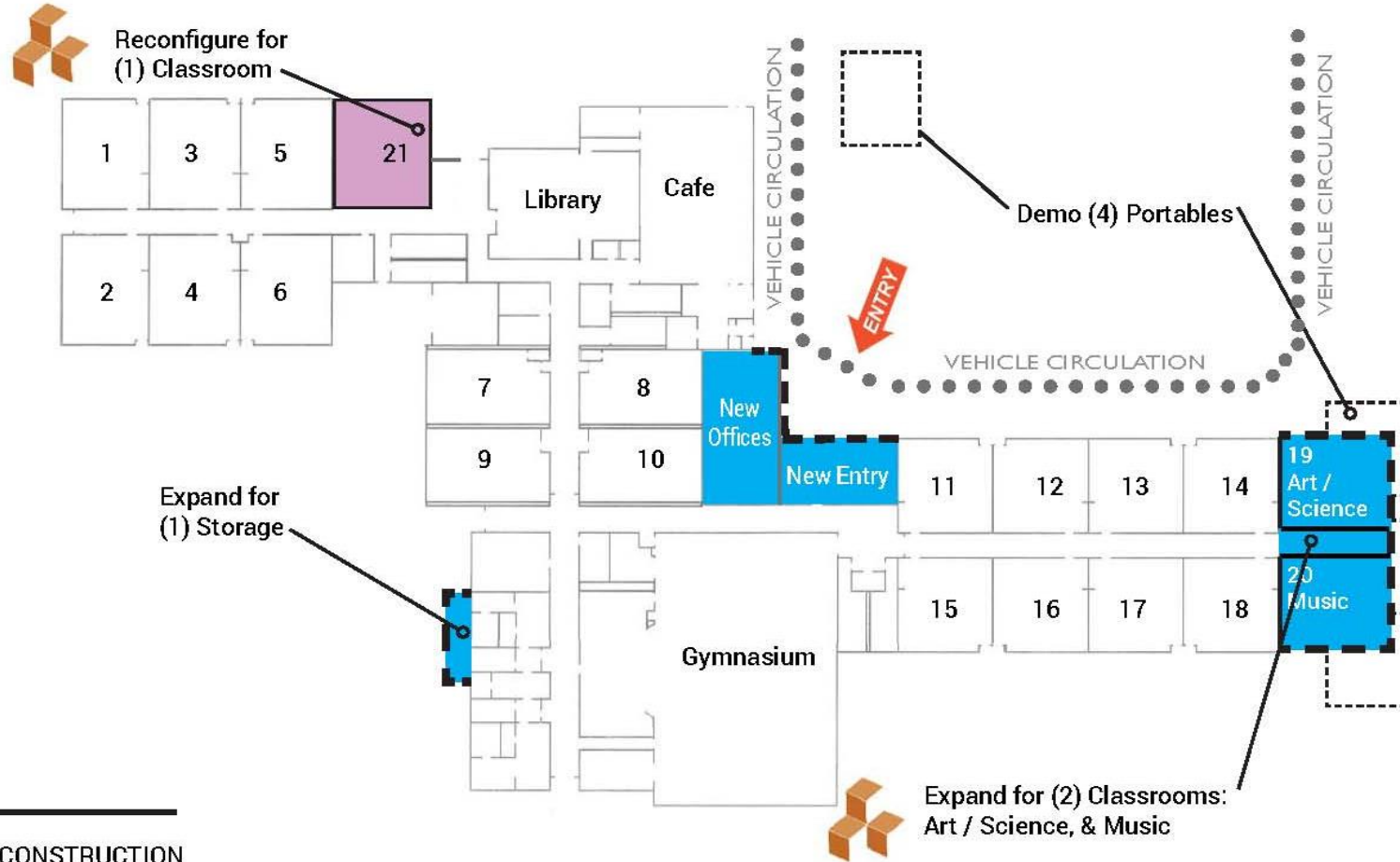
LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



Mountain View ES*

20 Teaching Stations



LEGEND

- NEW CONSTRUCTION
- RECONFIGURE
- LIGHT REFRESH
- EXISTING / UNALTERED

*Front entrance security not addressed in first test fit which led to this possible scenario- overall cost not included. Not yet presented to Facilities Planning Committee.



Mt. View Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Seismic upgrades
- ✓ ADA (lift at ramp, signage)
- ✓ Safety (kitchen flooring replacement, egress lighting)
- ✓ Infrastructure (DHW piping replacement, HVAC equipment replacement)
- ✓ Electrical system replacement
- ✓ Lighting upgrades and switching additions (gym, cafeteria, hallways)
- ✓ Emergency egress system replacement
- ✓ Intercom and clock systems replacement

Mt. View Proposed Plan Improvements

EDUCATIONAL PROGRAM NEEDS

- ✓ New music classroom, replacing portable
- ✓ New art/science classroom, replacing portable

