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# Facilities Master Planning

## Workshop 4

April 25, 2017

**Corvallis School District – LRFMP**

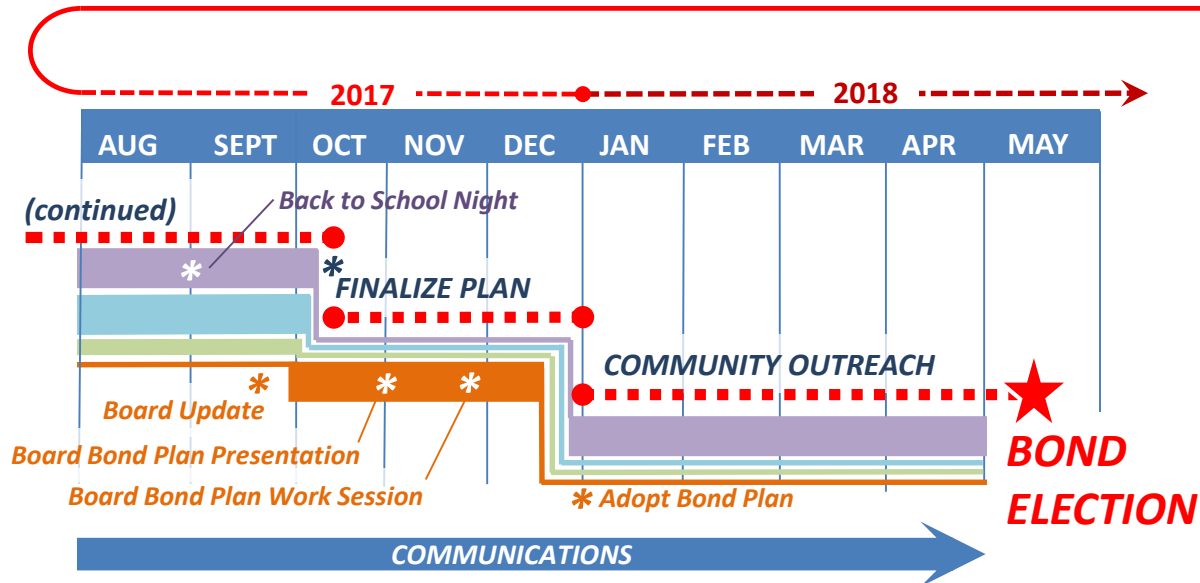
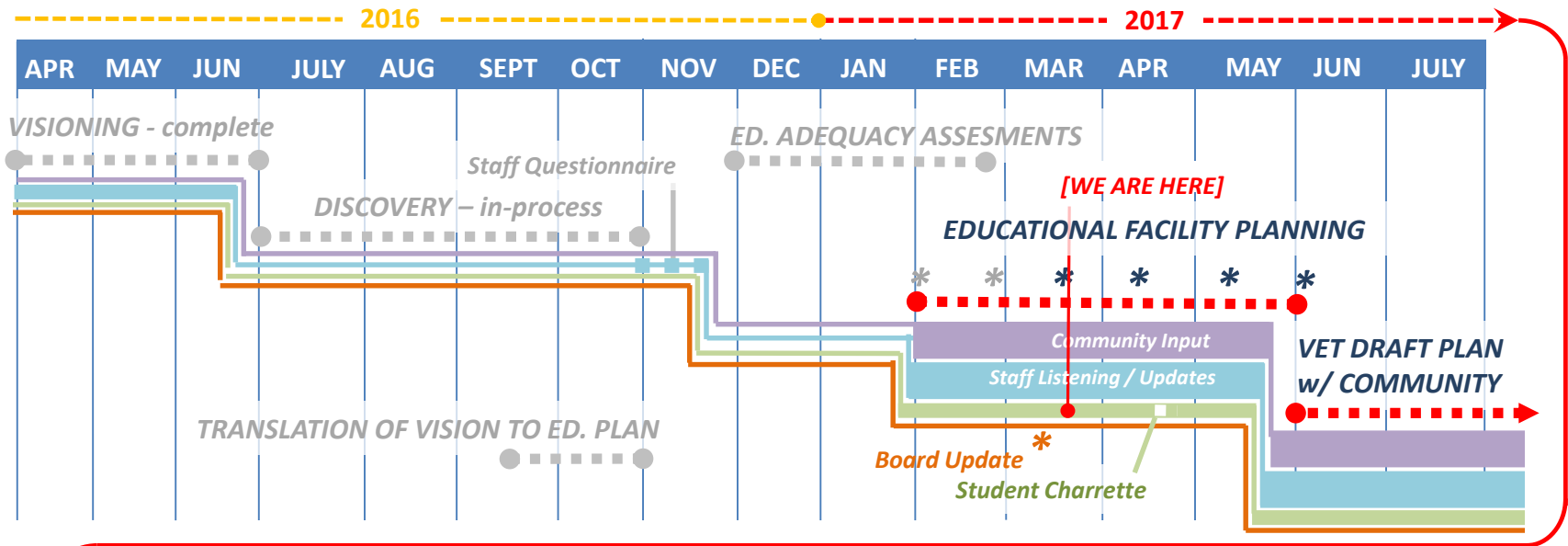
 DLR Group

