

listen.DESIGN.deliver

Facilities Master Planning

Workshop 5

May 10, 2017

Corvallis School District – LRFMP

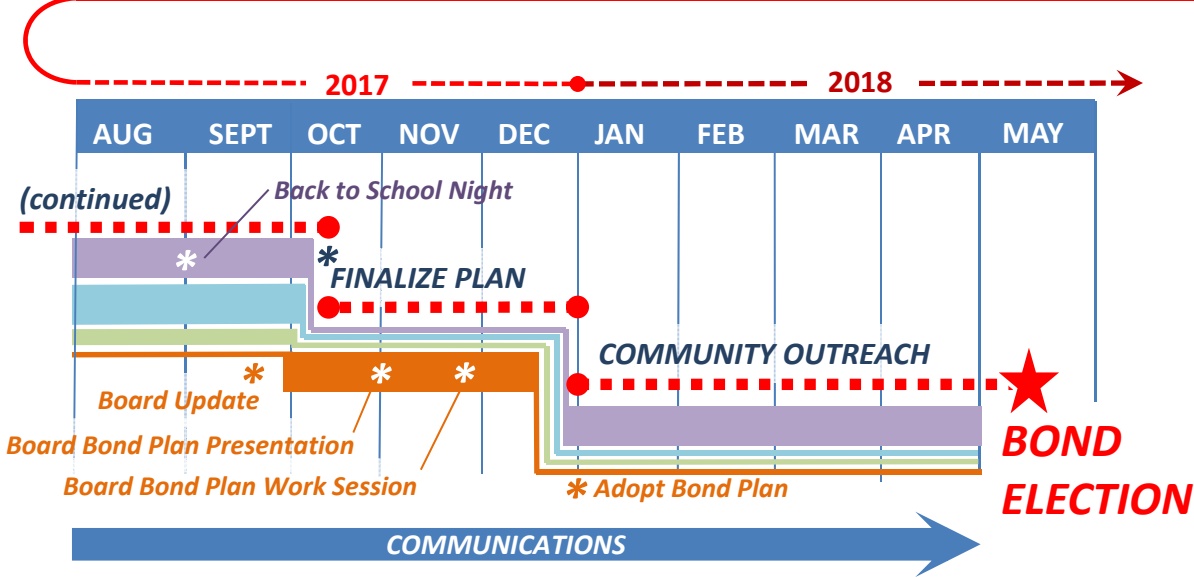
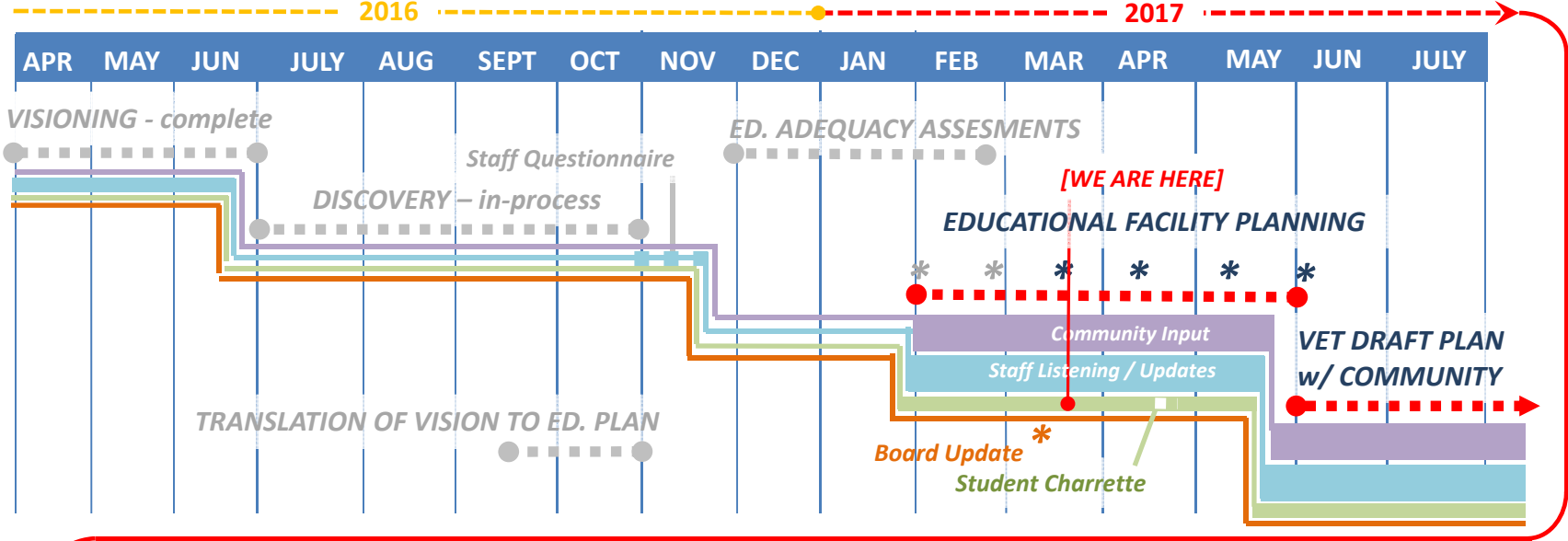
 DLR Group

AGENDA

- **Workshop 4 Results**
- **District Spotlight on Transportation**
- **Facilities Plan Options**
- Break
- **Large Group Feedback on Plan Components**
- **Next Steps**



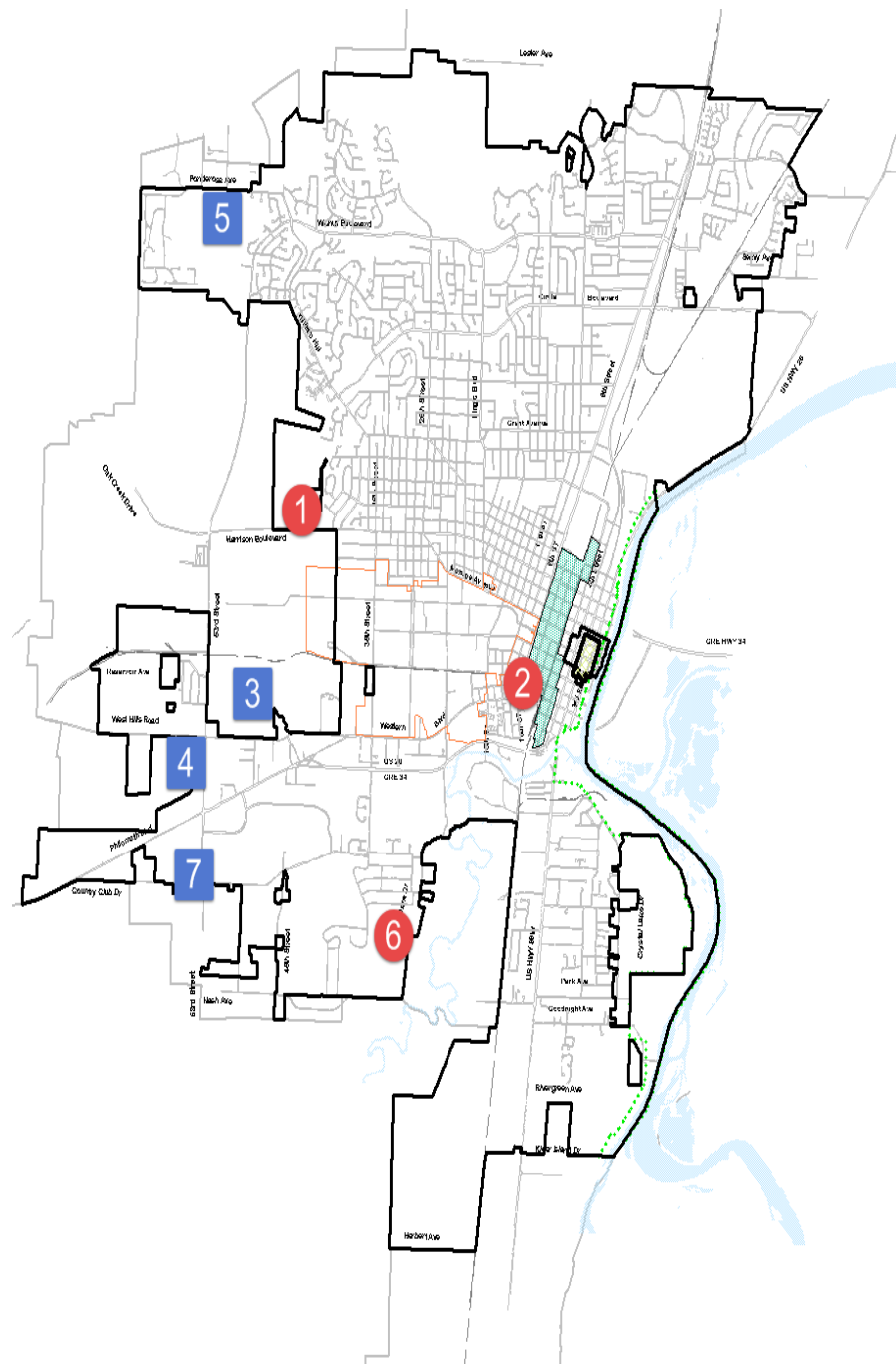
Facilities Planning Timeline



DISTRICT SPOTLIGHT

Transportation

-- *Kim Patten*



WORKSHOP 4—Checks Exercise Results

Group Consensus on the following (86%-100%):

- “Must do” Capital Improvements
- Separation of elem. gyms and cafeterias
- Infrastructure and electrical power upgrades
- Covered play areas
- CTE improvements

Majority support on the following (57%-71%):

- Permanent building additions & new elementary schools
- Renovations to promote team teaching
- Provision of student & family support spaces
- Provisions for outdoor learning spaces

WORKSHOP 4—Dots Exercise Results

Strong support for the following (14-20 dots):






- Move Franklin K-8 to Mountain View site & use for CHS fields & parking
- Major renovation of Garfield
- Renovation of Adams Elem.