CAPACITY

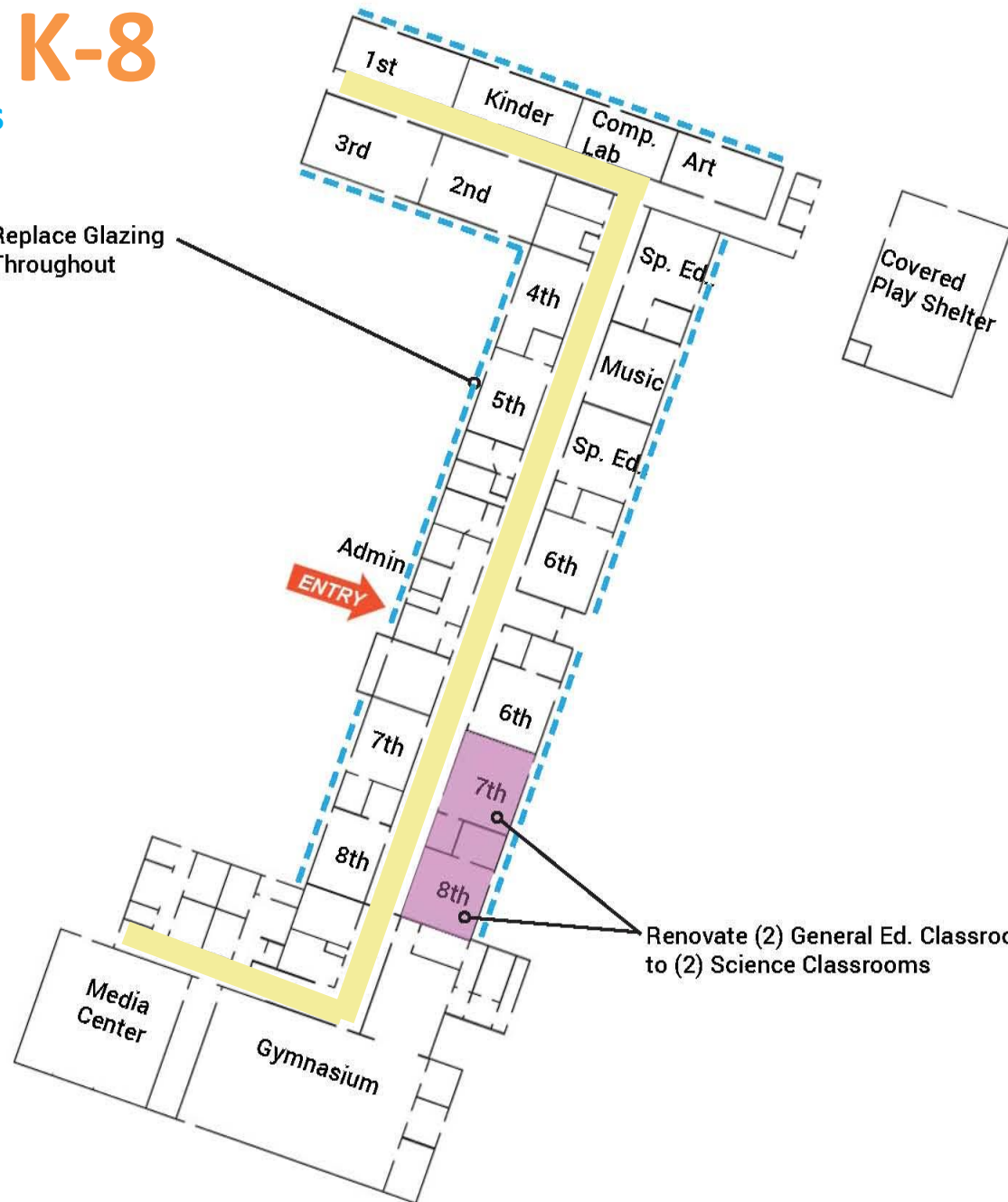
- ✓ New classrooms

Franklin K-8

17 Teaching Stations



Replace Glazing
Throughout



LEGEND



NEW CONSTRUCTION



RECONFIGURE



LIGHT REFRESH



EXISTING / UNALTERED

Renovate (2) General Ed. Classrooms
to (2) Science Classrooms



Franklin Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Seismic upgrades
- ✓ Exterior window replacement
- ✓ Roofing replacement
- ✓ ADA (lift at ramp, signage)
- ✓ Flooring replacement
- ✓ Restrooms renovation
- ✓ Safety (kitchen flooring replacement, secure entry vestibule, egress lighting)
- ✓ Wall mounted radiator replacement with alternate system

Franklin Proposed Plan Improvements

- ✓ Infrastructure (domestic water piping replacement, storm water lines replacement, HVAC upgrades and boiler replacement)
- ✓ Lighting upgrades
- ✓ Electrical system replacement
- ✓ Intercom and clock systems replacement
- ✓ Sidewalk repairs and flag pole replacement
- ✓ New parking lot lighting

EDUCATIONAL PROGRAM SUPPORT

- ✓ Renovation of two classrooms into science classrooms

Wilson ES

23 Teaching Stations



Multi-Purpose Dining Commons Addition / Kitchen Renovation



Classroom Addition
(2) Art / Science, & Music
(1) Gen. Ed.



Counseling / Specialist / Sensory Suite



Secure Entry / Student Support Services



Community / Flex Rm.



Collaboration Spaces
(2) Small at Each
(1) Large at Each

LEGEND



NEW CONSTRUCTION



RECONFIGURE



LIGHT REFRESH



EXISTING / UNALTERED



Wilson Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Seismic upgrades
- ✓ Exterior window replacement
- ✓ ADA (lift at ramp, door actuators, signage)
- ✓ Safety (kitchen flooring replacement, secure entry vestibule, egress lighting)
- ✓ Infrastructure (DHW boiler and piping replacement, HVAC upgrades and boiler replacement)
- ✓ Electrical system upgrades
- ✓ Lighting upgrades
- ✓ Clock system replacement

Wilson Proposed Plan Improvements

EDUCATIONAL PROGRAM SUPPORT

- ✓ New cafeteria (renovation of existing and new construction)
- ✓ Wood flooring in gym
- ✓ New music classroom (and portable removal)
- ✓ New art/science classroom
- ✓ Two collaboration area renovation/expansions
- ✓ Reconfiguration of student support/special program spaces
- ✓ Office upgrade and expansion
- ✓ Light refresh of classroom and hallway finishes (paint & flooring)
- ✓ New relocated covered play structure