# AGENDA

- **Updates and Recaps**
- **Financing**
  - District Spotlight on Budgets & Financing
  - Bond Financing
- **Facilities Plan Scenarios**
  - Workshop 3 Big Ideas
  - April 20<sup>th</sup> Innovation Team Input
  - Today's Three Scenarios
    - Pros & Cons
    - Priorities Exercise
- Break
- **Exercise: “Developing a Plan”**
  - Report Out
- **Next Steps**



# Facilities Planning Timeline



# DISTRICT SPOTLIGHT

## Budgets and Financing

-- *Olivia Meyers-Buch*

# BOND FINANCING

-- *Carol Samuels,*  
*Managing Director at Piper Jaffray*

**LARGEST ISSUE FACING THE CORVALLIS SCHOOL DISTRICT:**

*AM Name:*

**CRESCENT VALLEY HIGH SCHOOL** BIG IDEA

**HOOPER ELEMENTARY SCHOOL** BIG IDEA

**JEFFERSON ELEMENTARY SCHOOL** BIG IDEA

**COLLEGE HILL/MARSHING CENTER** BIG IDEA

**ADAMS ELEMENTARY SCHOOL** BIG IDEA

**LINCOLN ELEMENTARY SCHOOL** BIG IDEA

**Mtn. View Elementary School** BIG IDEA

**Chesterlin Middle School** BIG IDEA

**Wilson Elementary School** BIG IDEA

**Lincoln Middle School** BIG IDEA

**Garfield Elementary School** BIG IDEA

**Corvallis High School** BIG IDEA

**Franklin & B** BIG IDEA

**LARGEST ISSUE FACING THE CORVALLIS SCHOOL DISTRICT:**

*Similar age schools needing immediate re-pick boundary and school locations*

**Wiana 2: Split**

**Franklin Charter School**

**Build a Middle School**

**Shut Down (re-use)**

**Solution:**

- Re-purpose buildings by program level.
- Combine schools/buildings
- Shut down buildings

**Core Values**

**DLR Group**

**LARGEST ISSUE FACING THE CORVALLIS SCHOOL DISTRICT:**

**TEAM PRINT RIGHT**

**DESIGN TO SUSTAINABILITY STANDARDS**

→ Design Schools to provide support for future

→ Eliminate schools that substantially physical needs to be assessed

Safety, well-being

→ Planning sheet for how building is designed into buildings

→ 100% more self-sustainable, green building

**CRESCENT VALLEY HIGH SCHOOL** BIG IDEA

**HOOPER ELEMENTARY SCHOOL** BIG IDEA

**JEFFERSON ELEMENTARY SCHOOL** BIG IDEA

**COLLEGE HILL/MARSHING CENTER** BIG IDEA

**ADAMS ELEMENTARY SCHOOL** BIG IDEA

**LINCOLN ELEMENTARY SCHOOL** BIG IDEA

**Mtn. View Elementary School** BIG IDEA

**Chesterlin Middle School** BIG IDEA

**Wilson Elementary School** BIG IDEA

**Lincoln Middle School** BIG IDEA

**Garfield Elementary School** BIG IDEA

**Corvallis High School** BIG IDEA

**Franklin & B** BIG IDEA

**LARGEST ISSUE FACING THE CORVALLIS SCHOOL DISTRICT:**

**Separate ages from cafeteria in elementary schools. This is critical for safety for the kids to be able to eat in their own space. This will also help schools to be more inclusive.**

