

Meeting Notes



Architecture Planning Interiors

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Date Jan. 31, 2017
Project Corvallis LRFPP
Project No. 74-16106-00
Subject Facilities Committee Workshop 1

COMMITTEE MEMBERS

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Karen Montovino, John Fulton, DLR Group

Absent: Ashley Cross, Andrew Foster, Carlos Lopez, Asha Pantula, Eric Wright, and Rynda Gregory

OBJECTIVES

Introductions, process overview to date, initial concerns, hopes & fears, physical conditions summary, visioning process review, next steps

SUMMARY

The purpose of Workshop I is to welcome and introduce the newly formed Facilities Planning Committee, describe the Long-range Facility Master Plan in terms of what has been accomplished so far, and to describe the process and set the stage for the work the group is to perform in the coming months.

This was accomplished through an evening presentation lead by both DLR Group and District representatives. On behalf of DLR Group, Karen Montovino took the lead in walking the group through the Educational Programming phase of the LRFMP with an overview of the planning timeline, the work completed by the district-formed *Innovation Team*, and a brief review of the facility observations report (made available digitally to the group). Superintendent Noss lead the group through an overview of the initial visioning process and the development of the “core values” that will act as the guiding principles for all work by the Facilities Planning Committee and for the group to be responsible to throughout the process. As an on-going feature to the workshops, short 5-10 minute presentations will be given on various aspects of the district. Kim Patten, Director of Facilities and Transportation, presented the group with information highlighting building ages, total SQF, and general capacity issues.

Two introductory questions were posed to the group. The emerging themes are included below.
1) *What do you believe are the biggest issues facing our students and the Corvallis School District?*

- Addressing physical / facility needs
- Engaging with students
- Changing learning/teaching styles
- Providing meaningful connections

- Equity
- Cultural relevancy / Diversity
- Funding
- Connection to the visioning process

2) *What are your hopes and fears in this process?*

- Transparency / wider communication in the process
- That the visioning work and the “Road Ahead” is carried forward
- Concern for individual voices and community concerns
- Garnering community support for the plan
- Connection to community and neighborhoods

The evening closed with a group exercise/discussion centering on the District’s Core Values. Five small groups were instructed to self-organized and to discuss and record a particular Core Value in-depth and how it will relate to the LRFMP moving forward. A self-organized grouping strategy was utilized as a simple method to test which Core Values tended to resonate. After the lively discussion, the evening closed with each group reporting back to the large group as a whole.

“CORE-VALUES”
Exercise Transcribed

1. Relationships Build Communities of Trust and Respect

- Value relationships
- Core – Core Value – Can’t accomplish other values w/o relationships
- Creates authenticity
- Overlaps other core values
- Promotes learning beyond the book
- All levels
 - Teacher to teacher, students to teacher, teacher to parent
 - School to DO
 - DO to community & other agencies
- Learning value of relationships young impacts whole person/life
- Being part of something bigger gives students buy-in
- In-person v. virtual > need both > find balance
- Bring all voices to table
 - Engage those who struggle with relationships
- Build Trust & respect across gender, cultural, race, SES
 - Building comfort/courage/understanding/acceptance
- How do I create an opportunity to be approachable by all
- Students may not have any positive relationships outside of school
- Find commonality to make connections
 - Relationships help schools find student passions / hook to keep them engaged
- Break down barriers

2. Inclusive Learning Environments Are Culturally Relevant

- “I did not grow up in a community that encouraged pride in one’s identity, but I want that for our children”

- What statements & commitments do we make to hold ourselves (CSD) accountable to this?
- No one core value can stand alone. We need that all.
- Inclusivity is a mindset. (you can have an inclusive space/facility that isn't truly inclusive without the right philosophy.)
- "I really experience inclusiveness at Garfield"
- What is culturally relevant? This is a lot to unpack.
- I appreciate the leadership in CSD around the issue of equity and the shift that equitable \neq equal
- There's not an opportunity for kids with developmental disabilities to become teenagers with their peers

3. Real-World, Experiential Learning Is Meaningful and Applied

- Why
 - Gives kids a reason to learn
 - Provides opportunities to think critically (failure is an option) what went wrong? Why?
- How
 - Robotics
 - Theater mentoring program (also community)
 - CHHS programs (urban farm)
 - CTE programs @ CHS, CVHS
- Opportunities
 - Spaces that allow for experimentation (maker space)
 - More links with higher ed
 - Create more opportunities in elementary/middle schools [CTE] (Voc. Ed. only in grade 9-12)
 - More exposure early on
- Questions
 - How can we recognize/acknowledge work that occurs outside of school?(i.e. robotics) (extra-curricular)
 - How are students exploring their learning? Are they asking or answering the questions?