Support on the following (8-13 dots):

- Improve CTE spaces at CHS, expand athletic fields to Franklin site
- Improve CTE spaces at CVHS & renovate library into learning & social commons
- Move Mountain View Elem. to Cheldelin campus
- Re-build Lincoln on new site
- Renovate Hoover to provide interior corridors
- Renovate College Hill and create dining/learning commons

Core Values

Core Values Icons

<p>Relationships Build Communities of Trust and Respect</p> <p>With collaborative relationships, all feel known, valued, and encouraged to take risks. Each individual is inspired to perform at their highest potential.</p>		<p>Collaboration</p>
<p>Inclusive Learning Environments are Culturally Relevant</p> <p>Nurturing and inclusive schools exhibit vibrant learning cultures that celebrate diversity. Equitable access and support and enhance learning for students of all abilities and backgrounds to pursue their passions. We are dedicated to meeting each student's needs.</p>		<p>Diversity</p>
<p>Real-World, Experiential Learning is Meaningful and Applied</p> <p>Relevant activities ignite learner passion and imagination. Cross-curricular learning helps students pursue their curiosities, solve real-world problems, and make learning visible through exhibition. With high expectations, our programs and spaces nurture creativity and a sense of accomplishment and joy.</p>		<p>Learning</p>
<p>Community Connections Support Learning</p> <p>Our schools foster a diverse array of partnerships to maximize opportunities for student success. We leverage community assets and offer a rich range of opportunities and supports for students and families.</p>		<p>Community</p>
<p>Adaptability is Critical to our Success</p> <p>Together, programs and facilities are designed to adapt as necessary to support student success in a rapidly changing world. Access to indoor and outdoor spaces reflect and stimulate curiosity, imagination and learning.</p>		<p>Adaptability</p>

Capital Repairs Breakdown

- Seismic/Structural: \$ 24,661,000
- Envelope Repairs: \$ 4,853,000
- Infrastructure (Mech/Elec/Plumb): \$ 30,163,000
- ADA (accessibility): \$ 8,860,000
- Site Improvements: \$ 1,080,000

Sub total: \$ 69,617,000

Covered in Renovation and Program additions:

- Safety & Security: \$ 4,825,000
- Program needs: \$ 21,364,000
- Interior repairs: \$ 5,658,000

TOTAL: \$ 100,464,000

Educational Improvements

- Build cafeterias at Adams, Jefferson & Wilson Elementary schools and new gym at Hoover, assuming Lincoln Elem is replaced.
- Add to all elementary schools to eliminate portables and provide program spaces, such as music, art/science, and PreK/early learning classroom.
- Provide designated Student and Family Support space. This could be Health Navigator offices and a community room.
- Renovate CTE spaces at CHS and CVHS, including additional welding lab and outdoor covered construction learning space.

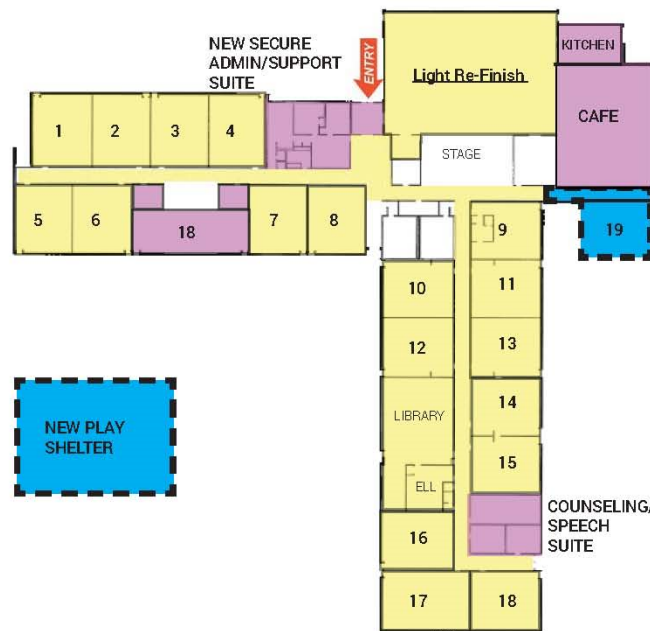
Sub total: \$ 40,369,000

DRAFT - MAY 10, 2017





ADAMS K-5 ELEMENTARY SCHOOL (2-SECTION)

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



LEGEND





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

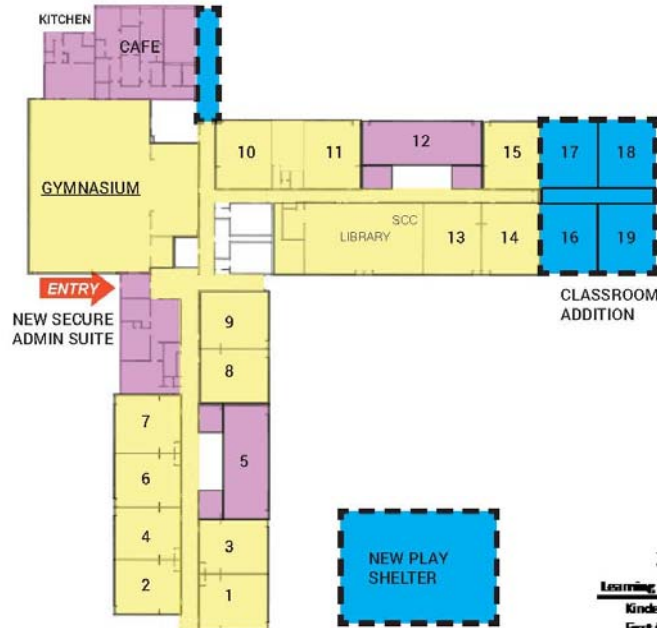
DRAFT - MAY 10, 2017 JEFFERSON K-5 ELEMENTARY SCHOOL (2-SECTION)

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

LEGEND

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



BIG IDEA: Jefferson ES to accommodate (2) sections, eliminate use of portable classrooms, provide separate gymnasium and cafeteria spaces, and refreshing interiors throughout

This requires:

- Reconfigure storage locker room to the north to house expanded cafeteria
- Add (4) classrooms extension to the east classroom wing
- Reconfigure (2) adjacent classrooms to create pull-out/ small group areas
- Redonfigure and expand the main entry to create secured entry

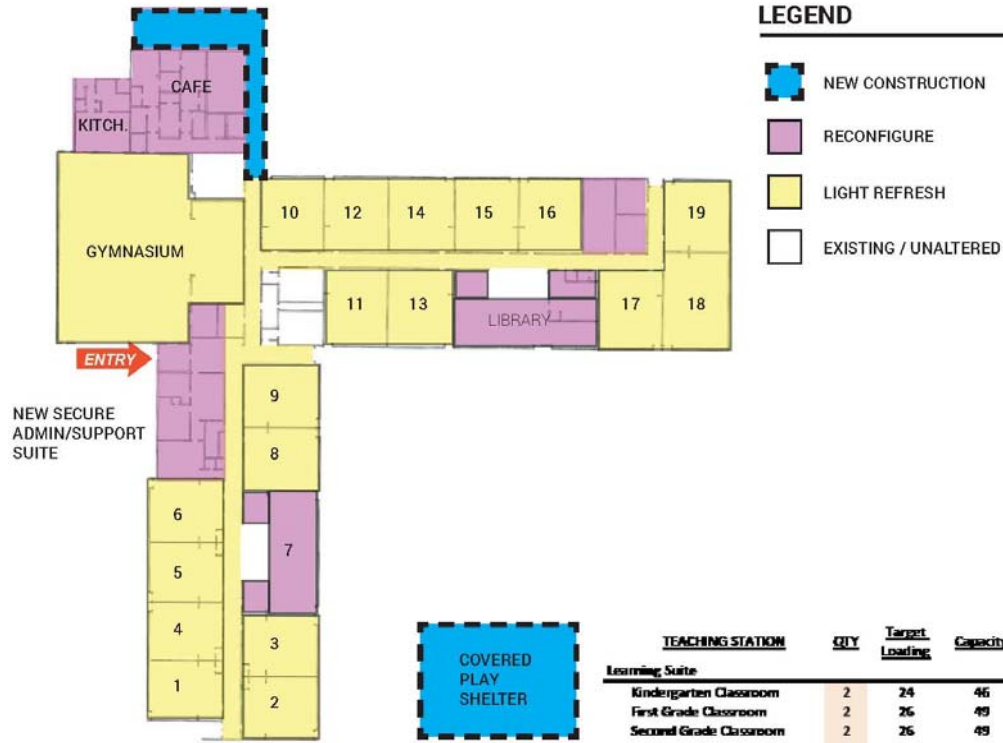
TEACHING STATION	QTY	Target Loading	Capacity
Learning Suite			
Kindergarten Classroom	2	24	46
First Grade Classroom	2	26	49
Second Grade Classroom	2	26	49
Third Grade Classroom	2	27	51
Fourth Grade Classroom	2	31	59
Fifth Grade Classroom	2	31	59
Grade Flexible Classroom	1	26	25
Collaborative Commons	2	up to 60	—
Small Group Gathering	2	6-8	—
Specialized Learning Spaces			
Music	1	31	—
Art/Science Lab	1	31	—
Special Education			
Early Learning	1	20	20
Learning Resource Center	1	20	—
Sp. Ed. Classroom	1	8	8
Media Center			
Computer lab/Testing	1	31	—
Total Teaching Stations (Classrooms)			19
Capacity Total			338

*Capacity Generating Rooms



TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



BIG IDEA: Wilson ES to accommodate (2) sections, create separate gym/cafeteria facilities, eliminate use of portable classrooms, create collaboration spaces, & interior refresh throughout.