**Core Values**

**DLR Group**

**LARGEST ISSUE FACING THE CORVALLIS SCHOOL DISTRICT: EQUITY**

**CRESCENT VALLEY HIGH SCHOOL** BIG IDEA

**HOOPER ELEMENTARY SCHOOL** BIG IDEA

**JEFFERSON ELEMENTARY SCHOOL** BIG IDEA

**COLLEGE HILL/MARSHING CENTER** BIG IDEA

**ADAMS ELEMENTARY SCHOOL** BIG IDEA

**LINCOLN ELEMENTARY SCHOOL** BIG IDEA

**Mtn. View Elementary School** BIG IDEA

**Chesterlin Middle School** BIG IDEA

**Wilson Elementary School** BIG IDEA

**Lincoln Middle School** BIG IDEA

**Garfield Elementary School** BIG IDEA

**Corvallis High School** BIG IDEA

**Franklin & B** BIG IDEA

**LARGEST ISSUE FACING THE CORVALLIS SCHOOL DISTRICT:**

**ELEMENTARY CAPACITY + SPACE DESIGN**

**design through equity lens**

**separate gym/cafeteria**

**portables**

**incorporate equity in design**

**access to outdoors**

**main entry**

**portables ensure design through equity lens covered play**

**Small site + Athletic spaces outdoors inability to expand disconnect lack of unity?**

**must do's**

**Core Values**

**DLR Group**

# WORKSHOP 3--Common Threads

- Get rid of portables
- Provide separate gyms and cafeterias at all elementary schools
- Add needed program spaces at all elementary schools and improve learning environments
- Garfield & Lincoln—renovate or replace
- No interior classroom corridors a safety issue at Hoover & Lincoln
- Franklin has high needs—various options
- CTE facility improvements needed at CVHS
- Grade configuration options at middle school level
- Equity, not Equality—wide socio-economic disparity



# Innovation Team Thoughts

- Separate gym and cafeteria at all elementary schools
- Bring all students into permanent classroom spaces (eliminate portables)
- Re-build Lincoln Elementary as a larger school
- Extensive renovation at Garfield Elem. needed
- Move Franklin to Mountain View site
- Keep College Hill at Harding or move to HP and create new elementary at Harding
- Mixed on middle school grade reconfiguration
- Improve CTE spaces at middle & high schools; promote connection to rest of school programs



# Three Scenarios

## Plan 1 – Traditionalist

- Complete Elementary Program Spaces at all Schools
  - *eliminates need for portables, provides separate gym & cafeteria spaces*
  - *5 two-section and 2-three section elementary schools plus one-section at Franklin to provide capacity for 2,843 students (2020 projections are 2,818)*
  - *Rebuild Lincoln Elementary school as a three-section school*
- Address only critical upgrades at Franklin K-8
- Improve CTE program spaces at CHS & CVHS
- Create Learning/Dining Commons at College Hill & address critical needed improvements

# Three Scenarios

## Plan 2 – New Elementary Schools

- Complete Elementary Program Spaces at all Schools
  - *eliminates need for portables, provides separate gym & cafeteria spaces*
  - *5 two-section and 2-three section elementary schools plus one-section at Franklin to provide capacity for 2,843 students (2020 projections are 2,818)*
  - *Rebuild Lincoln Elementary school as a three-section school*
  - *Rebuild Mountain View Elementary at Cheldelin site (co-locate)*
- Move Franklin K-8 to Mountain View site
- Improve CTE program spaces at CHS & CVHS
- Create Learning/Dining Commons at College Hill & address critical needed improvements & finish refresh

# Three Scenarios

## Plan 3 – Grade Reconfiguration

- Convert all Elementary Schools to K-4 and provide all needed program spaces
  - *eliminates need for portables, provides separate gym & cafeteria spaces*
  - *5 two-section and 2-three section K-4 elementary schools plus one-section at Franklin to provide capacity for 2,340 K-4 students (2020 projections are 2,330 K-4 students)*
- Address critical upgrades at Franklin K-8; provide separate gym and cafeteria
- Convert and expand Linus Pauling to district-wide 5<sup>th</sup> & 6<sup>th</sup> grade middle school (*13,700 SF addition to accommodate 1,000 students to create 145,000 SF facility*)
- Convert and expand Cheldelin to district-wide 7<sup>th</sup> & 8<sup>th</sup> junior high (*58,300 SF addition to accommodate 1,100 students to create 165,000 SF facility*)
- Improve CTE program spaces at CHS & CVHS
- Create Learning/Dining Commons at College Hill and comprehensively renovate existing facility (not including original Harding building)