CAPACITY

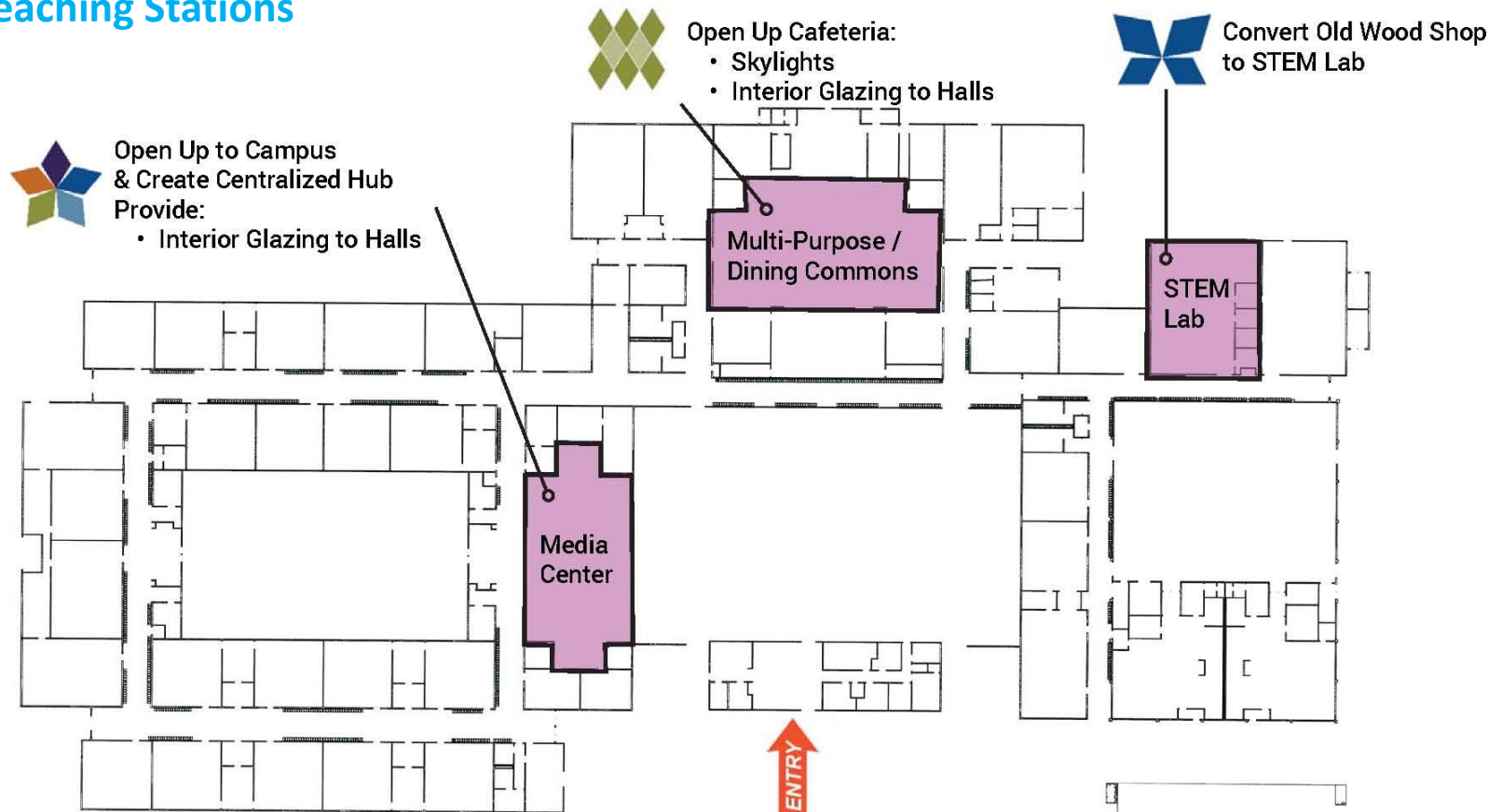
- ✓ New classrooms

MIDDLE SCHOOL IMPROVEMENTS





Proposed Project Concepts

Cheldelin MS

31 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



Cheldelin Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Seismic upgrades
- ✓ ADA (ramp to stage, door actuators, signage, restroom renovations)
- ✓ Elevator to upper gym
- ✓ Safety (kitchen flooring replacement, egress lighting)
- ✓ Wooden bleacher replacement with new motorized bleachers
- ✓ Infrastructure (DHW piping replacement, HVAC equipment and ductwork replacement)
- ✓ Electrical system improvements (additional panel boards and grounding conductors)