This requires:

- Reconfigure classrooms for optimal placement/adjacencies
- Reconfigure library and (2) adjacent classrooms to accommodate shared pull-out/small group areas
- Reconfigure and expand main office for controlled entry vestibule and improved function
- Reconfigure storage/locker area and expand to create cafeteria, re-orient kitchen
- Provide new covered play shelter

TEACHING STATION	QTY	Target Loading	Capacity
Learning Suite			
Kindergarten Classroom	2	24	46
First Grade Classroom	2	26	49
Second Grade Classroom	2	26	49
Third Grade Classroom	2	27	51
Fourth Grade Classroom	2	31	59
Fifth Grade Classroom	2	31	59
Grade Flexible Classroom	1	26	25
Collaborative Commons	2	up to 60	—
Small Group Gathering	2	6-8	—
Specialized Learning Spaces			
Music	1	31	—
Art/Science Lab	1	31	—
Special Education			
Early Learning	1	20	20
Learning Resource Center	1	20	—
Sp. Ed. Classroom	1	8	8
Media Center			
Computer lab/Testing	1	31	—
Total Teaching Stations (Classrooms)			19
Capacity Total			338

*Capacity Generating Rooms







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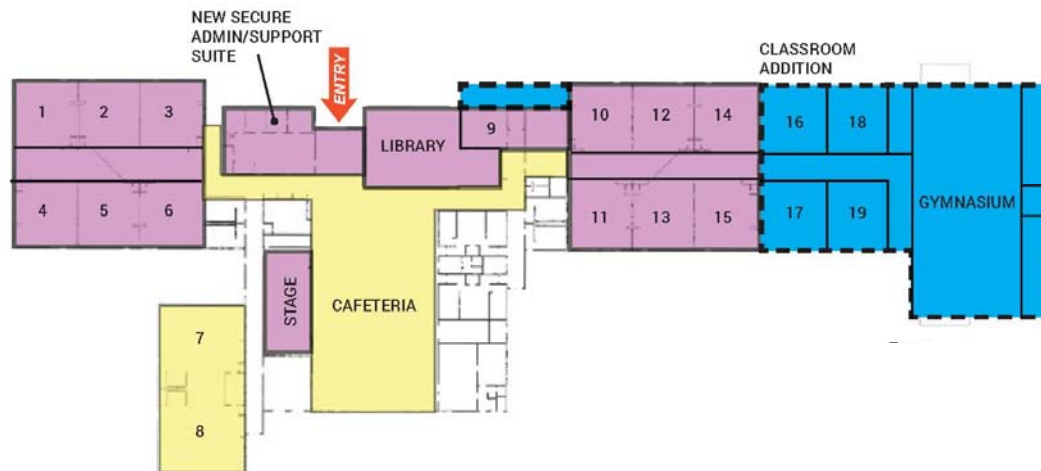
HOOVER K-5 ELEMENTARY SCHOOL (2-SECTION)

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

LEGEND





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

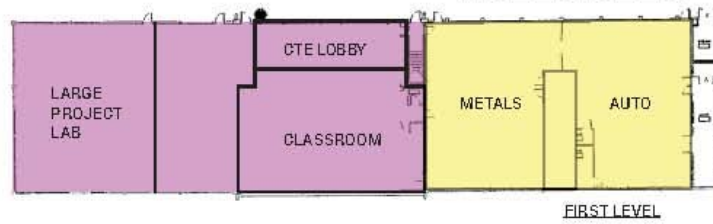


TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

LEGEND

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



FIRST LEVEL

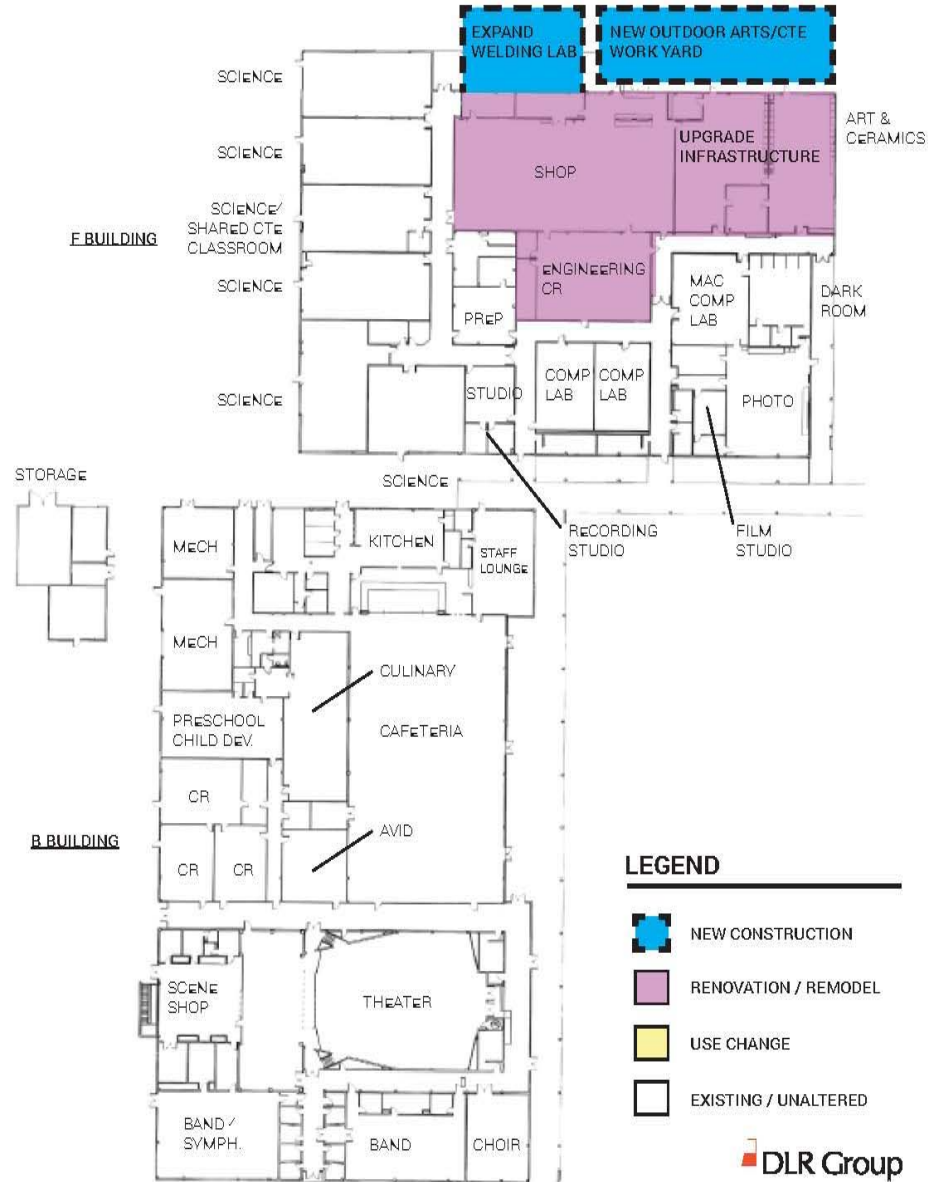


SECOND LEVEL

CRESCENT VALLEY HIGH SCHOOL

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



Unranked Priority Projects

- New Lincoln Elementary—either on site or on a new site
- Garfield Elementary Renovation
- Hoover Elementary Renovation to create interior corridors
- College Hill Renovation & Commons addition

Sub total: \$ 51,349,050

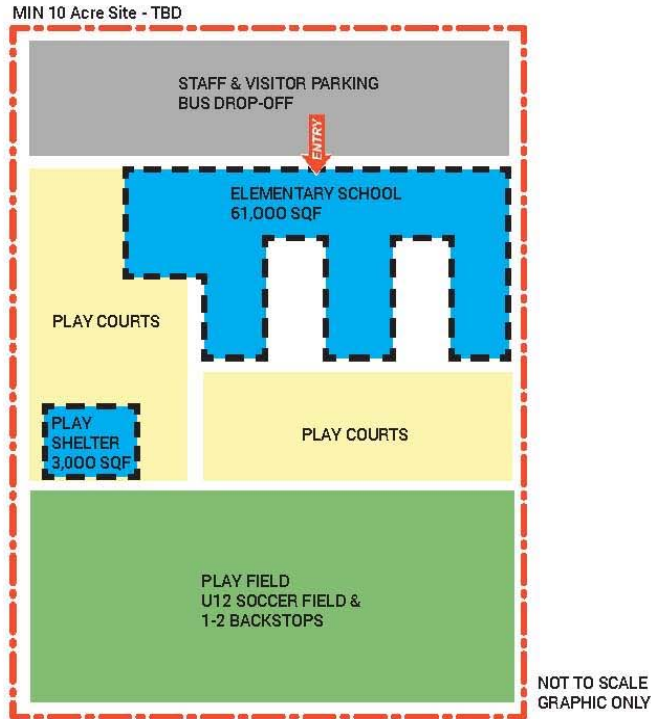
TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

BIG IDEA: New Elementary School

This requires:

- Minimum 10 acre site
- Building to house (3) sections equating to 25 teaching spaces of general education and specialty classrooms, support spaces, gymnasium and separate cafeteria
- Separated parking, bus, and parent drop-off
- 3,000 SF play shelter
- Play field large enough to hold U12 soccer field and 2 backstops



TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



BIG IDEA:

Option A: Purchase land in south area and build new Lincoln ES accommodating (3) sections.