CORVALLIS School District--Long-Range Facility Planning

School / Site	Scenario 1 - Traditionalist			Scenario 2 - New Elementary Schools			Scenario 3 - Grade Reconfiguration		
	Action Items		Capacity	Action Items	Explanations	Capacity	Action Items	Explanations	Capacity
Adams ES	--Separate gym & café --No portables. --Program spaces. --Light renovation --site circulation improvements	Three-section elementary  Additional program spaces to be added: 9 Site circulation (bus and vehicle) improvements would be addressed.	494	--Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 3	338	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Three-section elementary  By converting the school to a K-4, overcrowding at all elementary schools would be decreased and existing space could be renovated for music, Special Education, art/science lab, and an early learning classroom space. Only 6 program spaces would need to be added.	406
Garfield ES	--No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 3	338	--Separate gym & café --No portables. --Program spaces. --Major renovation & reconfiguration.	Two-section elementary  Major reconfiguration and renovation of the school could occur to provide a more conducive building layout and needed specialist small group instruction rooms, as well as collaboration spaces. Additional program spaces to be added: 3	338	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Only 1 program space would need to be added.	279
Hoover ES	--Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 5 This would address immediate needs but allow longterm flexibility if a more suitable site could be found for a new school funded through a future bond.	338	--Separate Gym & café --No portables. --Program spaces. --Light renovation --Interior corridors	Two-section elementary  Classroom areas would be reconfigured to create an interior corridor directly connected to all classrooms and the rest of the building. Students would not need to go outside to access bathrooms and building exterior doors could be secured. Additional program spaces to be added: 5	338	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Only 3 program spaces would need to be added.	279
Jefferson ES	--Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 6	338	--Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 6	338	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Only 4 program spaces would need to be added.	279
Lincoln ES	<b>Rebuild Lincoln On Current Site Removed on Back of Site Away From HWY-99</b>	Three-section elementary  The new school would be a larger, 3-section school. It could be constructed on the fields, oriented towards the neighborhood to the east and away from the hwy.	494	<b>Rebuild Lincoln on new site</b>	Three-section elementary  The district does not currently own any property in the area and would need to acquire land in south town for the new school. This would move the school off of the busy hwy and increase safety for students. The new school would be a larger, 3-section school. The existing site could be sold or repurposed.	494	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Only 2 program spaces would need to be added.	279
Mount. View ES	--No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 6	338	<b>Move Mount. View Program To New Building On Chedelin Campus</b>	Three-section elementary  Construction of a new elementary school co-locating on the Chedelin Middle School site. This would allow Mountain View students fewer transitions and provide modern learning environments.	494	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Only 4 program spaces would need to be added.	279
Wilson ES	--Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 2	338	--Separate gym & café --No portables. --Program spaces. --Light renovation	Two-section elementary  Additional program spaces to be added: 2	338	<b>Convert To K-4:</b> --Separate gym & café --No portables. --Program spaces. --Light renovation	Three-section elementary  Only 5 program spaces would need to be added.	406

