

Long-Range Facilities Plan

Eugene School District 4J - Approved by the Eugene School Board on February 27, 2002

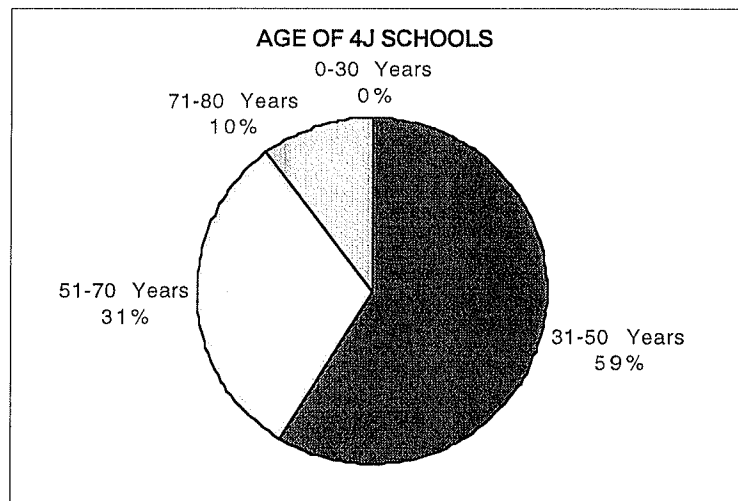
“Fewer buildings, built better and maintained well.”

Introduction

School District 4J owns and maintains 633 acres of land and over three million square feet of building space, including 43 buildings. The average age of these buildings is 48 years, with an age range of 34 to 79 years.

According to the Association of School Business Officials, the useful life of a school building is about 50 years. Using this measure, almost one-half of the district's buildings are at or beyond their useful lives, resulting in higher ongoing operating costs. Many of our buildings were not constructed with high-quality materials, magnifying this problem.

District voters have strongly supported their schools over the last several years. Proceeds from general obligation bonds approved in the 1990's addressed the most urgent and critical of District 4J's capital needs. Although work was done at every building, extensive remodel and renovation occurred at only a few.



The district is now positioned to engage the community in a more proactive approach to facilities planning which addresses:

- aging facilities
- rising facilities operating costs and
- declining enrollment.

This long-range plan sets a new direction for improving Eugene school buildings, calling for the district to begin replacing or completely renovating many older school buildings. The overall outcome would be better learning environments for our students--safer, more attractive and functional buildings that facilitate teaching and learning and require less investment to maintain.

Although more expensive initially than periodic remodels, full renovation or replacement of buildings would be less expensive over time, especially when durable, high-quality materials are used. For example, new or renovated school buildings could be constructed with metal roofs with an estimated life of 50-75 years, as opposed to the 15-year life for the flat roofs. Constructing new or renovated buildings also would provide greater ability to address modern instructional practices and needs. The choice to fully renovate a building or replace it would be based on instructional needs, cost, technical analysis, historic and aesthetic evaluations and other factors important to the community.

Vision for District Facilities

The vision described below articulates desired outcomes for the district and acts as the overall “blueprint” for measuring specific plans and projects.

District 4J facilities should:

- foster and convey academic excellence and the importance of learning;
- provide appropriate, safe and secure physical environments which are properly sized and which support a variety of activities and programs important to the education of the whole child;
- reflect high-quality design and construction which minimizes maintenance and operating costs and extends the useful life of the facilities;
- encourage and accommodate parent and community partnerships;
- be a community and neighborhood resource;
- be flexible and adaptable; and
- provide comparable opportunities for programs and activities district-wide.

In addition, a long-range facilities plan should be:

- consistent with the district’s educational mission, values and board policy;
- proactively reviewed and updated on a regular basis; and
- understood by district patrons and the larger community.

Elements of the Plan

1. Classification of Property

In order to carry out this vision, the first step is to classify all district land and improvements as “in use,” “reserve,” or “surplus.”¹ Once the present and future uses of properties are established, it is possible to identify appropriate capital improvements, including the upgrade, remodel and replacement of facilities.

The district has a number of school buildings and properties that are not currently being used as district schools. A complete listing of proposed property classifications is attached. Some properties are identified as being held in reserve for future use. The following properties are classified as surplus:

- Whiteaker Elementary School
- Washington and Willakenzie elementary schools (when a new consolidated school is completed at the Monroe site)
- Vacant residential lots on Ironwood Street
- Vacant farm property in Coburg

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Staff has classified facilities according to the new property management policies adopted by the board in June 2001. The categories are:

- *In Use*: Property that houses or supports the educational program.
- *Reserve*: Property that is not in use but which is or may be needed for a definable future use.
- *Surplus*: Property that may not in the judgment of the school board be required for school purposes and may be sold or leased (ORS 332.155). This may include property currently in use for some District function (other than a school) but that function could be moved without significant disruption to the service provided.

In addition, the following facilities are listed as needing further study to determine whether to surplus them:

- Westmoreland Elementary School or Bailey Hill Elementary School
- Willard Elementary School or Dunn Elementary School (currently housing Opportunity Center)
- Laurel Hill Elementary School
- Civic Stadium
- Santa Clara Elementary School (to be closed as of September 2002)

As outlined in School Board Policy 8500, the board will take action to dispose of the surplus property through sale, trade or long-term lease. The process for such action is described in Attachment B. Every two years, the board will update the classification of each remaining facility. These updates will provide the foundation for future adjustments to the long-range plan and for a proactive property management program.