Option B: Rebuild Lincoln ES on the back side of the existing site to increase safety and security





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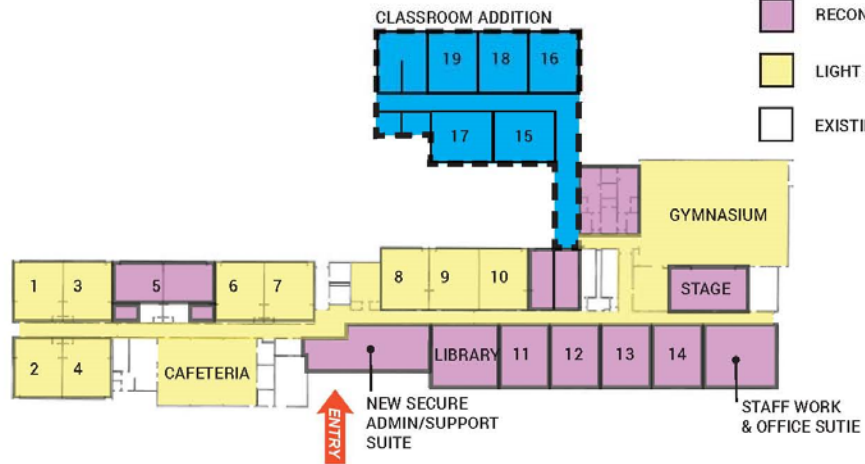
GARFIELD (K-5) ELEMENTARY SCHOOL

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

LEGEND





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



TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

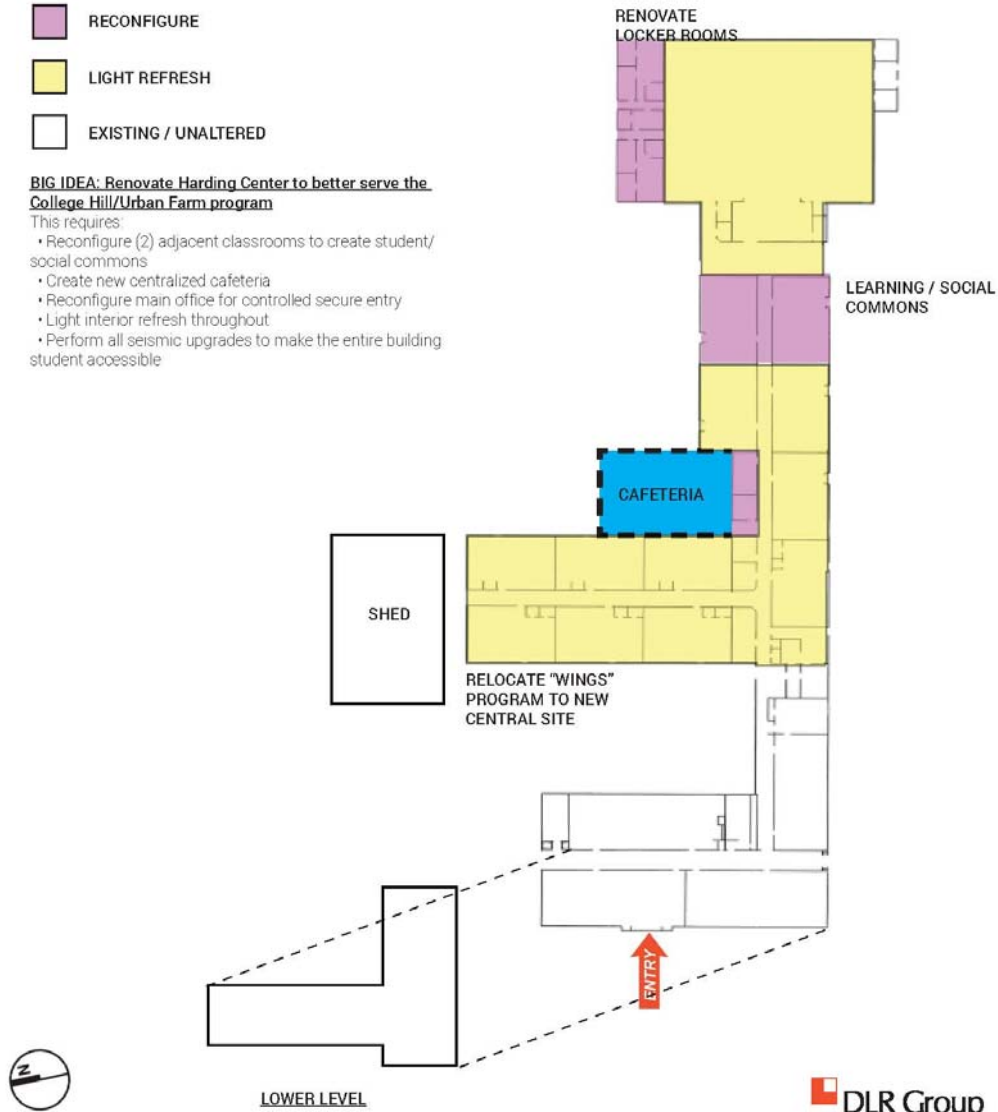
CAPACITY:
BUDGET:

LEGEND

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

BIG IDEA: Renovate Harding Center to better serve the College Hill/Urban Farm program

- This requires
- Reconfigure (2) adjacent classrooms to create student/social commons
 - Create new centralized cafeteria
 - Reconfigure main office for controlled secure entry
 - Light interior refresh throughout
 - Perform all seismic upgrades to make the entire building student accessible



Additional Projects





- Adams Elementary renovation of existing spaces
- Jefferson Elementary renovation of existing spaces
- Wilson Elementary renovation of existing spaces
- Linus Pauling Middle renovation of collaboration spaces and CTE space improvements
- CVHS Library/Student commons renovation
- College Hill Renovation & Commons addition

Sub total: \$ 21,282,200

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

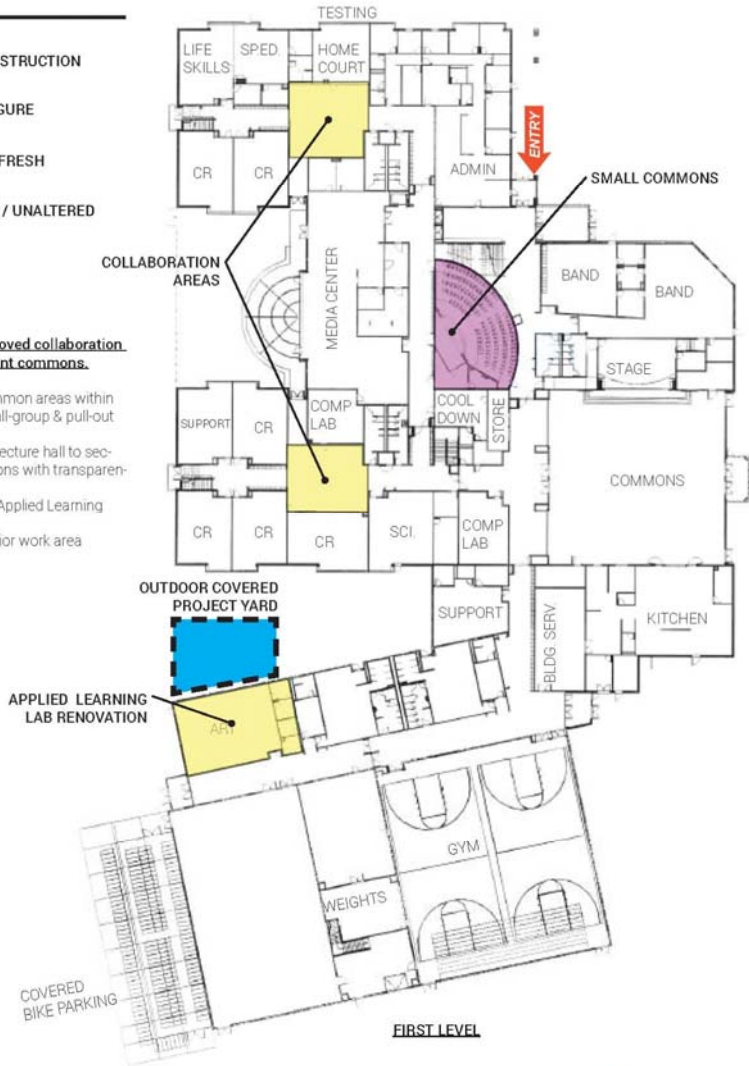
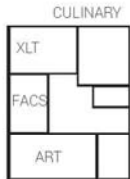
CAPACITY:
BUDGET:

LEGEND

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

BIG IDEA: Create improved collaboration areas and small student commons.





- This requires:
- Refresh existing common areas within pods for improved small-group & pull-out spaces
 - Reconfigure central lecture hall to secondary student commons with transparency to hallways
 - Refresh art room to Applied Learning Studio
 - Create covered exterior work area