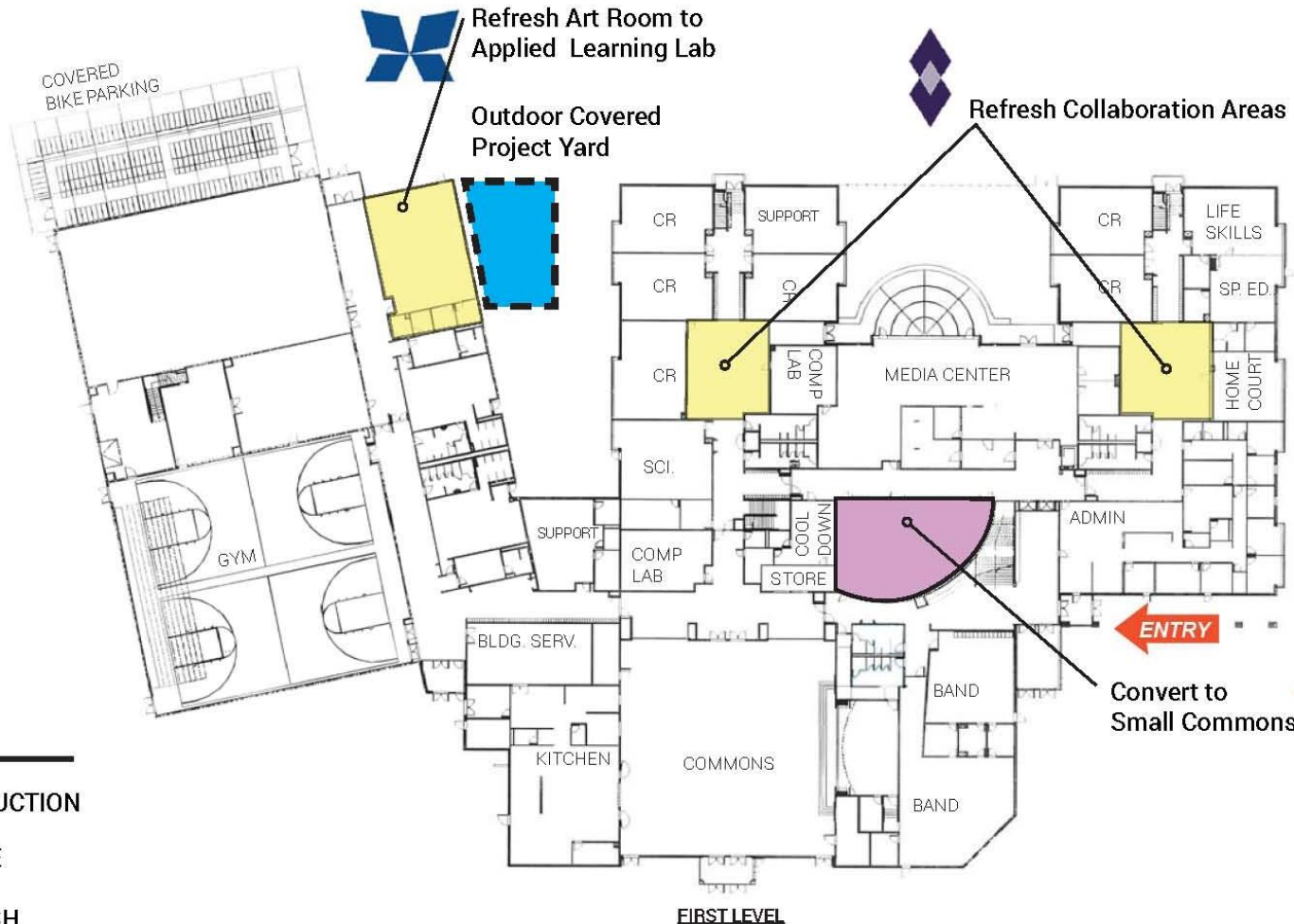
Cheldelin Proposed Plan Improvements

EDUCATIONAL PROGRAM NEEDS

- ✓ Conversion of old wood shop into STEM lab
- ✓ Library upgrades and improved connection to rest of school
- ✓ Improved cafeteria day-lighting and connection to rest of school

Linus Pauling MS

39 Teaching Stations



LEGEND



NEW CONSTRUCTION



RECONFIGURE



LIGHT REFRESH

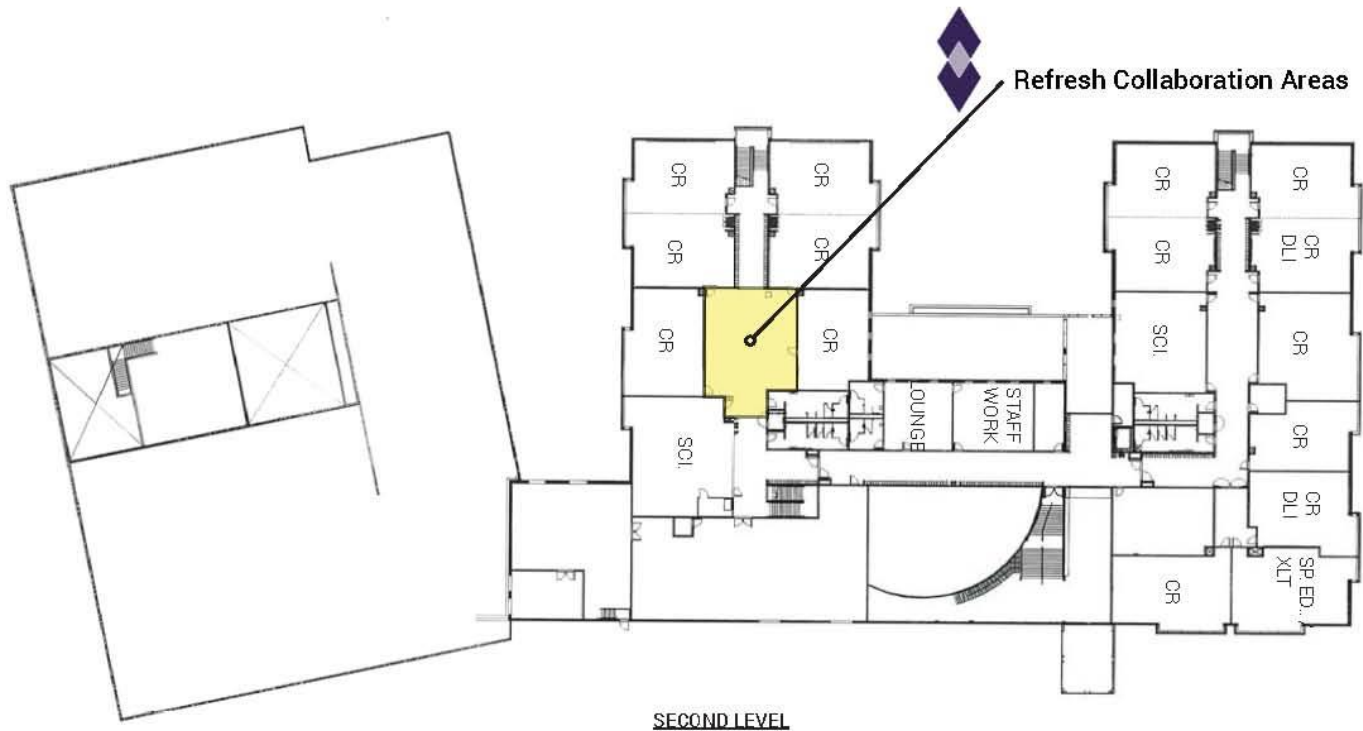


EXISTING / UNALTERED






Linus Pauling MS

39 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



Linus Pauling Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Skylight refurbishment in 1988 North Building
- ✓ ADA (door actuators)
- ✓ Safety (emergency power connections to boilers, egress lighting in North Building)
- ✓ Electrical system surge protection device at building service entrance
- ✓ Repair exterior door hardware for steel gates at courtyard