2. Categories of Capital Improvements

The district's capital needs have been grouped into the following categories:

- *Capital Systems Replacement.* This category includes replacing critical building systems, such as heating/ventilation, plumbing, electrical, roofing, classroom lighting and enhancing the instructional environment. A blend of improvements to the learning environment and structural, mechanical and electrical infrastructure improvements is proposed in order to maximize the impact on students.
- *Replacements, Additions and Remodels.* This category includes replacing or fully renovating existing schools; adding space/functionality; and remodeling buildings (ranging from small remodels to major renovations). Installing and upgrading the technology infrastructure needed to provide students and staff with enhanced communications capabilities and increased access to information resources.

As school buildings approach the end of their useful life, they need to be evaluated in terms of whether they should be kept and fully renovated or replaced.

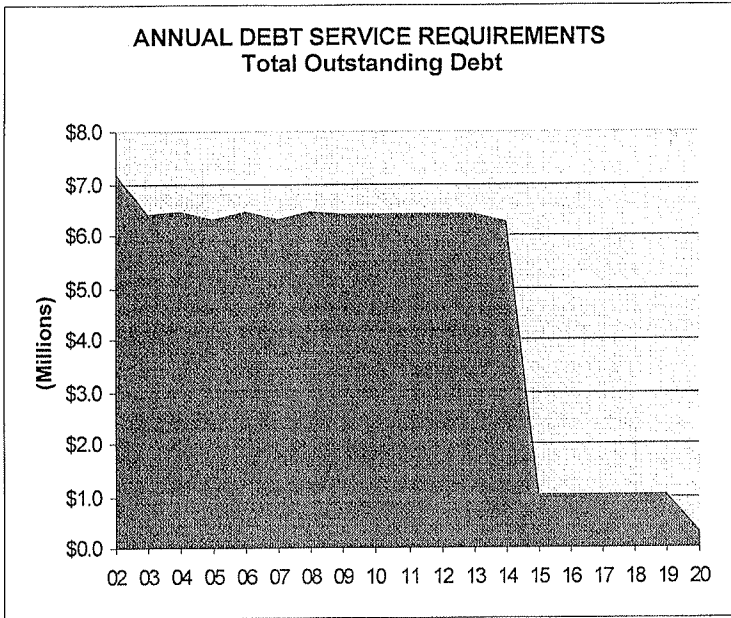
There are several considerations that would determine whether a school building should be renovated rather than replaced:

- Enrollment meets board-adopted guidelines.
- The building has significant architectural character, either as a landmark or as a representation of a particular period.
- The site provides adequate space for physical education; safe access for student drop-off, pick-up and foot access; safe access for service and safety vehicles; and, community use.
- The building can be modified to support a variety of teaching spaces and flexibility of layout.
- The building is structurally sound and will support the replacement of building systems.
- ADA issues can be adequately addressed.

3. Planning Period: 2002-2025

To enable the district to invest in its facilities in a strategic manner, this long-range plan covers 24 years with bond elections scheduled every six years. The plan is most specific about projects in the first six years and less so in subsequent years. This will enable the district to respond to changing conditions, but stay within the framework of the vision and the funding plan.

The six-year cycles coincide with general election years and permit the district to keep bonded debt as affordable as possible. The first two bond elections would result in an increased tax rate. However, given the payoff of a large amount of debt in 2014, the last two bond elections could be structured to hold the tax rate constant or reduce it. The chart on this page shows the drop in current bonded indebtedness starting in 2015.



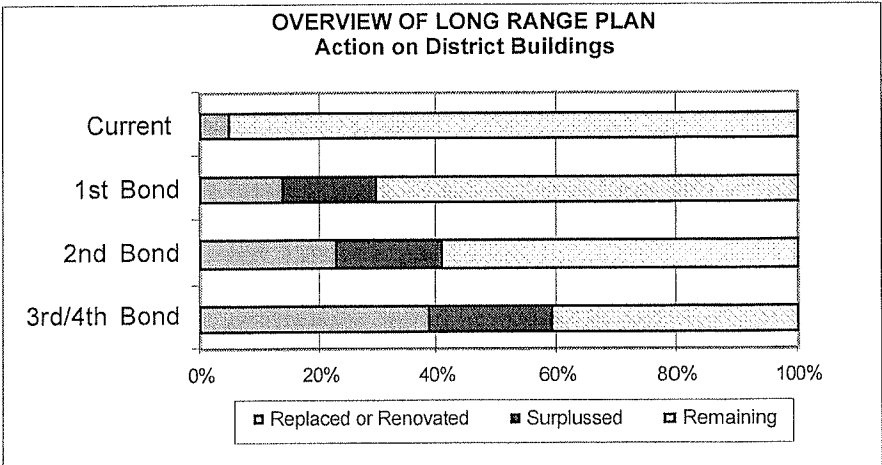
The first bond would be for \$116 million and would result in a tax-rate increase of approximately \$0.69 per \$1,000 of Assessed Value. The second bond in 2008 would be for \$115 million dollars and would add about \$0.53 per \$1,000 of Assessed Value. The bonds in 2014 and 2020 would total \$275 million, but would not increase the tax rate (see Attachment D for more details).

The focus of the plan is to replace or fully renovate as many facilities as possible, along with appropriate school consolidations and closures, and sale, trade or long-term lease of surplus property. Project costs assume high quality materials to minimize the need for capital systems replacement in the future.