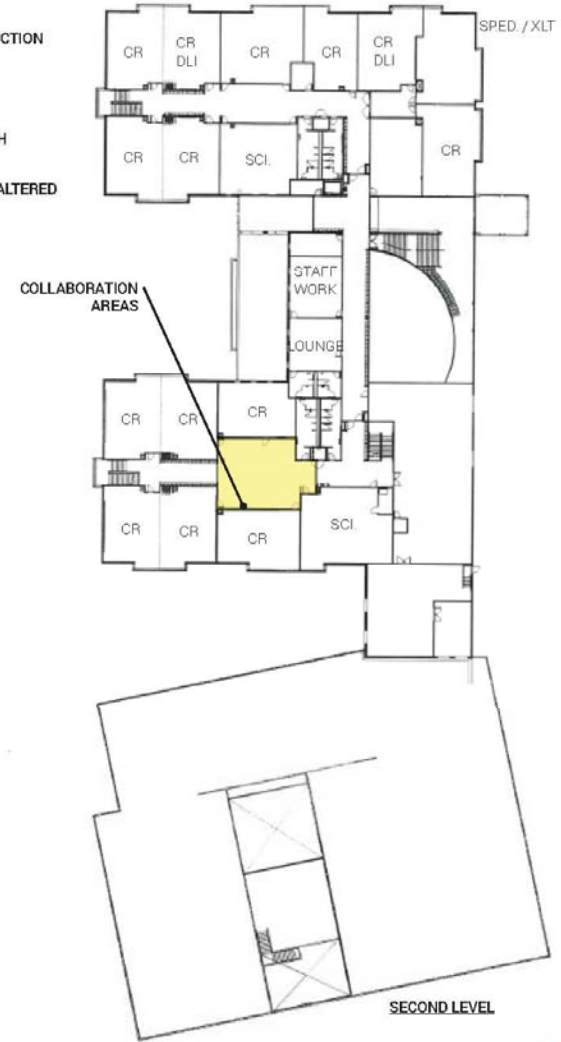


TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

LEGEND

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







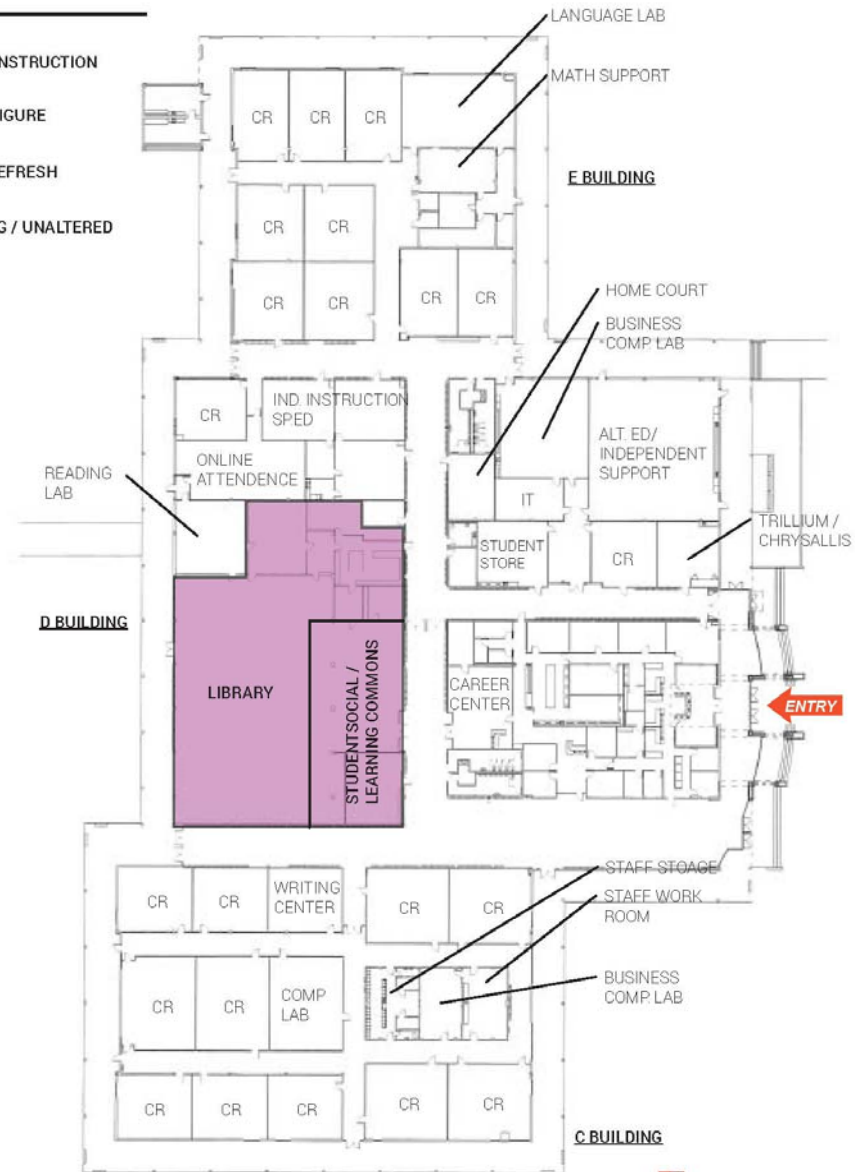
CRESCENT VALLEY HIGH SCHOOL

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:

LEGEND

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



OPTION 1 PROJECTS-Traditionalist

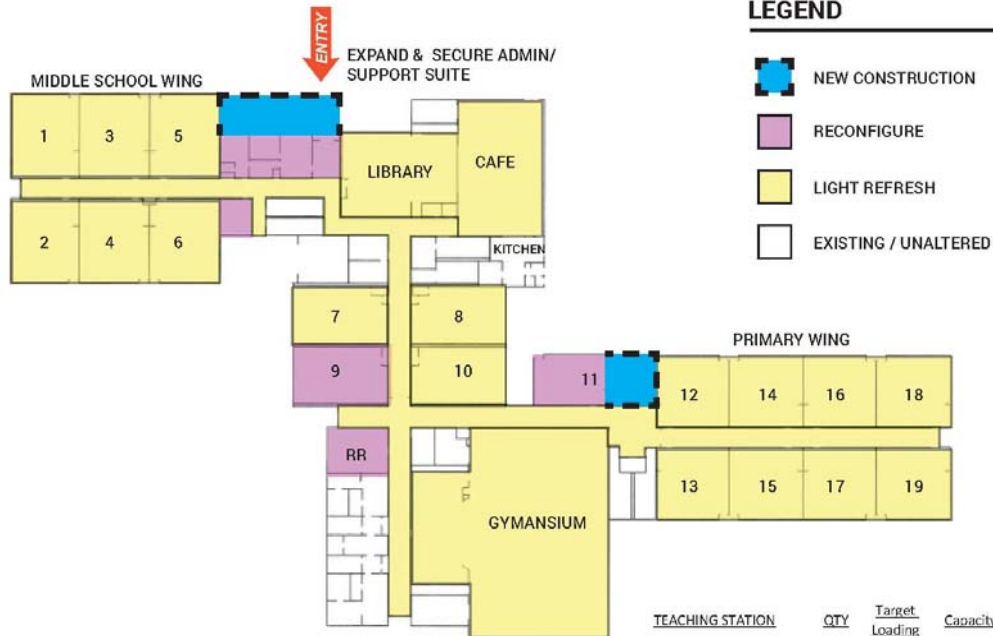
- Franklin K-8 2 classroom addition and office reconfiguration
- Renovation of existing Franklin K-8
- Mountain View Educational program spaces addition
- Mountain View Elementary renovation

Sub total: \$ 15,963,000

DRAFT - MAY 10, 2017 ADAPT MOUNTAIN VIEW SITE TO HOUSE FRANKLIN K-8

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



LEGEND

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

TEACHING STATION	QTY	Target Loading	Capacity
Learning Suite			
Kindergarten Classroom	1	24	23
First Grade Classroom	1	26	25
Second Grade Classroom	1	26	25
Third Grade Classroom	1	27	26
Fourth Grade Classroom	1	31	29
Fifth Grade Classroom	1	31	29
Sixth - Eighth	6	31	177
Grade Flexible Classroom	1	26	25
Collaborative Commons		up to 60	---
Small Group Gathering		6-8	---
Specialized Learning Spaces			
Music	1	31	---
Art/Science Lab	1	31	---
Special Education			
Early Learning	1	20	20
Learning Resource Center	1	20	---
Sp.Ed. Classroom	1	8	8
Media Center			
Computer lab/Testing	1	31	---
Total Teaching Stations (Classrooms)			19
Capacity Total			359

BIG IDEA: Convert Mount. View to K-8 to house Franklin program.

This requires:

- Expand main entry to house staff work/break rooms, principle's office, and create secure entry
- Reconfigure principle's existing office to small group/pull-out space,
- Recapture current staff room and reconfigure to multi-user restroom, and expanse adjacent classroom to full size
- Expand teaching space across from gymnasium to the north to full-size classroom.
- Overall interior refresh throughout



*Capacity Generating
 DLR Group

DLR Group

OPTION 2 PROJECTS-New Elems.

- Mountain View renovation & educational program addition to accommodate Franklin K-8
- New Mountain View Elementary on Cheldelin site
- Create turf fields and parking at existing Franklin site

Sub total: \$ 45,173,500

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



BIG IDEA: Build new Mountain View ES on existing Cheldelin Middle School site.

This requires:

- Create new two-level elementary school facility at the northern are of the Cheldeling Site.
- Provide separe bus & parent drop-off from CMS
- Provide outdoor play areas and covered play shelter
- Site to accommodate (3) sections.

DRAFT - MAY 10, 2017 **DEMO FRANKLIN SCHOOL FOR CHS FIELD EXPANSION**

TOTAL ADDITION SQF:
TOTAL RENOVATION SQF:

CAPACITY:
BUDGET:



BIG IDEA: Relocate Franklin K8 to renovated Mountain View site - Demolish existin Franklin school site to allow for expansion of Corvallis High School athletic fields

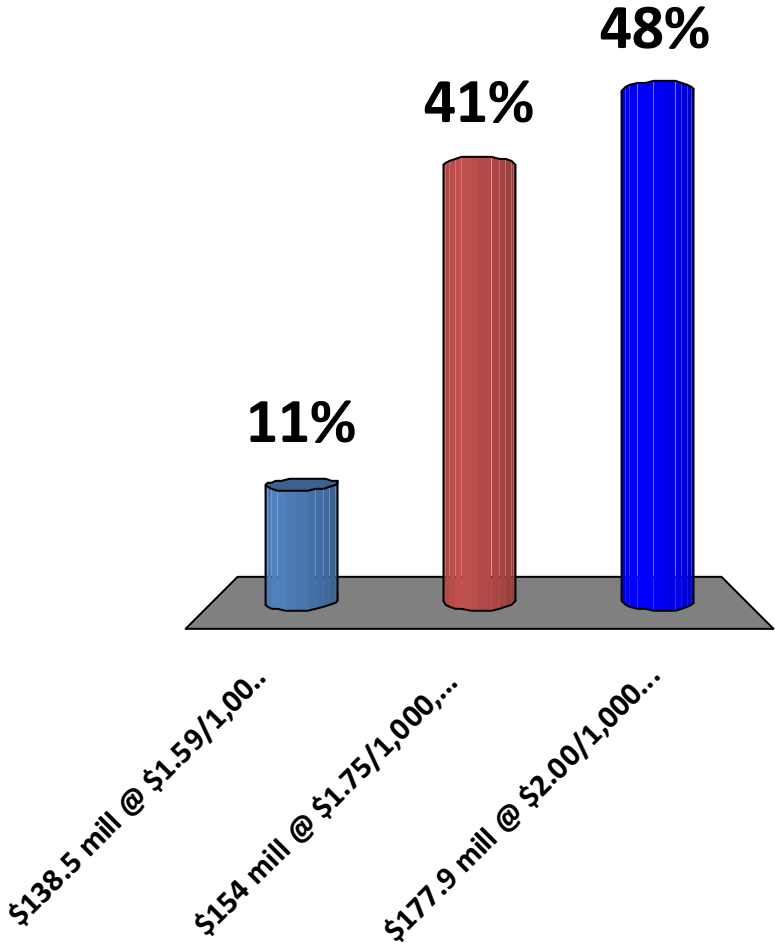
CONCESSIONS,
RESTROOM,
STORAGE

GROUP VOTING & DISCUSSION:

*What projects should be
in the draft plan?*

How much do you think voters would support in an upcoming bond?