4. Adaptability Is Critical To Our Success

- Long lasting facilities
- Meet all needs
 - Equity/diversity
- Trends
 - What have we learned from the past vs. fads?
- Ensure Flexible / adaptable spaces without significant issues
 - Power capacity
- Most challenging – what does this mean
 - Cost effective
- Support spaces and furniture and equipment for diverse learners
- Kid ownership of spaces
- Functional furniture is key to adaptability
- Ergonomics is a concern
- Maker spaces
 - Accessible and open
- Don't let the space limit teachers – what is possible?
- Classroom spaces reflect the type of learning that happens there
- Adaptable design of schools that can ebb and flow with local populations changes

- Modular design building concept (e.g. 3D printed houses)
- See sketch

5. Community Connections Support Learning

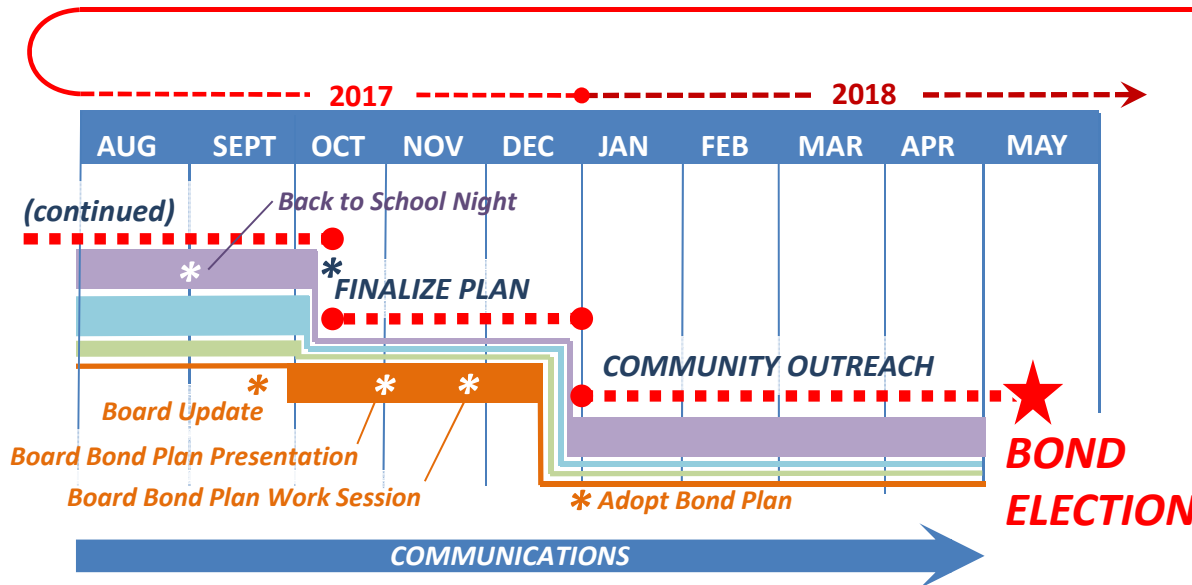
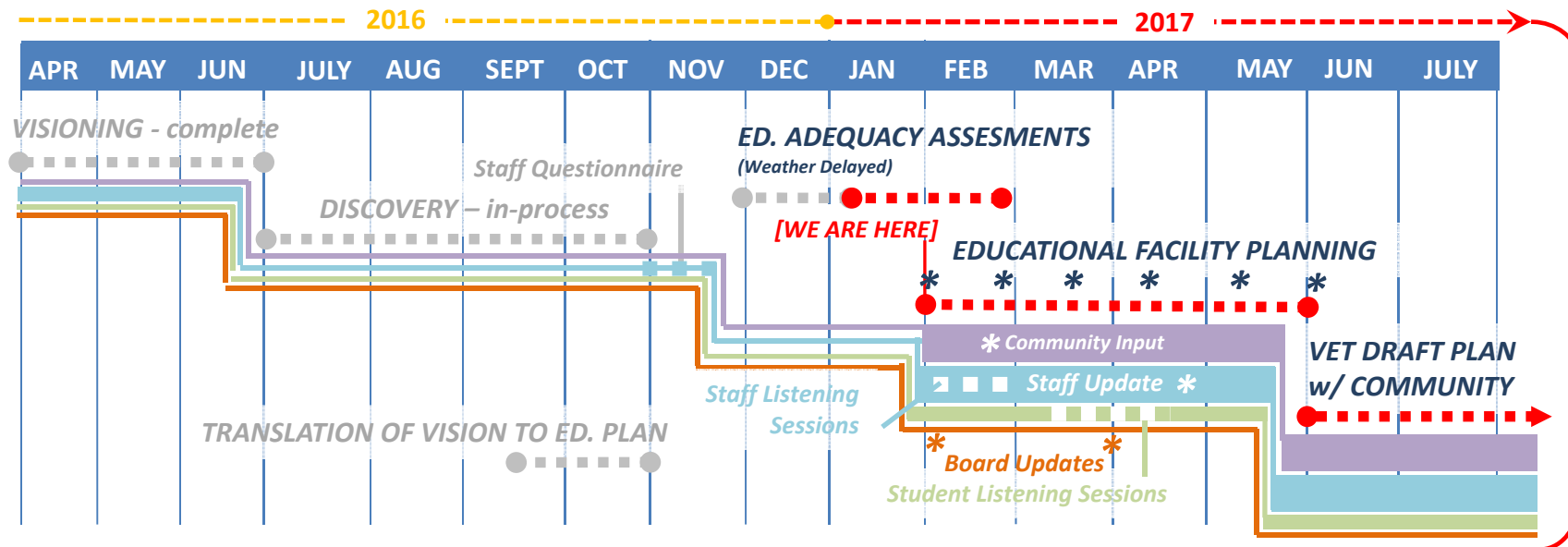
- How schools integrate with neighborhoods?
- How school can work with community business, etc.?
- How can we get the community involved?
- Need to move past old classroom model
- Businesses don't want to do internships
- Expensive part – having employees you can be mentors
- What do you do at elementary level? Middle Level?
- Get parents more involved with schools
- Navigator program = health resources
 - Housed in schools
 - Students feel welcomed there
- Communication between parents and schools needs to be better
- HeadStart
- Outdoor learning
- Resources are tight
- Parents are busy
- Job shadowing experience – really hard & important for kids to learn what they can do.
- Kids, parents don't know what opportunities are available
- Internships are important
- Spend a day a week, say, at the Majestic Theater
- Kids need to be adaptable, roll with change
- How to use social skills
- Use thought and ideas, eye contact
- Communication is an issue
- Get parents and kids involved in fixing the small things in schools
- How do I offer an internship?
- Develop a system to foster internships and relationships