What Could Be Accomplished

As the chart below shows, the recommended plan would enable the district to fully address about 30% of its 44 facilities by the end of the first six-year cycle (through either replacement, full renovation, closure and consolidation, sale, trade or long-term lease) and to begin staged renovations at the four high schools.

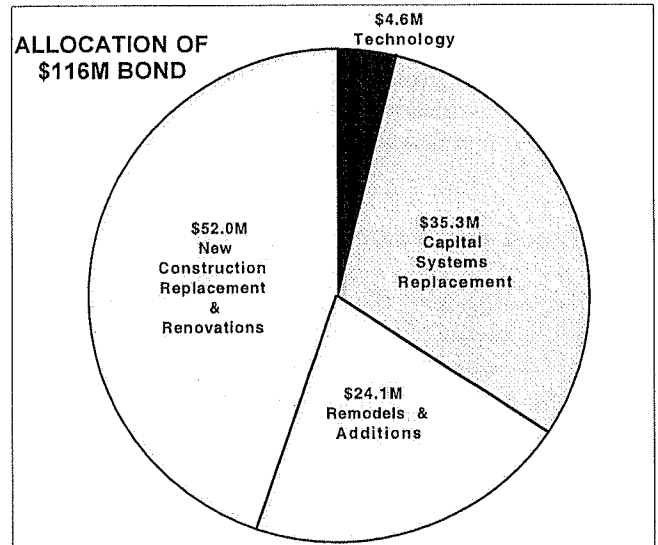
By the end of the second bond period the district would have fully addressed approximately 40% of its facilities and continued with staged renovations. At the end of the fourth bond period approximately 60% of the facilities would be fully addressed, several staged renovations would have been made at the four high schools, remodeling and capital system upgrades would have occurred at the remaining 14 facilities (11 elementary and middle schools and three administrative buildings). *Attachment E provides more detail on what could be accomplished.*



Projects for First Bond Period (2002-2007)

The \$116 million bond proposed for the May 2002 ballot would provide funds to:

- replace critical building systems, such as plumbing or heating/ventilation systems
- replace four of the elementary schools most in need of repair with two new elementary schools (a new school on the Patterson site to replace Patterson and Westmoreland schools and a new school adjacent to Monroe Middle School to replace Washington and Willakenzie schools)
- replace Cal Young and Madison middle schools
- make major renovations at the four high schools:
 - New science wing and student center at North Eugene High plus smaller remodels (in locker rooms and auditorium).
 - New science and technology wing at Sheldon High, remodel of current technology and science classrooms for larger general instructional space.
 - Major remodel of cafeteria/kitchen into a student center at South Eugene High School.
 - Removal of portable classrooms and remodel of current science classrooms for larger general instruction space and new science wing at Churchill High School.
 - \$500,000 in matching funds for a new regional environmental science center (Rachel Carson Center for Natural Resources). Only a minimal amount of funds will be spent until other funding sources are in place.
- replace a number of portable classrooms with permanent construction
- make remodels at most sites to improve the instructional environment
- increase security for students and staff
- provide the technology infrastructure to enhance communications capabilities and increase access to information resources.



The chart above shows an overview of how the funds will be allocated and Attachment F provides a listing of projects by region and school.

Second Bond (2008-13)

The second bond would be for \$115 million, and would likely include funds to:

- replace or fully renovate Roosevelt Middle School
- replace one elementary school in the south region (possibly a consolidation of two schools, depending on enrollment)
- replace one elementary school in the north region (possibly a consolidation of two schools, depending on enrollment)
- replace an additional elementary school and complete the remodel of Willagillespie Elementary School
- make capital system upgrades, some remodels and continued staged renovations at the high schools.

Prior to the second bond it will be important to analyze enrollment trends and consolidation and replacement plans.

- North Region: Assess enrollment patterns in the area. If enrollment remains constant or declines, determine whether further consolidation is necessary.

If enrollment grows in the Santa Clara area, determine whether to build a new school on the Admiral Street property.

- South Region: Assess enrollment patterns in the region to determine whether to consolidate elementary space by closing a facility. Based on the School Closure, Consolidation and Replacement Committee's recommendation, Edison, Fox Hollow and Harris are the most likely candidates for consolidation. Other schools may be considered as well. Determine whether replacement or major renovation would best meet facility and community needs.

Third and Fourth Bond (2014-2025)

Beginning with the third bond, the district's property tax rate will drop considerably with the payoff of the 1992 Bonds. This will allow for more progress on the facilities plan without increasing the tax rate. These bonds, totaling \$275 million over twelve years, will provide for further replacement of approximately seven older schools, continued staged renovations of existing buildings and progressively smaller amounts for capital system upgrades.

Conclusion

Starting in 2002, the school district should ask voters to make a series of investments over the next 24 years to ensure that Eugene School District 4J provides a safe and stimulating learning environment for students and minimizes building maintenance and operating costs.

The strategic direction for the future is:

- To replace or fully renovate aging elementary and middle school buildings that no longer adequately serve students.
- To remodel high schools in stages, replacing portable classrooms and improving instruction and student activity spaces.
- To more closely match available space with enrollment at the elementary level, through school consolidations.
- To replace and upgrade capital systems, such as roofs, wiring, plumbing, and fire and security systems as needed to prolong the useful life of the buildings and to upgrade the technology infrastructure to support current instructional needs.
- To dispose of surplus property that will not be needed in the future for educational purposes or to seek long-term leases that would financially benefit the district.
- To improve instructional spaces throughout the district.