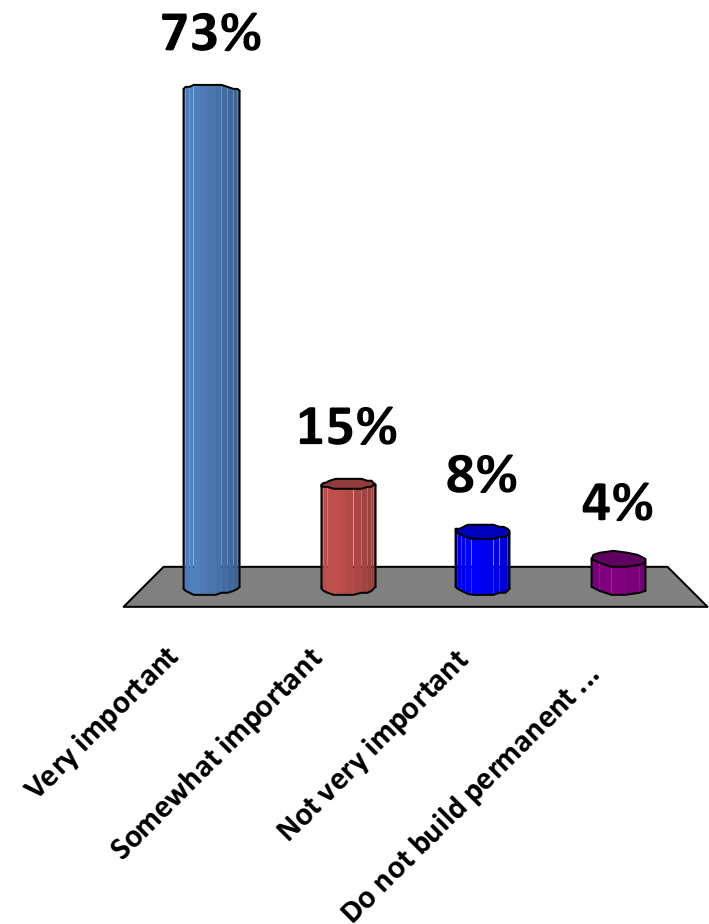
- A. \$138.5 mill @ \$1.59/1,000, 20 yrs.**
(continuation tax)
- B. \$154 mill @ \$1.75/1,000, 20 yrs.**
- C. \$177.9 mill @ \$2.00/1,000, 20 yrs.**



Choose one

How important is it to eliminate use of portables?

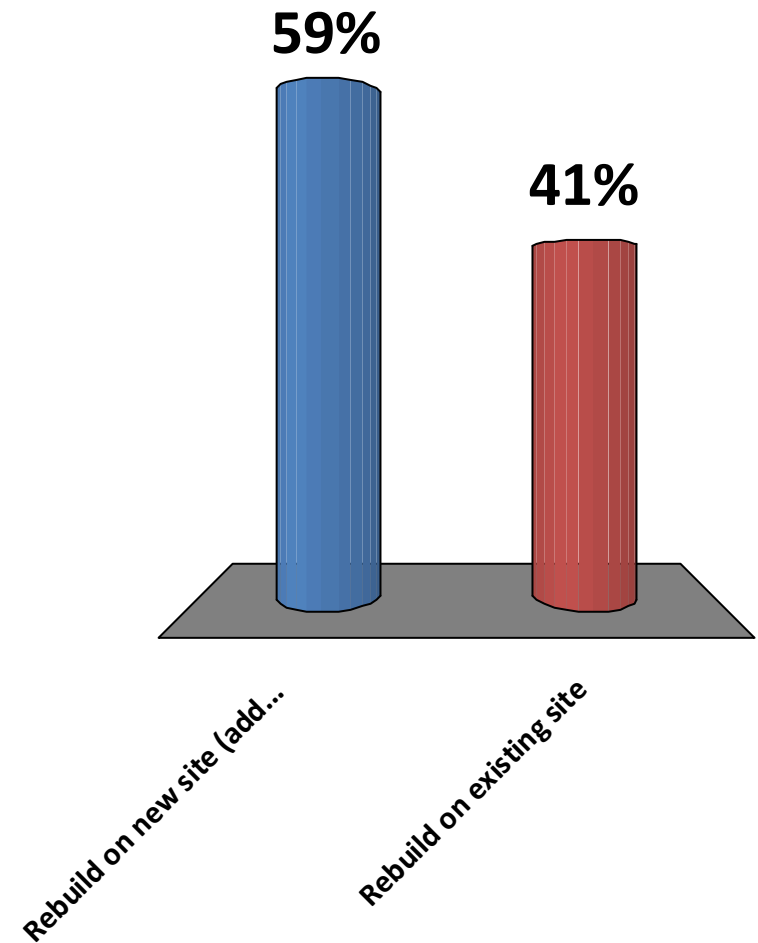
- A. Very important
- B. Somewhat important
- C. Not very important
- D. Do not build permanent space for portables



Choose one

What should happen at Lincoln?

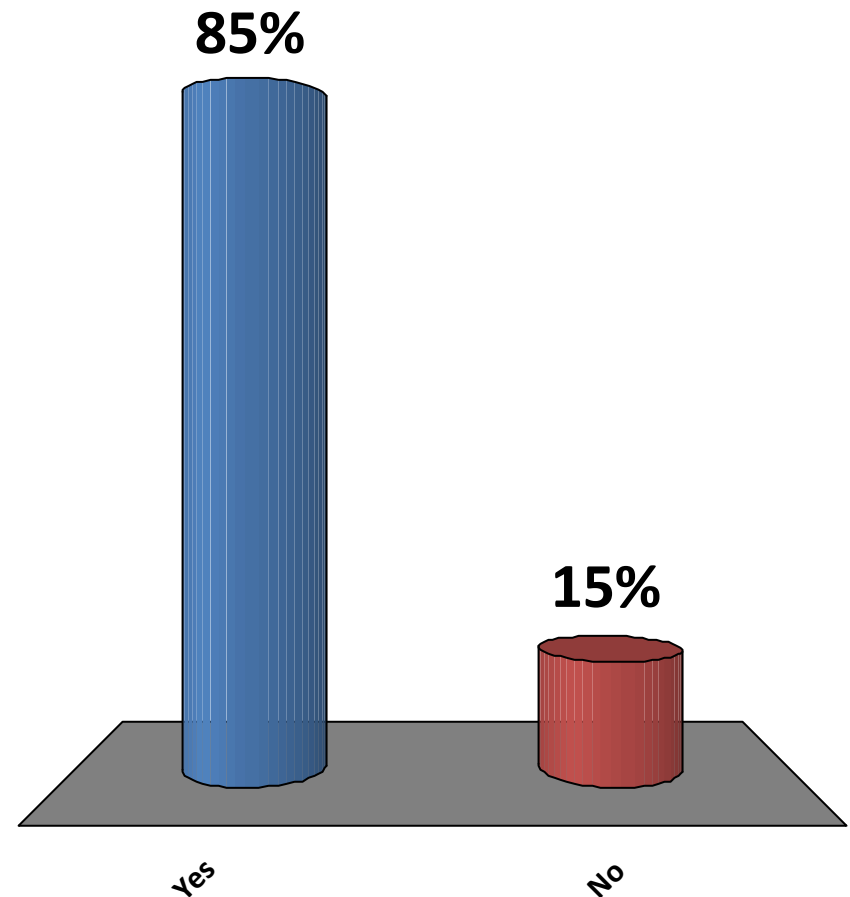
- A. Rebuild on new site
(additional \$3 mill for land purchase)
- B. Rebuild on existing site



Choose one

Should we create separate gyms & cafeterias at all elementary schools for \$7.7 million?

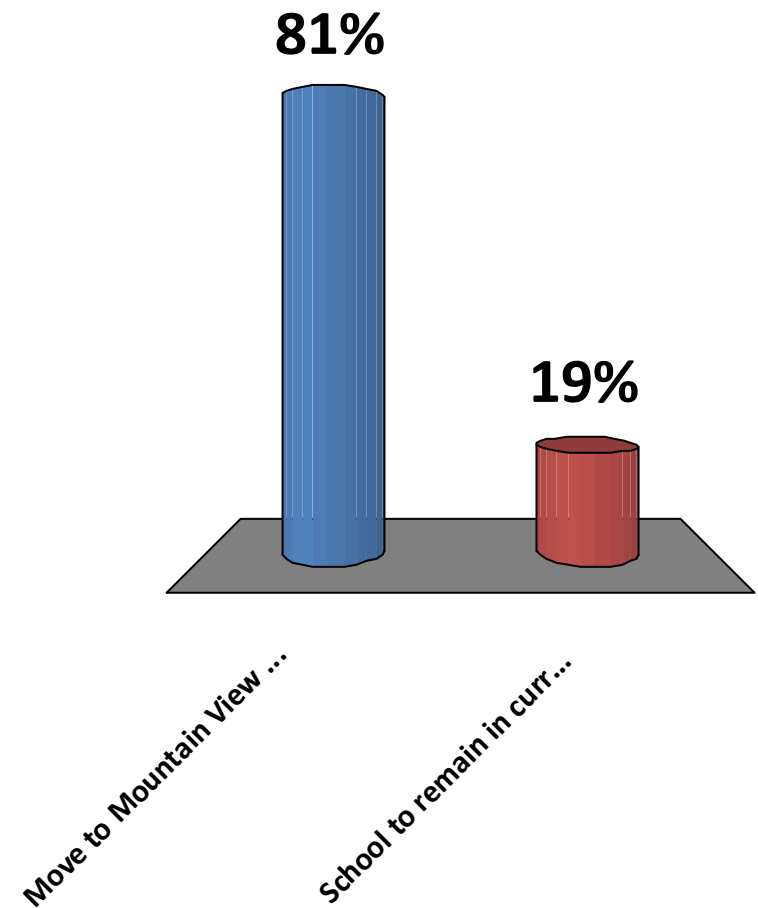
- A. Yes
- B. No



Choose one

What is the best solution for Franklin K-8?