Linus Pauling Proposed Plan Improvements

EDUCATIONAL PROGRAM NEEDS

- ✓ Light refresh (renovation) of learning commons and applied learning lab (with new covered project yard)
- ✓ Conversion of lecture hall to learning commons
- ✓ Outdoor physical education/ track resurfacing

HIGH SCHOOL IMPROVEMENTS

Proposed Project Concepts

Corvallis HS



Upgrade Site Connection
(Approx. 18,000 SF Improved)



LEGEND



NEW CONSTRUCTION



RECONFIGURE



LIGHT REFRESH



EXISTING / UNALTERED

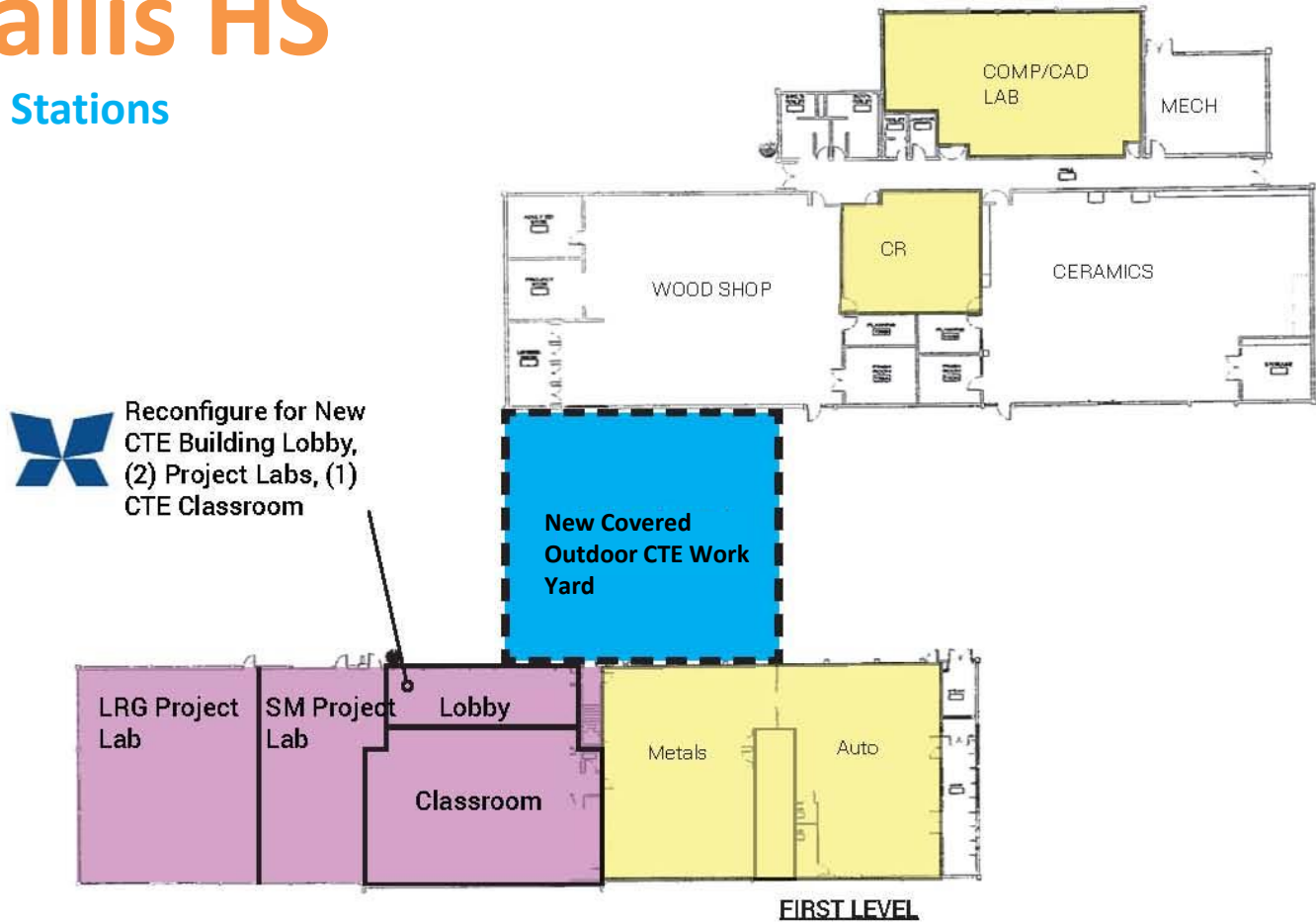


New Covered Outdoor
CTE Work Yard






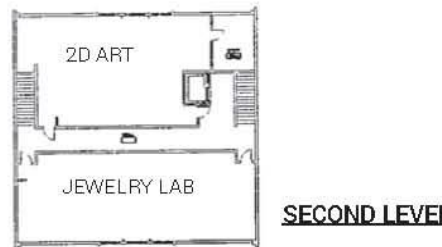
Corvallis HS

72 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



CHS Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ ADA (additional door actuators)
- ✓ Carpeting replacement in classroom wings
- ✓ Flush valve and faucet connections to generator
- ✓ Expand video surveillance system