The overall result will be better buildings that are cheaper to operate and maintain and that better support student learning.

Attachments

- A. Background Information: History and Process
- B. Board Policy Related to Real Property Management
- C. Draft Property Classification
- D. Estimated Impact on Property Tax
- E. Overview of What Can Be Accomplished Over the Life of the Plan
- F. Projects for First Bond

Attachment A - Background Information

Bond History

Like most other districts in Oregon, District 4J relies on voter-approved, general obligation bonds to fund its capital improvement program.

Since 1990, voters have approved two bond measures totaling \$92.5 million, of which approximately \$69.8 million was used to preserve and upgrade district facilities. The balance was for paying off prior debt and for equipment and maintenance costs. Equipment and maintenance costs can no longer be paid for with bond funds, due to the provisions of Ballot Measure 50.

All major capital improvement projects undertaken since 1990 have been completed on schedule and within budget.

Schools of the Future Process

In 1999 the school district began an overall planning process called "Schools of the Future." That process involved over 150 citizens and staff and culminated in a report and recommendations to the school board in June 2000. Two recommendations from the report relate specifically to district facilities:

- *District 4J will provide schools that create a safe, secure, and positive climate for learning.*
Schools should be hubs of learning. They should be flexible in design so that they can accommodate the needs of students, teachers and the community. The safety and health of students, staff and community members who work and learn in them is crucial.
- *District 4J will have a long-range facility and property management program that supports all facets of the district mission to students and its responsibility to the community.*
School buildings and other district property represent a very large community investment. The district, with support of the community, must have a comprehensive, long-range plan and supportive policies that protect and make good use of this investment. Many of our school buildings lack the flexibility and design and operating systems that are needed to support modern schools. Any decision to upgrade buildings or to replace them must be based on comprehensive plans and policies. As the district develops these plans it must avoid short-term solutions that will have harmful long-term consequences.

School Closure and Consolidation Committee

As part of its implementation of the Schools of the Future Report, the school board appointed a School Closure and Consolidation Committee. The committee's charge was to identify three to five schools that could be closed in the fall of 2001 and up to eight schools that could be closed over the next ten years.

Once the committee had completed its work, the superintendent formulated his recommendation to the board and the board chose two of the recommended schools for closure in the fall of 2001 (Whiteaker and Bailey Hill elementary schools). For the longer-term, the board accepted the superintendent's recommendation that Coburg Elementary be kept open as long as certain conditions were met and that a long-range facilities plan consider consolidations of:

- Willakenzie and Washington elementary schools at a site to be determined; and
- Patterson and Westmoreland elementary schools at the Patterson site.
- Santa Clara with neighboring schools if enrollment patterns in the area continue.
- Edison and Harris elementary schools at the Harris site (also giving consideration to Edison for historic renovation).

The superintendent noted that the district could consider building a school at the Admiral Street site should there be sufficient growth in the North Region to warrant it. He also recommended that the future of Fox Hollow and Silver Lea facilities should be discussed as part of the long-range plan and an upcoming review of alternative programs.

Strategic Facilities Planning Advisory Committee

In March 2001, the board directed the superintendent to begin developing the comprehensive, long-range facilities plan referred to in the Schools of the Future Report. The Strategic Facilities Planning Advisory Committee was created in April 2001 to assist the superintendent in this endeavor. The committee was charged with reviewing available reports and data, developing a long-range facilities plan and developing a capital bond proposal for voter approval as early as May 2002.

The committee met eleven times from April through November 2001, taking public comment at each meeting. Committee members toured district facilities, engaged in a visioning exercise with an architect consultant, reviewed and discussed data from a variety of sources, attended meetings at schools proposed for consolidation and/or replacement, and developed a draft long-range facilities plan, including a bond proposal for May 2002. This plan was forwarded to the superintendent on November 15, 2001.

Committee Members:

Phyllis Loobey, Chair	Community Member, former General Manager - Lane Transit District
Rand Biersdorff	South Eugene High School Student
Janet Calvert	4J Budget Committee Member
David Dougherty	Sheldon Region Parent
Paul Duchin	Eugene Education Association President
Mike Fox	4J School Board Member (ex-officio committee member)
Dan Fuehring	Safety Specialist - 4J Facilities Department
Doug Gallup	Willakenzie Elementary School Principal
Jerry Henderson	South Eugene High School Principal
Tom Henry	4J Assistant Superintendent for Instruction
Bill Hirsch	4J Facilities Department Director
Keith Hubbard	Mechanical Engineer
Hillary Kittleson	4J Financial Services Director
Adell McMillan	Eugene Planning Commission
Ben Nussbaum	North Eugene High School Student
Chris Pryor	4J School Board Member (ex-officio committee member)
Tony Reyneke	4J Budget Committee Member
Merri Steele	4J Speech and Language Specialist, EEA Vice President
Melody Ward-Leslie	South Eugene Region Parent
Micki Waters	Churchill Region Parent
Debra Wright	North Eugene Region Parent

Staff Members:

Barb Bellamy	4J Communications & Intergovernmental Relations
Ben Brantley	4J Facilities Department
John Brown	Consultant
Jon Lauch	4J Facilities Department
Caroline Passerotti	4J Financial Services
Ron Sanetel	4J Facilities Department

Board Action on Long-Range Facilities Plan

On February 27, 2002, the Board of Directors met to consider Superintendent George Russell's recommendation for a long-range facilities plan and the closure of Santa Clara Elementary School.