CORVALLIS School District--Long-Range Facility Planning

School / Site	Scenario 1 - Traditionalist			Scenario 2 - New Elementary Schools			Scenario 3 - Grade Reconfiguration		
	Action Items		Capacity	Action Items	Explanations	Capacity	Action Items	Explanations	Capacity
Franklin K-8	Critical/Safety Needs Repaired	One-section elementary program Address only critical needs to allow for longterm flexibility if a more suitable location for the school could be found in the future.	165	Demo Franklin Site to Make Additional Field Space For Corvallis HS; Move Franklin K-8 Program To Renovated Mount. View Site	Many Franklin students live in the Mtn. View area. Given its location, it is not a walking school & all students must be driven or bussed. Opportunities for expanded programs, environmental sciences and outdoor learning would be increased with the larger acreage at this site (17 acres). This would still be a one-section elementary program.	165	Critical/Safety Needs Repaired and Added Program Spaces	One-section elementary program To bring the school up to the program standard for all district elementary schools, the gym and cafeteria would need to be separated.	165
Cheldelin MS	Student Commons Addition At Main Courtyard Behind Admin	Addition of 4,000 SF for Commons and Library connection Educational enhancements and Critical Repairs	817	Student Commons Addition At Main Courtyard Behind Admin	Addition of 4,000 SF for Commons and Library connection Educational enhancements and Critical Repairs	817	Convert TO 7-8 Junior High School; Expand To Accommodated Larger Building Capacity	Expand facilities to accommodate increased student population of 1,100 students by 58,300 square feet for a total of 165,000 SF (current facility is 106,699 SF).	1,100
Linus Pauling MS	Educational enhancements and Critical Repairs	team teaching capabilities, visible learning, student and family support, learning garden improvements (typical at every school)	1060?	Educational enhancements and Critical Repairs	team teaching capabilities, visible learning, student and family support, learning garden improvements (typical at every school)		Convert TO 5-6 Middle School; Expand To Accommodated Larger Building Capacity	Expand facilities to accommodate increased student population of 1,000 students by 13,700 square feet for a total of 145,000 SF. (current school is 131,327 SF)	1,000
Corvallis HS	Improve CTE and Site Connection to CTE Buildings	Renovate Building H to house Art programs; renovate CTE facilities, adding computer lab to run equipment; create covered outdoor construction classroom between two CTE buildings		Improve CTE and Site Connection to CTE Buildings - Expand Athletic Fields to Franklin Site	Renovate Building H to house Art programs; renovate CTE facilities, adding computer lab to run equipment; create covered outdoor construction classroom between two CTE buildings		Improve CTE and Site Connection to CTE Buildings	Renovate Building H to house Art programs; renovate CTE facilities, adding computer lab to run equipment; create covered outdoor construction classroom between two CTE buildings	
Crescent Valley HS	Improve CTE, Renovate Library w/ Learning & Social Commons	Renovate F Building to expand welding lab, incorporate computer labs and classrooms into CTE suite; strengthen connection between CTE and core curriculum classes; improvements to library to create collaborative zones		Improve CTE, Renovate Library w/ Learning & Social Commons	Renovate F Building to expand welding lab, incorporate computer labs and classrooms into CTE suite; strengthen connection between CTE and core curriculum classes; improvements to library to create collaborative zones		Improve CTE, Renovate Library w/ Learning & Social Commons	Renovate F Building to expand welding lab, incorporate computer labs and classrooms into CTE suite; strengthen connection between CTE and core curriculum classes; improvements to library to create collaborative zones	
College Hill @ Harding Center	Critical Safety/Needs Improvements; Create Learning/Social Commons Within Building Wing; Renovate Lockers	Create Learning & Dining Commons within the building wing; renovate locker rooms	130	Minor renovation; Create Learning/ Social Commons Within Building Wing; Renovate Locker rooms.	Create Learning & Dining Commons within the building wing; renovate locker rooms; refresh finishes throughout (flooring, paint, minor cabinetry upgrades)	130	Major renovation and reconfiguration of spaces into modern learning environments.	Create Learning & Dining Commons within the building wing; major reconfiguration and/or renovation of existing spaces for better functionality and modern learning spaces	130
New Elementary School	On Lincoln Site			1. On New Site 2. On Cheldelin Site					
Other	-			-					

**TABLE**

**DISCUSSION:**

*What are the Pros &  
Cons of each Scenario?*

# DOT

# VOTING:

*What do YOU think are the **top 6 projects** that must be accomplished in the plan?*



# Developing a Plan and Budget



CORVALLIS School District

2018 BOND

## LEARNING ENVIRONMENT

CREATE SMALL GROUP LEARNING NICHEs, COLLABORATION SPACES, AND GROUP AREAS AT ALL ELEMENTARY SCHOOLS AND FRANKLIN K-8; CREATE LEARNING