- A. Move to Mountain View facility
- B. School to remain in current building with renovation of existing and addition of 2 classrooms

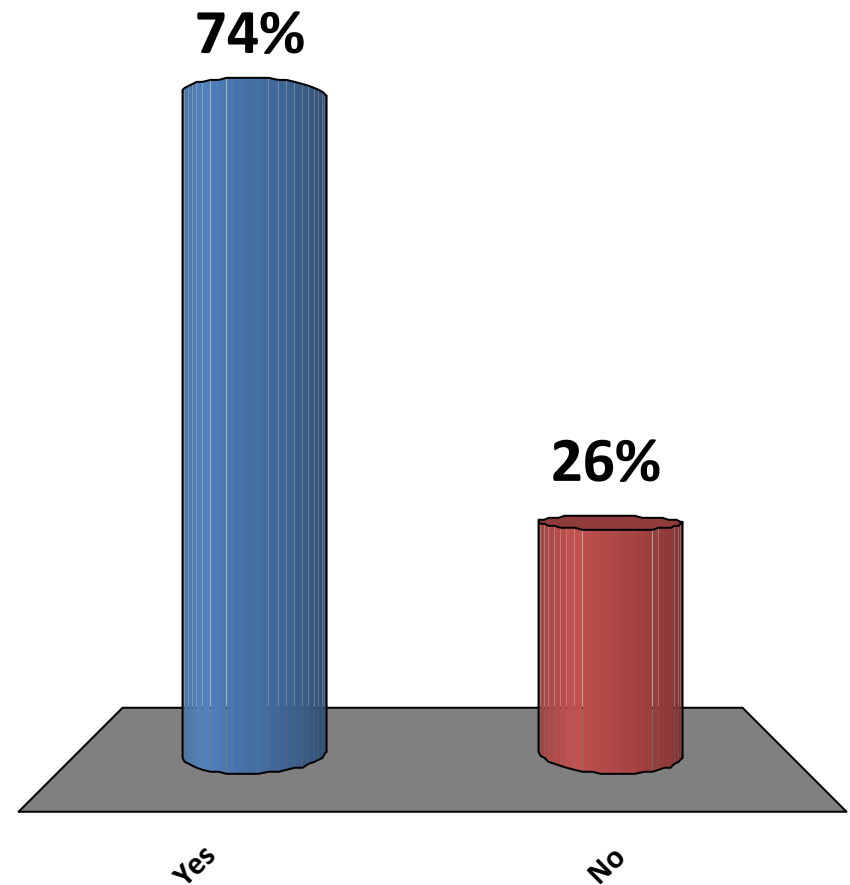


Choose one

Should the comprehensive renovation of Garfield Elem. for \$6.2 mill be in the bond?

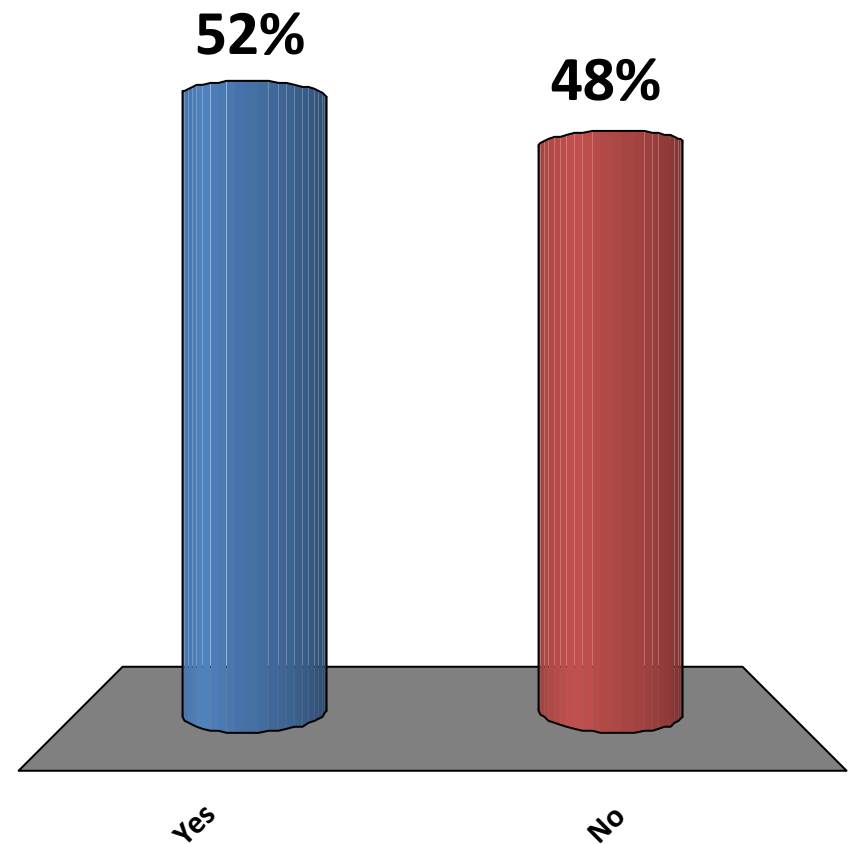
A. Yes

B. No



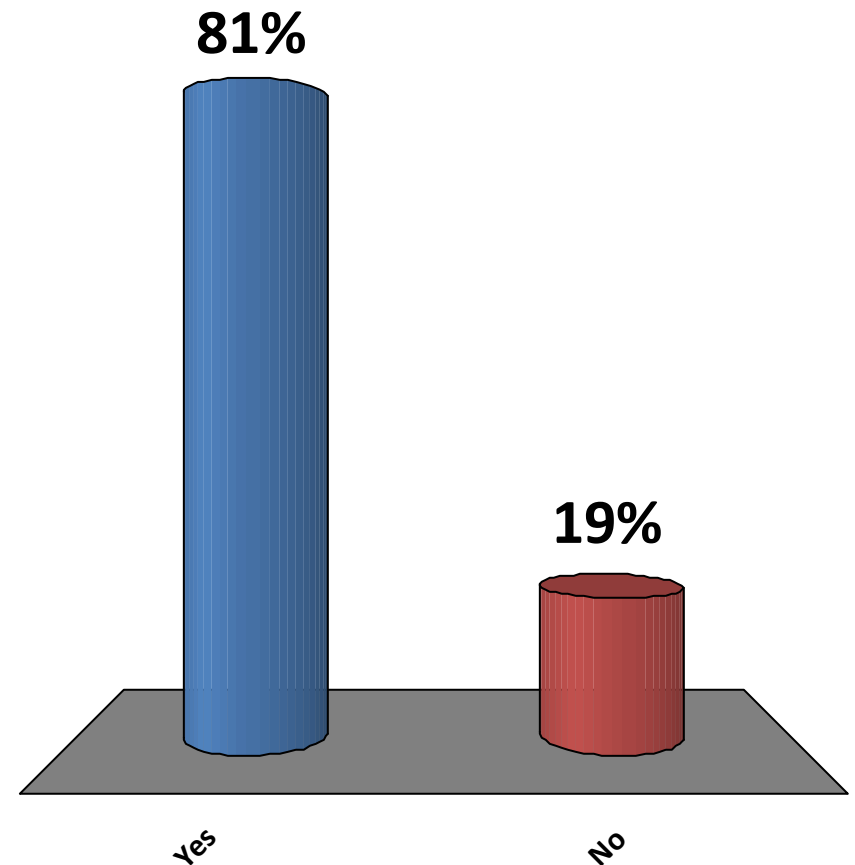
Should the renovation of Hoover, including interior corridors for \$5.2 mill be part of the bond?

- A. Yes
- B. No



Should we renovate high school Career & Technical Education spaces for \$ 6.7 million? *This includes a new CVHS welding lab.*