The Superintendent's recommendation was based on the recommendation of the Strategic Facilities Planning Advisory Committee, with the following changes:

- Postpone major renovation or reconstruction of Roosevelt Middle School until the 2008 bond measure.
- Postpone the construction of a new environmental science center (Rachel Carson Center) through Churchill as part of partnership with other local and federal agencies.
- Postpone the construction of classroom additions at a number of schools that would allow for the removal of portables.
- Reduce investment in technology infrastructure by postponing development of fiber optic cabling to most elementary schools.
- Reduce to \$3 million the additional funding for school safety and security renovations by moving \$2 million to the next bond period.
- Reduce or eliminate projects scheduled for schools that are identified as reserve, surplus, or considered for closure.

The Board adopted the plan as proposed by the Superintendent with the following changes:

- Add back \$500,000 in matching funds for the Rachel Carson Center.
- Add back \$500,000 to replace portables at Monroe Middle School, with a new addition.
- Further reduce site security allowance by \$1M (to \$2M).

The Board also approved the closure of Santa Clara Elementary School before the 2002-2003 school year.

Attachment B - Board Policy Related to Real Property Management

8500 PHYSICAL PLANT

8501 Real Property Management

In order to carry out its educational mission, the district owns and operates a number of school facilities and properties. Because of changes in characteristics of the district, such as enrollment, it may from time to time be necessary to add or reduce, on a temporary or permanent basis, the number of facilities and properties operated to support the educational program.

The purpose of this policy is to provide direction for the management of school district real property not currently in use to support the educational program. This property will be managed within the framework of existing law and school board policies and to carry out the following objectives:

1. Support the district's identified short-term and long-term educational needs.
2. Provide for the district's long-term property needs.
3. Provide financial support for district facilities.

8510 Classification of Real Property

At least every two years, the district will review and classify its real property, using the following classifications:

1. In Use: Property that houses or supports the educational program
2. Reserve: Property that is not in use but which is or may be needed for a definable future district use. Reserve property shall be managed to preserve its use for future district requirements.
3. Surplus: Property as may not in the judgment of the school board be required for school purposes may be sold or leased (ORS 332.155). This may include property currently in use for some district function (other than a school) but that function could be moved without significant disruption to the service provided. Surplus property shall be managed to maximize the financial return to the district while taking potential community benefit into consideration.

8520 Leases

The district will seek to achieve maximum economic benefit from its real property assets; however there may be circumstances where the district chooses to sell or lease a facility at below market rates.

8525 Short-term Leases

Short-term leases will be decided upon by the administration according to administrative rules. Preference may be given to other public agencies and to non-profit community groups which further the district's educational goals.

8530 Disposition of Property: Long-term Leases, Sales, Trades

For any long-term lease or sale preference may be given to other public agencies. Determination of the disposition of each piece of property through long-term leases, sales or trades will be made by the School Board following a process that includes public involvement and includes board review and approval of the criteria to be used in making the disposition. In most cases the district will use a Request for Proposals process, but in all cases board-approved evaluation criteria will be the basis of the process used and that process will be consistent with Board Policy 8100, Land Use Decisions.

8540 Sales or Trades

In order to preserve district options regarding future use of its property, preference will be given to long-term leases over sales. One or more of the following criteria will be used to determine if a property is suitable for sale or trade:

- a) Property is not suitable or needed for a school or other district use;
or
- b) Property costs more to operate and maintain than the likely future value to the district; or
- c) Selling or trading the property would enable the district to acquire or develop more suitable property.

8550 Use of Revenue

Net proceeds from the sale or lease of facilities will be placed in a district capital improvement fund and used to acquire and develop land and/or upgrade and improve district facilities unless the Board decides otherwise for compelling reasons.

Adopted 6/27/01

SCHOOL DISTRICT 4J PROPERTY CLASSIFICATION THROUGH JUNE 30, 2008

4/18/02

SITE	ACRES	CURRENT STATUS	PROPOSED CLASSIFICATION	NOTES
CURRENT IN-USE ELEMENTARY SCHOOLS				
Adams	8.629	In Use	In Use	
Awbrey Park	14.500	In Use	In Use	
Coburg	9.190	In Use	In Use	
Crest Drive	14.304	In Use	In Use	
Edgewood	12.765	In Use	In Use	
Edison	2.566	In Use	In Use	
Fox Hollow	14.702	In Use	In Use	
Gilham	19.590	In Use	In Use	
Harris	7.052	In Use	In Use	
Howard	9.951	In Use	In Use	
McCornack	9.980	In Use	In Use	
Meadowlark	11.230	In Use	In Use	
Parker	7.296	In Use	In Use	
Patterson	8.385	In Use	In Use	Use for construction of new elementary school.
River Road	8.170	In Use	In Use	
Santa Clara	5.545	In Use	In Use	Close in Fall of 2002. Sell when market is favorable.
Silver Lea	8.050	In Use	In Use	
Spring Creek	13.200	In Use	In Use	
Twin Oaks	17.638	In Use	In Use	
Washington	8.640	In Use	Surplus	Trade for city property adjacent to Monroe site.
Westmoreland	9.140	In Use	TBD	Evaluate future needs and trade or sell this or Bailey Hill.
Willagillespie	13.560	In Use	In Use	
Willakenzie	8.010	In Use	Surplus	Trade for city property adjacent to Monroe site.
CURRENT IN-USE MIDDLE SCHOOLS				
Cal Young	22.241	In Use	In Use	
Jefferson	17.660	In Use	In Use	
Kelly	13.145	In Use	In Use	
Kennedy	20.000	In Use	In Use	
Madison	18.593	In Use	In Use	
Monroe	18.020	In Use	In Use	
Roosevelt	15.030	In Use	In Use	
Spencer Butte	20.945	In Use	In Use	
CURRENT IN-USE HIGH SCHOOLS				
Churchill	58.456	In Use	In Use	
Dunn/Opportunity Center	4.500	In Use	TBD	Evaluate this and Willard site and sell the one least desirable for District use.
North Eugene	27.690	In Use	In Use	
Sheldon	38.844	In Use	In Use	
South Eugene	71.071	In Use	In Use	