PROJECT COMMONS AT CHELDELIN, CVHS, AND HARDING \$ 8,419,000

ALTERNATE BUDGET \_\_\_\_\_ DOLLARS

ADDITIONAL INFORMATION REQUESTED \_\_\_\_\_



CORVALLIS School District

2018 BOND

## LEARNING ENVIRONMENT

CREATE OPPORTUNITIES FOR TEAM TEACHING BY ADDING CONNECTIONS BETWEEN ADJACENT CLASSROOMS AT ELEMENTARY, K-8, AND MIDDLE

PROJECT SCHOOL SITES \$ 550,000

ALTERNATE BUDGET \_\_\_\_\_ DOLLARS

ADDITIONAL INFORMATION REQUESTED \_\_\_\_\_



CORVALLIS School District

2018 BOND

## LEARNING ENVIRONMENT

CREATE OPPORTUNITIES FOR VISIBLE LEARNING AT ALL

PROJECT SITES EXCLUDING CHS \$ 846,000

ALTERNATE BUDGET \_\_\_\_\_ DOLLARS

ADDITIONAL INFORMATION REQUESTED \_\_\_\_\_

	ISSUES	ADAMS ES	GARFIELD ES	HOOVER ES	JEFFERSON ES	LINCOLN ES	MOUNTAIN VIEW ES	WILSON ES	FRANKLIN K-8	CHELDELIN MIDDLE SCHOOL	LINUS PAULING MIDDLE SCHOOL	CORVALLIS HIGH SCHOOL	CRESCENT VALLEY HS	HARDING CENTER / COLLEGE HILL
\$100,445,000	Must-do' Capital Improvements	\$8,399,837	\$5,652,373	\$11,907,081	\$9,465,084	\$9,960,617	\$4,230,797	\$9,332,736	\$10,428,512	\$11,290,530	\$285,991	\$559,943	\$11,455,923	\$7,475,653
\$30,938,000	New School	\$30,937,500												
\$25,200,000	Gymnasium	\$4,200,000	-	\$4,200,000	\$4,200,000	\$4,200,000	-	\$4,200,000	\$4,200,000	-	-	-	-	-
\$53,114,000	Permanent Building Additions (K-5 Configuration) 1 New Elementary School	\$6,048,000	\$2,016,000	\$3,360,000	\$4,032,000	\$30,937,500	\$4,032,000	\$1,344,000	\$1,344,000	-	-	-	-	-
\$75,987,000	Permanent Building Additions (K-5 Configuration) 2 New Elementary Schools	\$2,016,000	\$2,016,000	\$3,360,000	\$4,032,000	\$30,937,500	\$30,937,500	\$1,344,000	\$1,344,000	-	-	-	-	-
\$40,704,000	Permanent Building Additions (K-4 Configuration)	\$2,016,000	-	-	-	-	-	\$1,344,000	\$1,344,000	\$29,150,000	\$6,850,000	-	-	-
\$119,938,000	Building Renovations (Major Renovation/Reconfigure)	\$14,008,500	\$14,046,600	\$13,894,600	\$12,046,500	\$11,880,300	\$15,651,000	\$11,970,300	\$10,783,200	-	-	\$2,400,000	-	\$13,267,200
\$69,789,000	Building Refresh (Light Renovation)	\$6,537,300	\$6,555,080	\$6,479,480	\$5,621,700	\$5,544,140	\$7,303,800	\$5,586,140	\$5,032,160	\$14,937,860	-	-	-	\$6,191,360
\$3,108,000	Office-Security Upgrades	\$398,250	\$427,750	\$531,000	\$398,250	\$383,500	\$571,250	\$398,250	-	-	-	-	-	-
\$8,419,000	Collaboration Spaces	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000	\$295,000	\$1,250,000	-	-	\$3,923,500	\$885,000
\$550,000	Team Teaching	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$20,000	\$30,000	\$80,000	-	-	-
\$846,000	Visible Learning	\$68,000	\$60,000	\$56,000	\$64,000	\$44,000	\$64,000	\$80,000	\$72,000	\$124,000	\$51,948	-	\$138,000	\$24,000
\$5,500,000	Student & Family Support	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
\$1,870,000	Infrastructure & Power	-	\$374,576	-	-	-	-	-	\$287,552	\$853,592	-	-	-	\$353,792
\$5,000,000	Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-
\$1,000,000	Covered Play Shelters	\$150,000	\$150,000	-	\$150,000	-	-	\$150,000	-	\$75,000	\$75,000	\$125,000	\$125,000	-
\$5,758,000	Site Improvements / Vehicular Circulation	\$600,013	\$608,013	\$597,347	-	-	-	\$698,680	\$3,254,000	-	-	-	-	-
\$260,000	Outdoor Learning / Garden	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
\$5,090,000	CTE Improvements	-	-	-	-	-	-	-	-	-	-	\$2,640,000	\$2,450,000	-

**REPORT OUT**

# NEXT STEPS

- **WORKSHOP 5: *MAY 11***
  - PRIORITIZING & CREATING THE DRAFT PLAN
- **WORKSHOP 6: *JUNE 6***
  - FINALIZING THE DRAFT PLAN