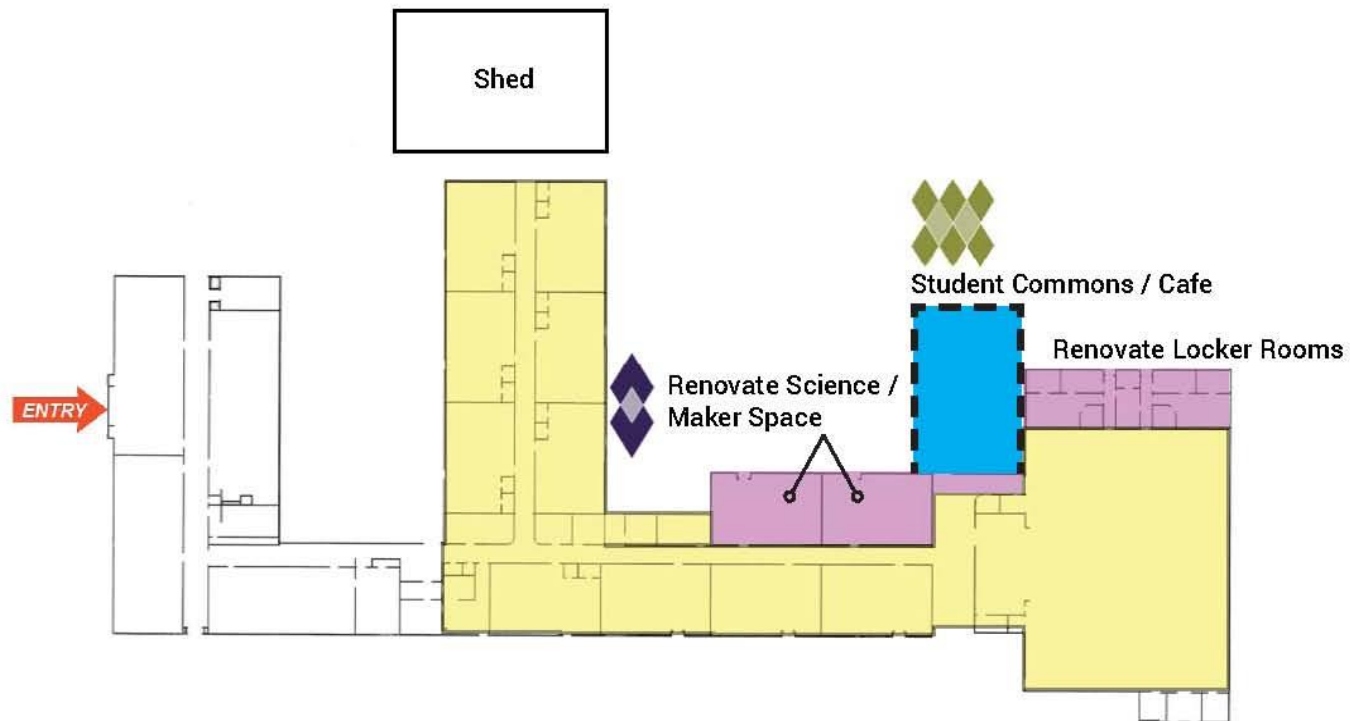
CHS Proposed Plan Improvements

EDUCATIONAL PROGRAM SUPPORT





- ✓ CTE renovations
- ✓ Improved pedestrian circulation to CTE buildings
- ✓ New outdoor covered project yard between CTE buildings
- ✓ Outdoor physical education/replacement turf field, turf baseball field, track resurfacing

College Hill at the Harding Center

12 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



Harding Center Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Exterior building refurbishment and repair
- ✓ Seismic upgrades
- ✓ Window replacement
- ✓ ADA (door actuators, signage)
- ✓ Gym building addition with elevator to improve ADA accessibility
- ✓ Safety (kitchen fire suppression, systems connections to generator, video surveillance system expansion)
- ✓ Infrastructure (Building A boiler and piping replacement)

Harding Center Proposed Plan Improvements

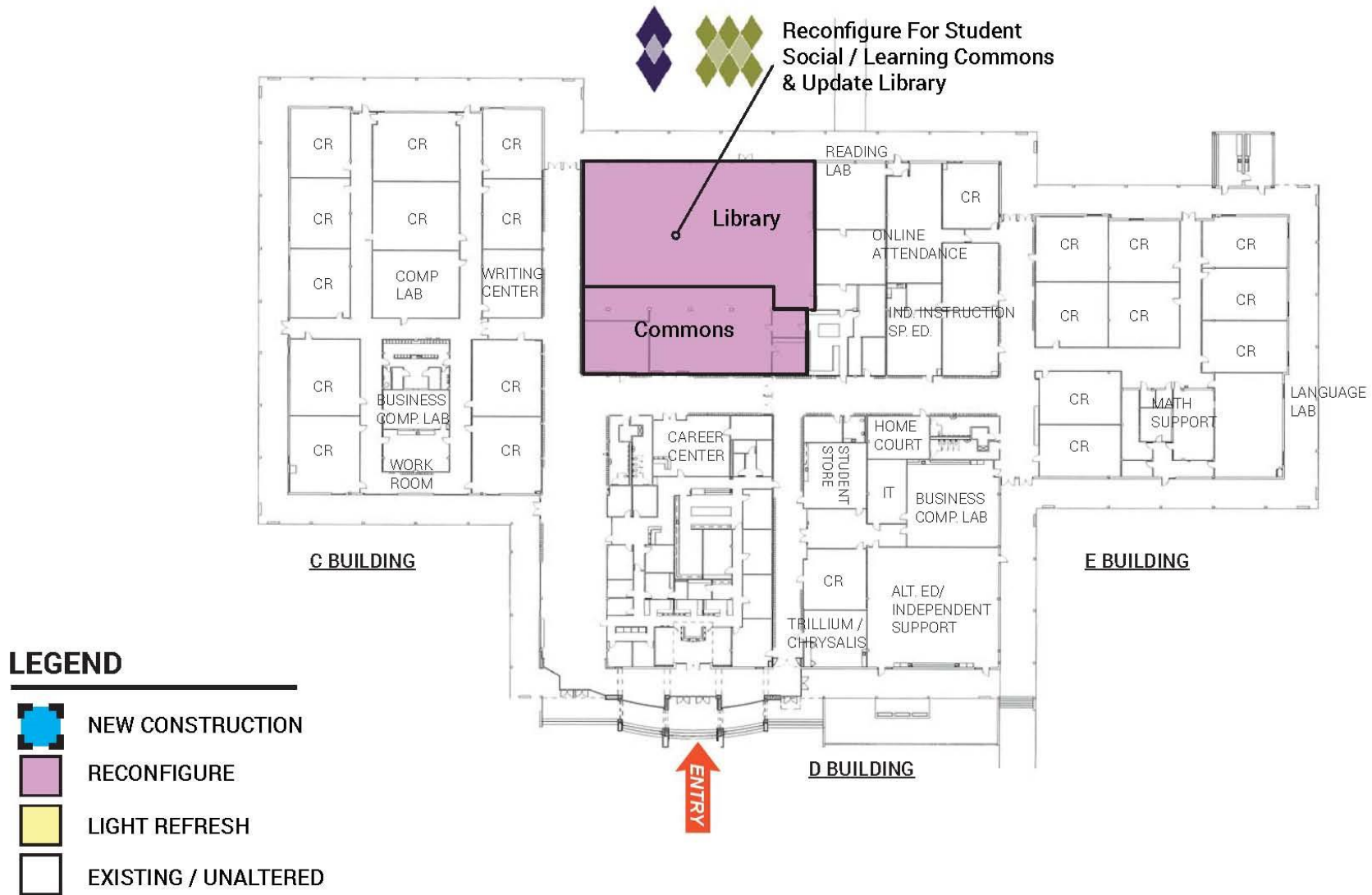
- ✓ Electrical system upgrades and panel board replacements
- ✓ Access control systems replacement
- ✓ Intercom and clock systems replacement
- ✓ Bus drive asphalt replacement