CURRENT IN-USE CENTRAL SERVICES			
Education Center	12.862	In Use	In Use
Facilities	1.227	In Use	In Use
Transportation	4.070	In Use	In Use
CURRENT RESERVE/SURPLUS WITH STRUCTURES			
Bailey Hill	5.636	Reserve	TBD
Civic Stadium	9.762	Reserve	TBD
Laurel Hill	8.280	Reserve	TBD
Whiteaker	3.710	Reserve	Surplus
Willard	9.911	Reserve	TBD
CURRENT RESERVE/SURPLUS WITHOUT STRUCTURES			
Admiral Street	15.000	Reserve	Reserve
Coburg Farm	28.000	Reserve	Surplus
Ironwood Residential Lots		Reserve	Surplus
Kinney Loop	32.000	Reserve	Reserve

Evaluate future needs and sell this or Westmoreland. ⁽¹⁾
Evaluate future need for site and hold or sell depending upon outcome. Sell or trade property.
Evaluate this and Dunn site and sell site least desirable for District use
Hold for future elementary school construction.
Hold until market is favorable, then sell.
Sell when market is favorable.
Hold for future school construction.

(1) If Bailey Hill is retained for a future school site, additional property should be acquired.

Attachment D - Estimated Impact on Property Tax

Strategic Facilities Planning Advisory Committee
GO Bond Proposal: Estimated Impact on Property Tax

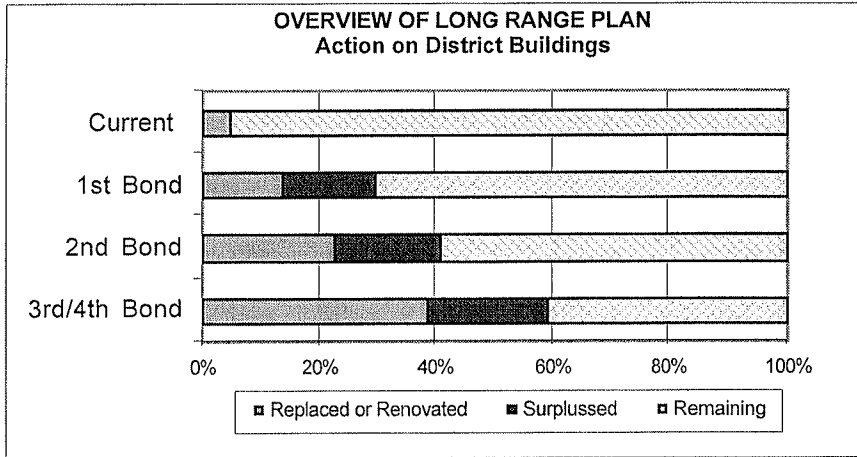
Note: Rates based on 4% and 3% annual increases in Taxable Assessed Value.

<u>ESTIMATED IMPACT ON TAX RATES</u>					
<i>(4% AV increase)</i>		First Year Tax Rate per \$1000/AV	Avg. Annual Six Year Tax Rate per \$1000/AV	Increase in Average Tax Rate over 2002	Rate Increase/ (Decrease) from Prev. Bond
Current Bonds 2002	\$61,162,097	\$0.90	\$0.75		
GO Bond Proposal 2002	\$116,000,000	\$0.65	\$0.84		
Total Proposed Bonds (future bonds plus current bonds)					
2002 Bond	\$116,000,000	\$1.55	\$1.59	\$0.69	
2008 Bond	\$115,200,000	\$2.12	\$2.12	\$1.22	\$1.22
2014 Bond	\$114,000,000	\$2.02	\$1.93	\$1.03	(\$0.19)
2020 Bond	\$161,000,000	\$2.02	\$1.76	\$0.86	(\$0.17)

<u>ESTIMATED IMPACT ON TAXES FOR FIRST BOND PROPOSAL</u>				
<i>(4% AV Increase)</i>	Bond Amount	First Year Tax for \$143,300 Home	Avg. Annual Six Year Tax Rate for \$143,300 Home	Increase in Avg. Tax over 2002 Tax
Current Bonds 2002	\$61,162,097	\$129	\$119	
GO Bond Proposal	\$116,000,000	\$93	\$134	
Proposed Bonds 2002 (including current bonds)	\$177,162,097	\$222	\$253	\$124

Attachment E – Overview of Long-Range Plan

The chart below shows what the district could accomplish by the end of the draft 24-year long-range facilities plan. Facilities are considered to be fully addressed when they are replaced, renovated or are no longer a district maintenance responsibility because of sale, trade or long-term lease. The number of schools listed below represents the minimum to be replaced or renovated. Additional buildings may be affected in the case that schools are consolidated.