The meeting concluded at 9:00 pm.

The next meeting will be held on February 23rd, at Hoover Elementary School. An optional building tour will begin at 5:30 pm and the meeting will begin at 6:00 pm.

CC

Corvallis SD Facility Planning Timeline



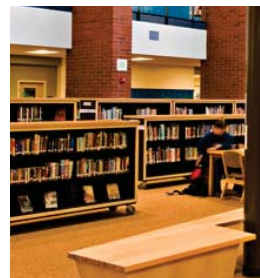
LEGEND

- * = WORK SESSIONS
- PHASE
- PHASE COMPLETED

STAKE-HOLDER INVOLVEMENT

- LIGHT (thin line)
- MEDIUM (medium line)
- HEAVY (thick line)

Stakeholder Groups: COMMUNITY, STAFF, STUDENTS, BOARD



Facilities Assessment Report Corvallis School District

Submitted to Corvallis School District
by DOWA - IBI Group Architects, Inc.
December, 2013



Table of Contents

Part I: Introduction.....	1
Participants	3
History & Process	4
Part II: Executive Summary	9
Overall Facility Assessment	11
District Wide Evaluation of Facilities	11
District Wide Facilities Assessment Costs	13
Critical Needs by Facility	15
Commentary on Code and Accessibility Issues	18
Executive Summaries by Facility	22
Part III: Facility Replacement Costs.....	39
Part IV: Detailed Summary	47
Adams Elementary School	51
Franklin K-8 School	79
Garfield Elementary School	109
Hoover Elementary School	135
Jefferson Elementary School	165
Lincoln Elementary School	195
Mountain View Elementary School	223
Wilson Elementary School	253
Cheldelin Middle School	281
Linus Pauling Middle School	311
Corvallis High School	339
Crescent Valley High School	371
Harding (College Hill Campus)	415
Western View Center	443
District Administration Building, Maintenance & Food Service Warehouse	461
Dixie School	491
Appendix	515



Part I: Introduction

PARTICIPANTS

Erin Prince, Superintendent

Aaron Hale, Franklin K-8 Principal
Brian Nordyke, District Painter
Bryan Traylor, Hoover Elementary School Principal
Cindy Dagesse, Western View Center
Chad Smithson, Lead Groundskeeper
Cherie Stroud, Crescent Valley High School Principal
Debbie McPheeters, Dixie School Program Administrator
Denise Gorthy, Jefferson and Wilson Elementary Schools Principal
Doug Tiller, District Carpenter
Ed Riley, District Painter
Eric Beasley, Linus Pauling Middle School Principal
Geoff Penrose, Cheldelin Middle School Principal
Jim Bertsch, District Groundskeeper
Julie Wilborn, Harding Administrative Assistant
Kim Patten, Maintenance Supervisor
Leigh Santy, Garfield Elementary School Principal
Lisa Harlan, Lincoln Elementary School Principal
Matt Holliday, District Groundskeeper
Matthew Boring, Corvallis High School Principal
Mike Miller, District Groundskeeper
Patty Pearson, Adams Elementary School Principal
Paul Jennison, District HVAC Technician
Rosemary O'Neil, Mountain View Elementary School Principal
Scott Adams, District Electrician
Steve Nielsen, Business Director
Tim Phillips, District Carpenter
Tim Trivett, District Plumber