EDUCATIONAL PROGRAM SUPPORT

- ✓ Library reconfiguration for social/learning commons
- ✓ CTE renovations and expansion for new welding lab
- ✓ New outdoor covered project yard
- ✓ Restroom and concessions building at softball field

Crescent Valley HS

69 Teaching Stations







Crescent Valley HS

69 Teaching Stations



LEGEND

-  NEW CONSTRUCTION
-  RECONFIGURE
-  LIGHT REFRESH
-  EXISTING / UNALTERED



CVHS Proposed Plan Improvements

PHYSICAL NEEDS

- ✓ Exterior building refurbishment and repair
- ✓ Seismic upgrades
- ✓ Window replacement
- ✓ ADA (door actuators, signage)
- ✓ Gym building addition with elevator to improve ADA accessibility
- ✓ Safety (kitchen fire suppression, systems connections to generator, video surveillance system expansion)
- ✓ Infrastructure (Building A boiler and piping replacement)
- ✓ Electrical system upgrades and panel board replacements
- ✓ Access control systems replacement
- ✓ Intercom and clock systems replacement
- ✓ Bus drive asphalt replacement

CVHS Proposed Plan Improvements

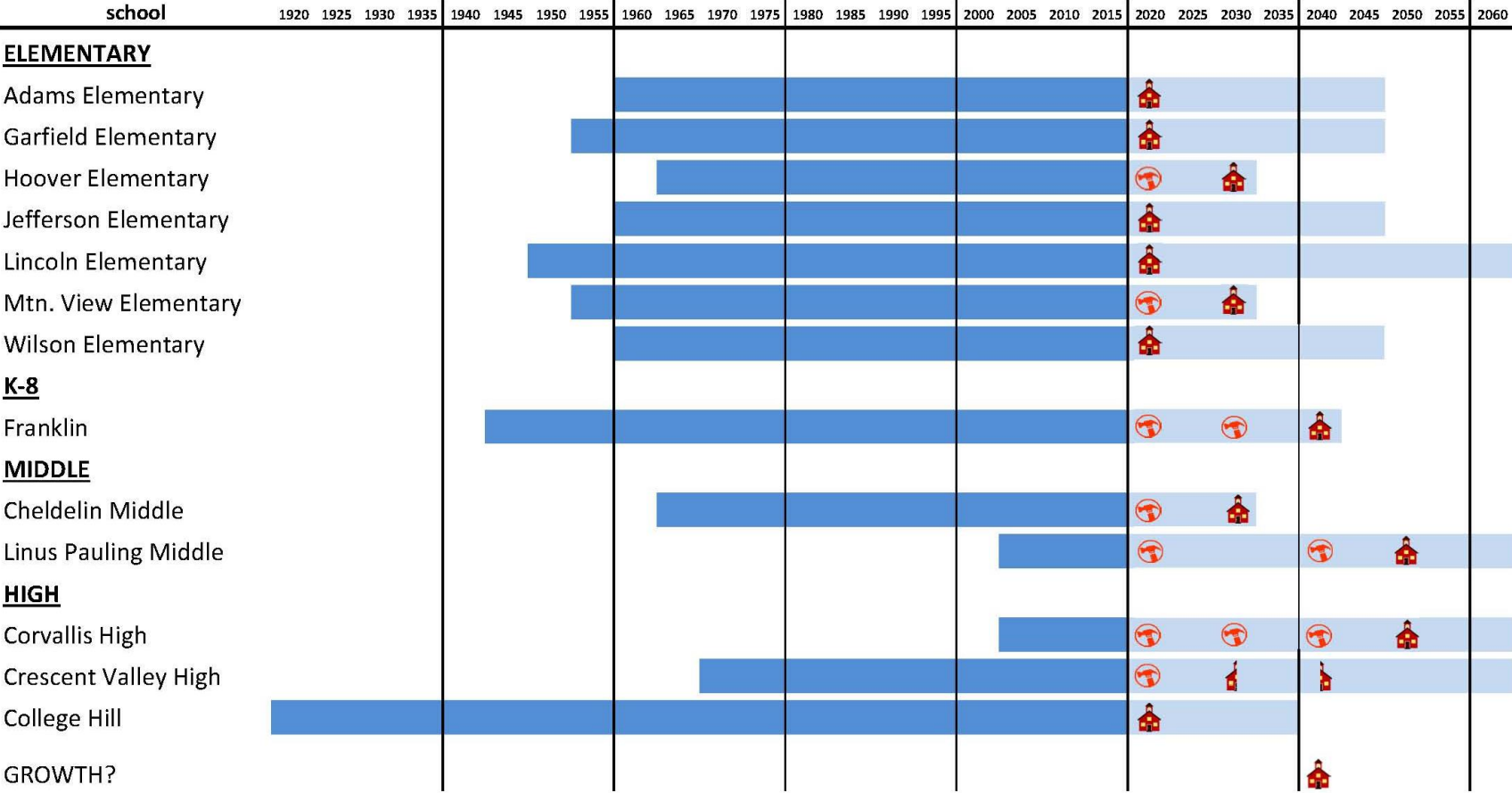
EDUCATIONAL PROGRAM SUPPORT



- ✓ Library reconfiguration for social/learning commons
- ✓ CTE renovations and expansion for new welding lab
- ✓ New outdoor covered project yard
- ✓ Outdoor physical education/new turf field and track resurfacing
- ✓ Restroom and concessions building at softball field