Replaced/Renovated	Surplus (sale, trade, long-term lease)
Current	
Gilham Kelly Middle School	<i>None</i>
2002-2007	
Westmoreland/Patterson Willakenzie/Washington Cal Young Middle School Madison Middle School	Bailey Hill or Westmoreland Civic Stadium Laurel Hill Washington Willakenzie Whiteaker Willard or Dunn Santa Clara
2008-2013	
One elementary school in North Region One elementary school in South Region Willagillespie renovation completed. Roosevelt Middle School	One school in South Region
2014-2025	
One middle school Six additional elementary schools.	Possibly one more school

Year 2025 - Remaining facilities to address: 18 facilities—4 high schools, 11 elementary and middle schools and 3 central services buildings. Staged renovations have occurred at the four high schools and capital system upgrades and remodels have been done at the other facilities. Many portables have been replaced with permanent construction.

Attachment F - Projects for First Bond

\$116 Million Bond Proposal

By Region

2/22/02

Project Scope	Site	Budget
CHURCHILL REGION		
New School/Consolidate Westmoreland and Patterson		\$11,000,000
Addition: Replace portable classrooms	Churchill	\$1,559,000
Electrical upgrade	Churchill	\$792,000
<i>Rachel Carson Center (Matching Funds)</i>	Churchill	\$500,000
Restroom upgrade	Churchill	\$454,000
Heating, ventilation and air conditioning upgrades	Churchill	\$402,000
Security: Emergency egress lighting	Churchill	\$324,000
Bleachers: Gym	Churchill	\$260,000
Security: Electronic security system upgrade	Churchill	\$72,000
Food services upgrades	Churchill	\$50,000
Carpet replacement	Churchill	\$38,000
Security: Site lighting	Churchill	\$25,000
Acoustical ceiling tile replacement	Churchill	\$14,000
Chalk and marker board replacement	Churchill	\$9,000
Fuel tank lining	Churchill	\$8,000
		\$4,507,000
Remodel: Cafeteria, add restrooms, improve ventilation	Jefferson	\$1,000,000
Electrical upgrade	Jefferson	\$458,000
Lighting upgrade	Jefferson	\$361,000
Restroom upgrade	Jefferson	\$323,000
Re-roofing portion of school	Jefferson	\$271,000
Fire sprinkler installation, exit spaces	Jefferson	\$264,000
Asphalt paving	Jefferson	\$215,000
Fire alarm system replacement	Jefferson	\$151,000
Security: Emergency egress lighting	Jefferson	\$138,000
Acoustical ceiling tile replacement	Jefferson	\$124,000
Floor tile replacement	Jefferson	\$108,000
Seismic priority 2 retrofit (with roofing)	Jefferson	\$79,000
Security: Site lighting	Jefferson	\$44,000
Security: Electronic security system upgrade	Jefferson	\$42,000
Carpet replacement	Jefferson	\$38,000
Lighting upgrade: Stage	Jefferson	\$29,000
Chalk and marker board replacement	Jefferson	\$5,000
		\$3,650,000
Addition: Replace portable classrooms	Kennedy	\$1,292,000
Structural repair/abatement, covered walkway	Kennedy	\$672,000
Electrical upgrade	Kennedy	\$368,000

Project Scope	Site	Budget
Lighting upgrade	Kennedy	\$322,000
Restroom upgrade	Kennedy	\$276,000
Security: Emergency egress lighting	Kennedy	\$111,000
Acoustical ceiling tile replacement	Kennedy	\$100,000
Chalk and marker board replacement	Kennedy	\$34,000
Carpet replacement	Kennedy	\$31,000
Clock system upgrades	Kennedy	\$11,000
Security: Site lighting	Kennedy	\$10,000
Fuel tank lining	Kennedy	\$8,000
		\$3,235,000
Restroom upgrade	Adams	\$174,000
Re-roofing portion of school	Adams	\$163,000
Floor tile replacement	Adams	\$75,000
Security: Emergency egress lighting	Adams	\$65,000
Security: Electronic security system upgrade	Adams	\$31,000
Carpet replacement	Adams	\$23,000
Security: Site lighting	Adams	\$21,000
Fuel tank lining	Adams	\$8,000
		\$560,000
Restroom upgrade	Crest Drive	\$193,000
Re-roofing portion of school	Crest Drive	\$177,000
Dry rot repair	Crest Drive	\$100,000
Asphalt paving	Crest Drive	\$94,000
Seismic priority 2 retrofit (with roofing)	Crest Drive	\$78,000
Security: Emergency egress lighting	Crest Drive	\$32,000
Carpet replacement	Crest Drive	\$26,000
Security: Electronic security system upgrade	Crest Drive	\$25,000
Security: Site lighting	Crest Drive	\$10,000
		\$735,000
Addition: Replace portable classrooms	McCornack	\$651,000
Restroom upgrade	McCornack	\$248,000
Lighting upgrade	McCornack	\$243,000
Security: Emergency egress lighting	McCornack	\$67,000
Accordion wall replacement	McCornack	\$30,000
Security: Parking lot lighting	McCornack	\$27,000
Asphalt paving: Traffic flow improvements	McCornack	\$25,000
Playground upgrade	McCornack	\$23,000
Security: Site lighting	McCornack	\$22,000
Carpet replacement	McCornack	\$11,000
		\$1,347,000
Addition: Classrooms	Twin Oaks	\$280,000
Electrical upgrade	Twin Oaks	\$198,000
Lighting upgrade	Twin Oaks	\$149,000
Re-roofing portion of school	Twin Oaks	\$78,000