Alex Ridley, Glumac
Dana Troy, Glumac
Jerry Abdie, KPFF Consulting Engineers
Jonathan Estabrook, KPFF Consulting Engineers
Michael Arellano, KPFF Consulting Engineers
Mike Henning, Glumac
Rem Wilson, Glumac
Roger Arnold, Glumac
Stan Pszczolkowski, Architectural Cost Consultants LLC
Will Gerstner, Architectural Cost Consultants LLC

Earl Carson, Dull Olson Weekes – IBI Group Architects Inc.
Dan Hess, Dull Olson Weekes – IBI Group Architects Inc.
Steve Olson, Dull Olson Weekes – IBI Group Architects Inc.
Thea Wayburn, Dull Olson Weekes – IBI Group Architects Inc.

HISTORY AND PROCESS

Introduction

In 2002, a facility assessment report was conducted at all of the educational facilities in the Corvallis School District. As a result, a bond was successfully passed that allowed work to be done District wide, including the construction of Linus Pauling Middle School and the new Corvallis High School.

A new charge has been set to create a viable, prioritized long-range assessment report for the Corvallis School District and to provide cost estimates for all of work identified. This includes work that was identified in the 2002 assessment, but which could not be addressed in the bond-funded construction during the 2004-2006 timeframe, as well as newly developing issues observed and identified by this report. This report will update the assessment previously completed in 2002.

Facilities Maintenance Staff prepared initial facility assessments which were used as a guideline for individual facility assessments conducted in June 2013.

Dull Olson Weekes – IBI Group Architects Inc., Glumac and KPFF Consulting Engineers conducted reviews of each of the District's facilities, and compiled their findings and recommendations into a Facilities Assessment Report. Pricing for each recommendation documented was provided by an independent cost consultant Architectural Cost Consultants.

Several facilities have been noted as candidates for replacement. Costs for replacement facilities, as well as any associated on and offsite costs and fees have been included in this assessment as a separate section. Detailed reports for these facilities are included in the detailed report section of this report, and reflect the costs associated to make improvements at the facilities should they remain operational.

District wide roofing conditions were reviewed independently by a specialized individual. A separate report will be generated to document the roofing conditions. The findings and recommendations will be in the appendix of the final report.

The School District also conducted facility walkthroughs with local law enforcement and fire authorities to review facility safety and security.

Food Service and Technology components for each facility have been excluded in this 2013 Report. School capacity was also excluded from this report. The conditions of fields, parking areas, sidewalks and playgrounds were conducted by Dull Olson Weekes – IBI Group Architects Inc.

References

A number of documents will also be referenced in regards to the findings in this report. Due to the size of these documents, they will not be included as part of the report but available for reference. These include:

- 2002 Facility Assessment
- 1997 ABKJ Seismic Analysis Report
- 2000 Degenkolb Seismic Building Evaluation
- 2000 CH2MHill Report

The roofing assessment will be located in the appendix of this report.

Facilities

The following facilities are included in this study:

- Adams Elementary School
- Franklin K-8 School
- Garfield Elementary School
- Hoover Elementary School
- Jefferson Elementary School
- Lincoln Elementary School
- Mountain View Elementary School
- Wilson Elementary School
- Cheldelin Middle School
- Linus Pauling Middle School
- Corvallis High School
- Crescent Valley High School
- Harding (College Hill Campus)
- Western View Center
- District Administrative Building, Maintenance and Food Service Warehouse
- Dixie School

Methodology

Dull Olson Weekes – IBI Group Architects, Glumac (electrical, plumbing and mechanical engineers) and KPFF Consulting Engineers (structural) met with District Staff in April 2013 to review the needs, deficiencies and issues at each of the facilities within the Corvallis School District.

The field investigation work for the facilities took place the week of June 3-7, 2013. District facilities personnel as well as campus stewards at each facility were made available to accompany the Architectural/Engineering Project Team and provide additional information about the facilities as they were reviewed. The results from this fieldwork have been compiled into this report.

Overview of Report

The report has been organized to allow the reader to gain an insight at several different levels. The first portion of the report includes an Executive Summary. It is organized into sections that focus on the district as a whole and then each school individually, and gives summary information along with overall estimated costs for each facility. The Executive Summary for each facility does not contain every recommendation that is found in the Detailed Report; rather it provides highlighted observations in addition to the total cost for all levels of work.