Project Totals: \$177.5 M

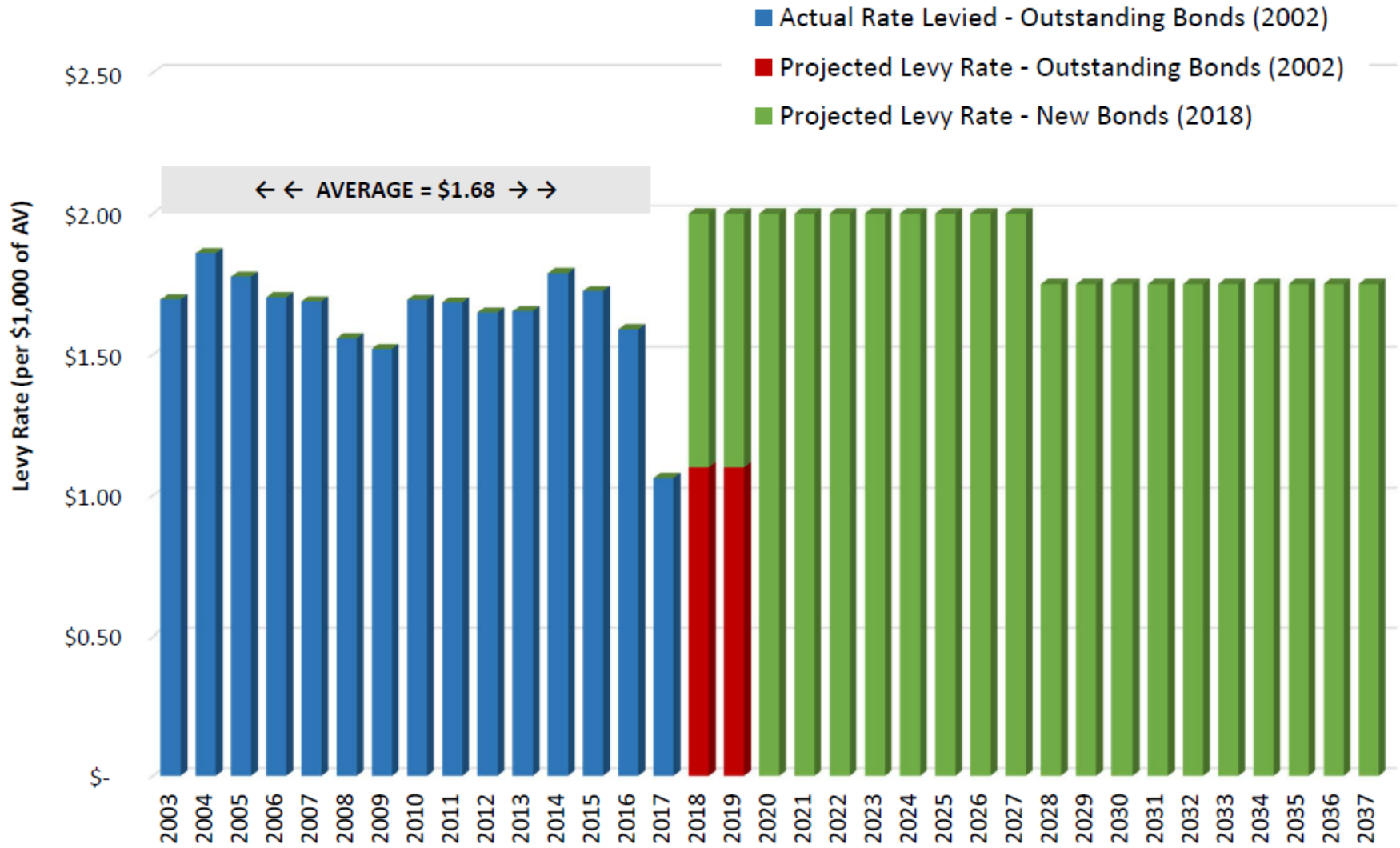
<u>School Site</u>	<u>Total</u>
Adams ES	\$12,805,000
Garfield ES	\$18,400,000
Hoover ES	\$12,577,000
Jefferson ES	\$15,206,000
Lincoln ES	\$33,937,000
Mtn. View ES	\$8,876,000
Wilson ES	\$13,742,000
Franklin K-8	\$6,693,000
Cheldelin MS	\$12,886,000
Linus Pauling MS	\$1,834,000
Corvallis HS	\$8,449,000
Crescent Valley HS	\$19,213,000
College Hill	\$12,885,000

Extending Building Lifespans



Major Renovation or Replacement 
Building Repairs 

\$178 Million (approximate/based on draft plan) 20 Years



Next steps...

OCTOBER

Community Information Nights

- One evening meeting at each school
- Parents, community, and staff invited
- Present school plan and gather feedback

- October 26, 2017

- School Board Meeting, summary of community feedback presented

NOVEMBER

- November 8, 2017
 - Facilities Planning Committee Meeting: Review community feedback
- November 16, 2017
 - School Board Meeting- public testimony
- November 28, 2017
 - Facilities Planning Committee Meeting: **Final Draft**

DECEMBER - JANUARY

- December 7, 2017
 - School Board Meeting – First read of Long Range Facilities Plan, public testimony

- January 11, 2018
 - School Board Meeting - Second read/adoption of Long Range Facilities Plan

Listening Posts

- *What excites you about the plan?*
- *What are your concerns?*



Thank you!