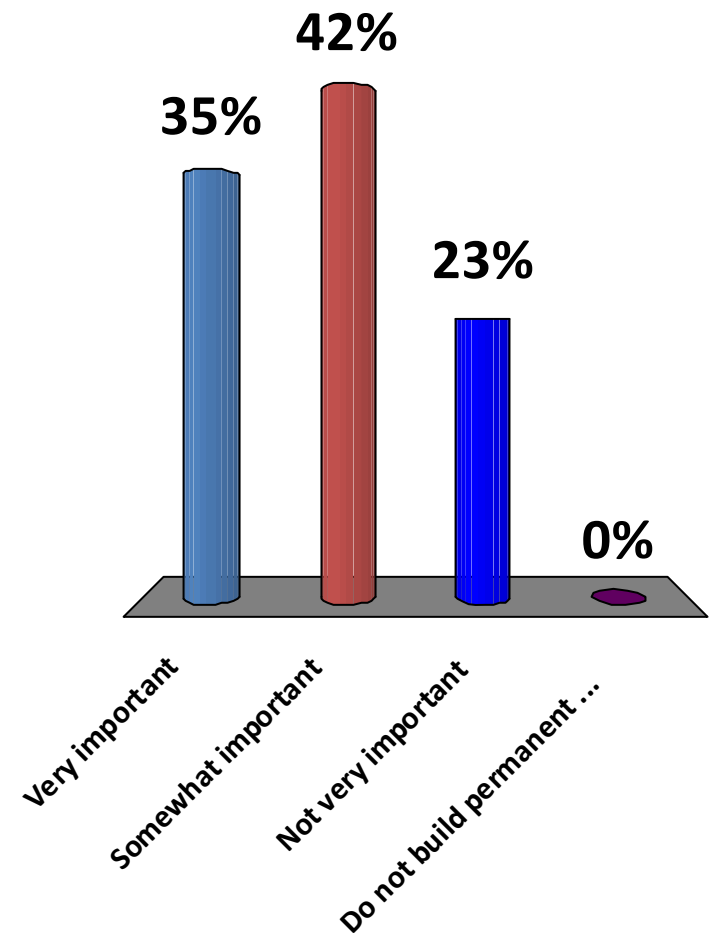
- A. Yes
- B. No



Choose one

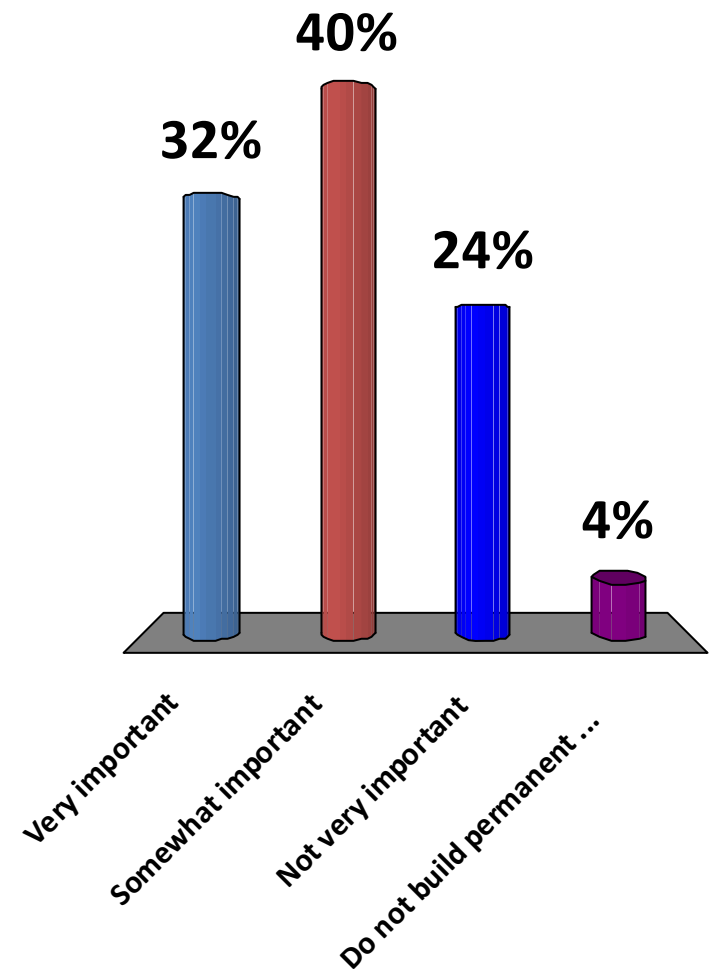
How important is it to you that we provide a student and family support services space at each elementary?

- A. Very important
- B. Somewhat important
- C. Not very important
- D. Do not build permanent space for portables



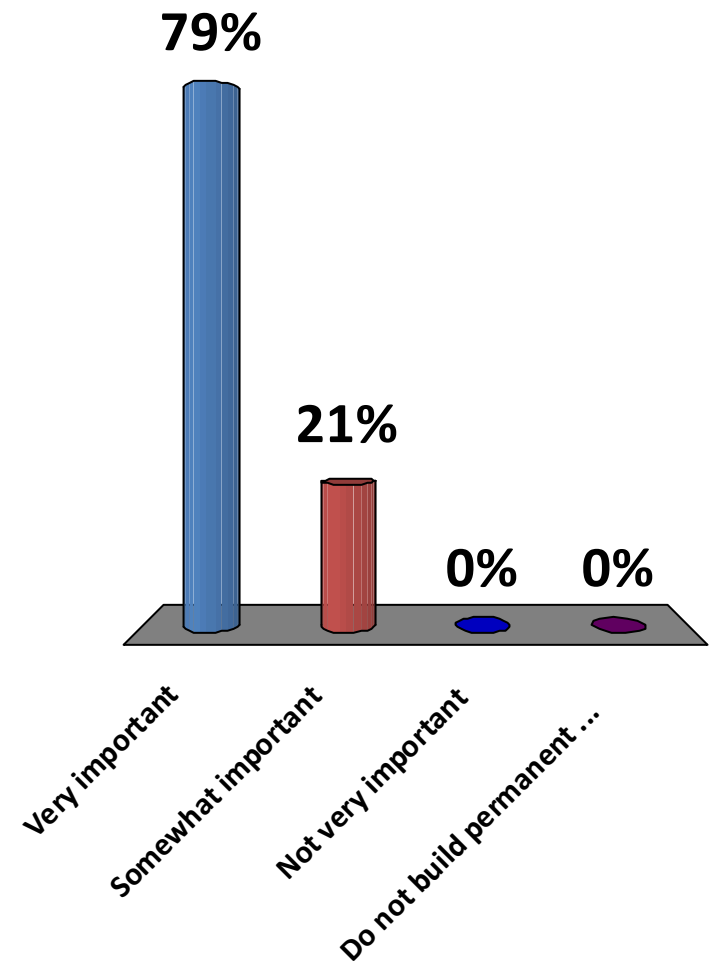
How important is it to you to provide an early learning classroom at each elementary?

- A. Very important
- B. Somewhat important
- C. Not very important
- D. Do not build permanent space for portables



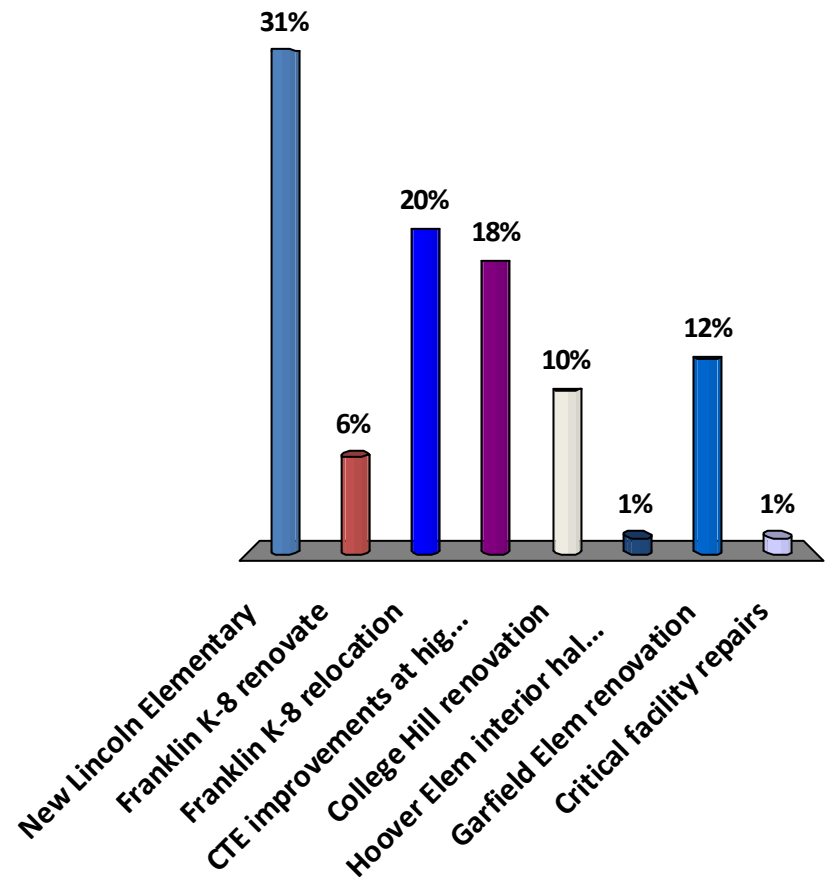
How important is it to you to provide a designated music classroom & art/science at each elementary?

- A. Very important
- B. Somewhat important
- C. Not very important
- D. Do not build permanent space for portables



What are your top 3 priority projects?

- A. New Lincoln Elementary
- B. Franklin K-8 renovate
- C. Franklin K-8 relocation
- D. CTE improvements at high schools
- E. College Hill renovation
- F. Hoover Elem interior hallways
- G. Garfield Elem renovation
- H. Critical facility repairs



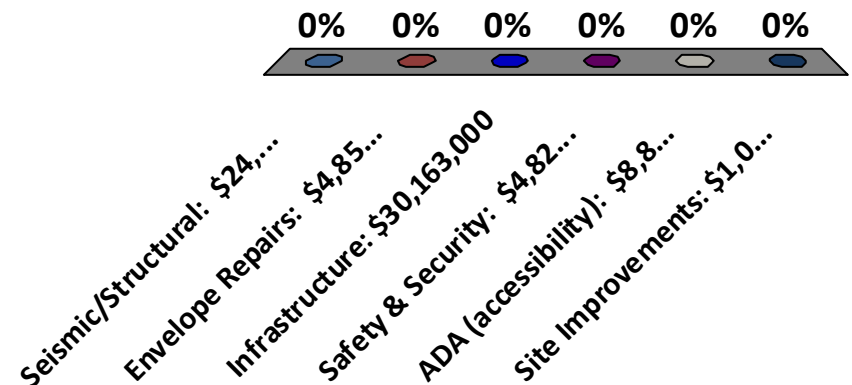
Choose three

NEXT STEPS

- ATHLETICS & XX SUBCOMMITTEES
- **WORKSHOP 6: *JUNE 6***
 - FINALIZING THE DRAFT PLAN
- **SUSTAINABILITY SUMMIT**
- **SUMMER SURVEYS, LISTENING SESSIONS**
- **WORKSHOP 7: *OCTOBER***
 - FINALIZING THE PLAN RECOMMENDATION

Which Critical Capital Repairs should be included in the DRAFT plan?

- A. Seismic/Structural:
\$24,661,000
- B. Envelope Repairs:
\$4,853,000
- C. Infrastructure:
\$30,163,000
- D. Safety & Security:
\$4,825,000
- E. ADA (accessibility):
\$8,860,000
- F. Site Improvements:
\$1,080,000



Can vote multiple times