Recommendations for each project, as listed in the Executive Summary, as well as individual detailed summaries, are divided into Levels I, II, III and IV. A description of these levels is included in the Executive Summary, as well as on the cost sheets found in the detailed report for each facility.

The second portion of this report also contains facility replacement costs for those facilities identified as candidates for replacement. These facilities include Franklin K-8, Garfield Elementary, Harding, Hoover Elementary School and Lincoln Elementary School. Future long range facilities planning committees can use this information to compare against facility improvements costs and determine if replacement is more cost effective than repairing older facilities.

The last portion of this report contains a detailed report for each facility in the Corvallis School District. This section is where you will find information to support the observations stated in the Executive Summary. It includes full descriptions of site observations, images and breakdown of recommendations with associated costs. These reports include structural, architectural, mechanical, electrical, plumbing and grounds components. Cost sheets are located at the end of each detailed facility report.

Project Budgets

Budget cost amounts have been established for each of the line item deficiencies identified in the facility assessment.

The cost analysis for each item is based on cost information from a professional cost estimator. Each item includes the actual estimated construction cost and the following mark ups:

- 15% General Contractor Overhead and Profit
- 10% Estimating Contingency
- 25% Project Soft Costs, including design fees, permits, special testing requirements, project management, furniture and equipment, and other project related costs. (Please note that soft costs can increase dramatically if high System Development Charges are required and if local

jurisdiction determines needs for wetlands mitigation and offsite improvements such as street and traffic related improvements).

These mark ups result in a cost for each item that represents true project costs, not just actual construction costs. Please note that the mark ups do not include a factor for inflation.

Current school replacement project costs included in this report will include demolition, new construction costs, Owner, Consultant and Construction fees and soft costs. These costs do not include site acquisition or possible offsite improvements. These items would have to be evaluated on a case by case basis.

Building Codes

The latest editions of the following codes were utilized in developing this assessment: International Mechanical Code (IMC), International Plumbing Code (IPC), International Electrical Code (IEC), National Fire Protection Association (NFPA) Codes and Standards, and American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Standard 90.1.

All references to “the code” or “code requirements” in the architectural components of this document refer to the 2010 Oregon Structural Specialty Code (OSSC).



Part II: Executive Summary

OVERALL FACILITY ASSESSMENT

The Corvallis School District facilities have been well cared for and exhibit a high level of maintenance. The age of the facilities ranges from over 83 years to less than 8 years and all facilities show a high attention to detail in terms of care and maintenance. However, the majority of the facilities suffer from deferred maintenance issues, accessibility issues, building code and/or fire and life safety deficiencies. Deferred maintenance refers to those maintenance items or building repairs which may not have been performed at the optimum time due to budget or other constraints. These problems tend to exist at the older facilities. Facilities are in need of various upgrades in order to meet current and future needs of the school.

Observations and recommendations are based on the concept of a “useful life” of the building and its elements. In general, all products have a life span in terms of durability and maintenance. It is also based on the current use of each facility.

DISTRICT WIDE EVALUATION OF FACILITIES

The following charts are an overall evaluation of District facility improvements by category, by priority and by school. Individual charts for each facility are addressed in the Executive Summary and the Detailed Reports.

Buildings were reviewed under five categories: Structure/Substructure (structural systems, exterior, wall, roof and window assemblies), Interiors (including toilet facilities), Systems (mechanical, plumbing and fire protection), Electrical and Grounds (included in this category are fields and grounds in addition to site components such as parking and sidewalks).

In the Detailed Summary for each facility, a rating system based on levels was used, ranging from Level I to Level IV. The levels aided in determining the priority or need of each improvement listed. The levels represent the following evaluations:

Level I: Highest Priority - Issues that affect the life safety concerns of the occupant, related to notification of occupants to emergency situations and the ability to safely evacuate the facility; subcomponents of Level I include safety concerns such as electrical loads, hazardous materials that might be affected with remodel or modifications, and lack of fall protection. Level I items may also include structural upgrades to facilities constructed prior to current building codes. Level I items should be addressed within a five year plan.

Level II: Moderate Priority - Issues that are related to the integrity and adequacy of systems within the building to sufficiently withstand a potential significant seismic or wind event and still function; also related are the age of systems or building components that keep day to day operations running without constant repair. Issues may include mechanical, electrical and plumbing systems, fire suppression, lighting and security, as well as flooring, windows doors and other architectural components. Level II Items may be part of a five year plan.

Level III: Low Priority - Issues that may over time affect the day to day maintenance of the building or long-term use of the facility. Issues also include access and clearances at equipment and fixtures, access for individuals with disabilities and both indoor and exterior environment quality. Level III Items could be considered in a five to ten year plan.

Level IV: Issues that are related to the aesthetics of the building's interior and exterior as well as integrity and adequacy of building systems that don't pose any issues or are nearing the end of their remaining lifecycles. These may include items such as cabinetry original to the building that have signs of wear or dated finishes but do not have any damage or deterioration. Level IV items could be considered long-term plans (10 years or more).

District Wide Facilities Assessment Costs

Recommendations by Category	Cost
Structure/Shell	\$40,084,876
Interiors	\$30,063,825
Systems	\$35,164,250
Electrical	\$12,678,000
Grounds	\$15,218,378
Total	\$133,209,329

Recommendations by Priority	Cost
Level I	\$10,688,439
Level II	\$79,017,286
Level III	\$36,553,537
Level IV	\$6,950,067
Total	\$133,209,329

Recommendations by Facility	Cost
Adams	\$ 8,670,402
Franklin	\$ 8,071,571
Garfield	\$ 6,166,378
Hoover	\$ 8,620,237
Jefferson	\$ 7,639,061
Lincoln	\$ 9,138,747
Mountain View	\$ 5,740,499
Wilson	\$ 7,454,088
Cheldelin	\$ 16,230,947
Linus Pauling	\$1,521,788
Corvallis High School	\$ 7,773,076
Crescent Valley High School	\$26,092,091
Harding (College Hill Campus)	\$ 7,965,182
Western View Center	\$ 1,522,805
Administration Building/Maintenance/Food Service Warehouse	\$ 7,093,182
Dixie	\$ 3,509,275
Total	\$133,209,329

District Wide Facilities Assessment Costs

School	Priority I	Priority II	Priority III	Priority IV
Adams	\$499,862	\$3,890,969	\$3,833,888	\$445,683
Franklin	\$780,801	\$3,711,885	\$2,925,598	\$653,287
Garfield	\$219,474	\$4,149,752	\$1,343,645	\$453,507
Hoover	\$1,103,898	\$4,516,803	\$2,358,102	\$641,434
Jefferson	\$385,182	\$3,826,517	\$2,862,247	\$565,115
Lincoln	\$72,500	\$4,756,775	\$3,466,013	\$843,459
Mountain View	\$144,971	\$4,168,117	\$645,311	\$782,100
Wilson	\$355,643	\$4,088,956	\$2,404,374	\$605,115
Cheldelin	\$1,418,728	\$11,663,259	\$2,796,582	\$352,378
Linus Pauling	\$350,902	\$51,303	\$919,583	\$200,000
Corvallis High School	\$703,110	\$3,249,116	\$3,742,737	\$78,113
Crescent Valley High School	\$536,453	\$17,872,918	\$7,277,720	\$405,000
Harding (College Hill Campus)	\$2,586,274	\$4,871,358	\$449,427	\$58,123
Western View Center	\$606,566	\$271,772	\$644,467	-
District Administration Building/Maintenance/Food Service Warehouse	\$776,106	\$5,892,650	\$314,839	\$109,587
Dixie	\$147,969	\$2,035,136	\$569,004	\$757,166
Total	\$10,688,439	\$79,017,286	\$36,553,537	\$6,950,067

Critical Needs by Facility

Adams Elementary School:

- Remodel office for increased visibility
- Replace gymnasium doors and add card readers
- Remove kilns from boiler room
- Upgrade exit signage
- Add fire suppression to kitchen hood

Franklin K-8:

- Roofing repairs and replacement
- Extend/add egress lighting
- Hardwire existing egress lighting
- Relocate kilns
- Add fire suppression to kitchen hood

Garfield Elementary School:

- Replace heating coils in equipment
- Repair mechanical unit for kitchen
- Install egress lighting
- Replace exit signage
- Add fire suppression to kitchen hood

Hoover Elementary School:

- Roofing replacement
- Add card readers to all exterior doors
- Replace exit signage
- Reconfigure entry into site
- Add fire suppression to kitchen hood

Jefferson Elementary School:

- Remodel office for increased visibility
- Replace gymnasium doors and add card readers
- Replace broken circuit breakers
- Replace heating unit in office
- Add fire suppression to kitchen hood

Lincoln Elementary School:

- Install egress lighting
- Replace roofing
- Replace mechanical systems
- Replace all exit signage
- Provide fire suppression to kitchen hood

Mountain View Elementary School:

- Add card readers to gymnasium doors
- Repair sprinkler piping
- Repair natural gas piping
- Provide ventilation to office area
- Remodel/expand existing office
- Add egress lighting
- Replace exit signage
- Provide fire suppression to kitchen hood

Wilson Elementary School:

- Add card readers to gymnasium doors
- Remodel office for increased visibility
- Provide heating and ventilation to office area
- Install egress lighting
- Replace exit signage
- Provide fire suppression to kitchen hood
- Add chain link fencing

Cheldelin Middle School:

- Selected roofing repairs and replacement
- Modify courtyard doors and install panic hardware
- Provide ventilation in Foods Lab
- Relocate hot water heater
- Relocate kilns
- Provide fire suppression to kitchen hood
- Add egress lighting
- Replace exit signage
- Increase security at selected doors
- Install fencing around play fields

Linus Pauling Middle School:

- North Building roofing repairs and replacement
- Move controls serving emergency utilities to emergency power
- Provide condensate corrosion protection
- Modify generator dampers
- Install egress lighting at north building
- Add panic and closer hardware to exterior gates

Corvallis High School:

- Roofing replacement at AT North and South
- Rewire spray booth
- Replace doors and hardware at AT North Building
- Rekey all door hardware
- Replace kiln wiring

Crescent Valley High School:

- Paint gas piping
- Increase exhaust at welding areas
- Provide fire suppression to kitchen
- Install additional generators
- Connect equipment to emergency generator
- Replace exit signage
- Replace broken light fixtures

Harding:

- Roofing replacement
- Complete seismic upgrades
- Reverse select door swings
- Replace all door hardware
- Install switching controls for lighting
- Extend egress lighting
- Replace exit signage

Western View Center:

- Roofing repairs and replacement
- Replace egress lighting battery packs
- Replace exit signage
- Remodel restrooms

District Administrative Offices/Maintenance/Food Service Warehouse:

- Reseal roof
- Replace gas piping and supports
- Replace storm drain grate
- Install egress lighting
- Re-work electrical wiring
- Add exit signage

Dixie:

- Selected roofing replacement
- Provide fire suppression to kitchen hood
- Extend egress lighting
- Replace exit signage
- Complete perimeter fencing

Commentary on Code and Accessibility Issues

Current Code Impact to Existing Facilities

Under the Detailed Summary portion of the report, various types of code issues are identified and discussed; however it is somewhat presumptuous to speculate on the exact course of action for a given school until an action plan based on this facilities assessment can be completed. If the District is determined to undertake a specific addition or renovation project, it would be necessary to review the particular existing conditions within the context of the proposed new project at an early point in the planning process with the local building and fire department officials who have jurisdiction. The requirements of code and fire officials will most likely vary from school to school and with the type of new work that is proposed.

The design basis of the Oregon Structural Specialty Code (OSSC) is to safeguard the public health, safety and general welfare through the building's structural strength, means of egress facilities, stability, adequate lighting and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment. Existing structures are covered by Chapter 34 of the OSSC which is invoked when buildings are altered, repaired, added onto or when the occupancy or use of the existing structure is changed. In other words, compliance with the "current" building code is not mandated unless there is a modification made to the building in some way or the owner of the building elects to voluntarily strengthen or otherwise bring their building into compliance.

Seismic and Wind Forces

Inherent in the code design basis are acceptable levels of consistent risk. The level of seismic (earthquake) and wind risk is drawn from consensus. The design basis of seismic loads has changed significantly in the Willamette Valley and Coastal Oregon, more than doubling in load level since the mid-1980's. This increase was brought about by a previously unrecognized risk to the seismic hazards posed by a potentially large earthquake off of the Oregon coast, along with an increased awareness of earthquake faults in the region.

In the late 1970's through mid-1980's seismic events were considered generally on a probabilistic basis. With more awareness and scientific advancements made with geological information, seismic events are more deterministic. The potential sizes of seismic events considered possible are on an order of a moment magnitude scale of 9.0 for coastal earthquakes and 6.0 for a local earthquake. This change in recognized seismicity by such a significant factor makes buildings built prior to this period to the prevailing requirements potentially at higher risk relative to current code requirements. Primarily for this reason, the older buildings evaluated in this study do not meet the requirements of the current code life safety requirements for seismic performance in a strong ground shaking event.

This long-range assessment identifies and prioritizes what rehabilitation should be undertaken to correct those structural deficiencies as funds to do so become available. Some of these recommended structural improvements could be incorporated into other projects which may be planned for the buildings, thus potentially reducing the cost of the upgrades.

In the past, the Corvallis School District has completed partial seismic upgrades in several of its buildings, and based on the availability of suitable funding, the incremental seismic rehabilitation program would continue this work where needs have been identified.

Implications for Additions

It is both expensive and difficult to upgrade an existing building to address these types of basic but significant code issues. Normally, the building code allows non-compliance until a new building project or renovation is proposed. At that time the aspects of the building that are not in conformance with the code are considered, and may be required to be included as a component of the project. For example, if a building addition to a facility results in an excess in basic allowable building area (the area included by surrounding exterior walls, the limits of which are dictated in the code by the type of building construction) the deficiency could be resolved by adding a sprinkler system to the entire facility or by constructing area separation walls to isolate and protect the individual building structures from one another in a wind or seismic event.

Additions proposed at any facility in this report would require that a more thorough building code analysis be conducted to determine the cost (and aesthetic) implications of new construction on the existing facility.

Building Materials

Asbestos

Asbestos is a mineral that was widely used in many building materials, such as ceilings, floor tiles and pipe insulation, mainly for its strength and fire resistance properties. Since the 1980's, building codes no longer allow the use of building materials with asbestos for health and safety reasons. Buildings built before this ban may contain building materials with asbestos; as long as items are undisturbed, there is no threat.

If renovation work were to occur at any school in areas where the building components have been identified as containing asbestos, abatement of these items would occur. Additionally, items containing asbestos have been identified in the report as items to be replaced. Abatement costs of these items are included in the cost of the proposed building component replacement.

The District has an abatement management plan available for review at the District Office.

Wire Glass

Wire glass is constructed by fusing together panes of glass with wire mesh in between them to create a single piece of glazing. The intent of the wire is to hold the glass intact when broken. Wire glass is also rated as a fire retardant material and has been widely used in industrial and commercial applications. Recently, building codes have stipulated that wire glass can no longer be used in certain facilities, such as schools and gymnasiums. When the glass is broken, the exposed edges of the wire inside the glazing can be sharp and cause physical harm to building users.

This glazing does not pose any harm if it is intact, and can be found in many educational facilities constructed prior to the changes in the building codes, including many facilities in the Corvallis School District. Often, remodel or addition work at an existing facility will trigger the replacement of existing wire glass with an alternative safety glass material, such as tempered glazing. An alternative is to replace the glazing over time to eliminate potential safety issues should the glazing be broken or damaged.

Accessibility

Accessibility / ADA

Similarly, accessibility issues have become increasingly complex with respect to the code and to the requirements of the Americans with Disabilities Act (ADA) legislation. Although a detailed accessibility study was not a component of this study, basic issues relating to accessibility are included in the summaries from the field observations. As is the case with fire and life safety issues, new construction work at a school leads to the expenditure of funds for accessibility upgrades, regardless of whether they apply directly to the new work or not.

Toilet Facilities/Fixtures

The fixture count at each facility was not reviewed for actual count versus what is required by code; facilities were reviewed in terms of the state of finishes and fixtures and if toilet facilities are constructed or modified to meet accessibility requirements.

Improvements were made at various facilities to remodel existing facilities to provide accessible toilet facilities, based on current use of the facility or if current conditions of toilet facility size and condition was inadequate.

In addition, all schools may need to add additional facilities depending on the type and size of any proposed additions that result from the information provided by this facility assessment. Any new constructed or remodel work would comply with all code requirements.

Adams Elementary School

1615 SE 35th Street
 Corvallis, Oregon 97333

Built: 1962; 1967 addition;
 2006, 2007 Portables
 Enrollment: 380 students (2013)
 Floor Area: 46,695 SF



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

Franklin K-8 School

750 NW 18th Street
 Corvallis, Oregon 97333

Built: 1947; 1951, 1954 additions
 Enrollment: 354 students (2013)
 Floor Area: 35,944 SF



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

Garfield Elementary School

1205 NW Garfield Avenue
 Corvallis, Oregon 97330

Built: 1955 (original); 1956, 1957, 1959 additions;
 1987 portable additions
 Enrollment: 394 students (2013)
 Floor Area: 46,822 SF



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



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 Portables
 Enrollment: 327 students (2013)
 Floor Area: 40,155 SF



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; Portables added 1988, 2006
 Enrollment: 366 students (2013)
 Floor Area: 39,601 SF



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 portables added
 Enrollment: 290 students (2013)
 Floor Area: 52,170 SF



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



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 Connifer Boulevard
 Corvallis, Oregon 97330

Built: 1976
 Enrollment: 551 students (2013)
 Floor Area: 247,071 Sq. Ft.



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



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

Corvallis High School

1400 NE Buchanan Avenue
 Corvallis, Oregon 97330

Built: 2006
 Enrollment: 1,215 students (2013)
 Floor Area: 240,095 SF



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



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

Harding (College Hill Campus)

510 NE 31st Street
 Corvallis, Oregon 97330

Built: 1923;1935, 1938, 1950;
 1953 additions; 1988 portables
 Enrollment: 94 students (College Hill HS program)
 15 students (WINGS program)
 Floor Area: 37,441 SF



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, Oregon 97330

Built: 1988
 Enrollment: N/A
 Floor Area: 6,400 SF



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 97330

Built: Administrative Building – 1963
Physical Plant – 1963; 1979 portables
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



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

Dixie School

33461 SE Peoria Rd
Corvallis, OR 97333

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

Enrollment: N/A

Floor Area: 15,155 SF



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



CORVALLIS SCHOOL DISTRICT

FACILITIES BY THE NUMBERS

2017

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



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