Project Scope	Site	Budget
Security: Emergency egress lighting	Twin Oaks	\$47,000
Seismic priority 2 retrofit (with roofing)	Twin Oaks	\$39,000
Carpet replacement	Twin Oaks	\$19,000
Security: Site lighting	Twin Oaks	\$15,000
		\$825,000
Churchill Region Totals		\$25,859,000

NORTH REGION

Replace middle school	Madison	\$15,000,000
Remodel: Science/student center/cafeteria	North Eugene	\$3,763,000
Restroom upgrade	North Eugene	\$420,000
Fire sprinkler installation, exit spaces	North Eugene	\$362,000
Heating, ventilation and air conditioning upgrades	North Eugene	\$304,000
Electrical upgrade: PH II	North Eugene	\$252,000
Gym floor replacement	North Eugene	\$195,000
Floor tile replacement	North Eugene	\$183,000
Acoustical ceiling tile replacement	North Eugene	\$137,000
Lighting upgrade: Stage	North Eugene	\$103,000
Walk in freezer replacement	North Eugene	\$96,000
Bleachers: Gym	North Eugene	\$84,000
Security: Emergency egress lighting	North Eugene	\$84,000
Planning: Master plan	North Eugene	\$75,000
Carpet replacement	North Eugene	\$69,000
Outfield fence replacement	North Eugene	\$51,000
Playground upgrade	North Eugene	\$27,000
Security: Site lighting	North Eugene	\$16,000
Fuel tank lining	North Eugene	\$8,000
		\$6,229,000
Siding repair	Kelly	\$58,000
Security: Electronic security system upgrade	Kelly	\$41,000
Lighting upgrade: Stage	Kelly	\$29,000
Remodel: Restroom upgrade, structural repairs	Kelly	\$10,000
Chalk and marker board replacement	Kelly	\$1,000
		\$139,000
Heating, ventilation and air conditioning upgrades	Awbrey Park	\$420,000
Re-roofing portion of school	Awbrey Park	\$364,000
Restroom upgrade	Awbrey Park	\$263,000
Asphalt paving	Awbrey Park	\$177,000
Fire sprinkler installation, exit spaces	Awbrey Park	\$118,000
Security: Emergency egress lighting	Awbrey Park	\$78,000
Floor tile replacement	Awbrey Park	\$58,000
Accordion wall replacement	Awbrey Park	\$54,000

Project Scope	Site	Budget
Carpet replacement	Awbrey Park	\$27,000
Security: Site lighting	Awbrey Park	\$25,000
Seismic priority 2 retrofit (with roofing)	Awbrey Park	\$6,000
		\$1,590,000
Restroom upgrade	Howard	\$291,000
Lighting upgrade	Howard	\$200,000
Asphalt paving	Howard	\$184,000
Security: Emergency egress lighting	Howard	\$64,000
Remodel: Allowance	Howard	\$50,000
Accordion wall replacement	Howard	\$30,000
Carpet replacement	Howard	\$30,000
Security: Electronic security system upgrade	Howard	\$25,000
Security: Site lighting	Howard	\$21,000
Security: Parking lot lighting	Howard	\$20,000
Siding, fascia & soffit repair allowance	Howard	\$20,000
		\$935,000
Electrical upgrade	River Road	\$300,000
Re-roofing portion of school	River Road	\$192,000
Fire sprinkler installation, exit spaces	River Road	\$131,000
Security: Emergency egress lighting	River Road	\$70,000
Seismic priority 2 retrofit (with roofing)	River Road	\$33,000
Security: Electronic security system upgrade	River Road	\$27,000
Security: Site lighting	River Road	\$23,000
Carpet replacement	River Road	\$11,000
Fuel tank monitoring	River Road	\$6,000
		\$793,000
Lighting upgrade	Silver Lea	\$202,000
Fire sprinkler installation, exit spaces	Silver Lea	\$109,000
Security: Emergency egress lighting	Silver Lea	\$61,000
Abatement: Asbestos	Silver Lea	\$50,000
Tunnel access upgrade	Silver Lea	\$40,000
Acoustical ceiling tile replacement	Silver Lea	\$29,000
Security: Electronic security system upgrade	Silver Lea	\$27,000
Security: Parking lot lighting	Silver Lea	\$27,000
Siding repair	Silver Lea	\$26,000
Security: Site lighting	Silver Lea	\$20,000
Fuel tank: Cathodic protection	Silver Lea	\$19,000
Carpet replacement	Silver Lea	\$9,000
Fuel tank lining	Silver Lea	\$8,000
Fuel tank monitoring	Silver Lea	\$6,000
Sidewalk safety upgrade	Silver Lea	\$5,000
		\$638,000
Remodel: Cafeteria expansion	Spring Creek	\$540,000
Floor tile replacement	Spring Creek	\$59,000

Project Scope	Site	Budget
Security: Emergency egress lighting	Spring Creek	\$52,000
Lighting upgrade	Spring Creek	\$31,000
Security: Electronic security system upgrade	Spring Creek	\$27,000
Accordion wall replacement	Spring Creek	\$25,000
Carpet replacement	Spring Creek	\$22,000
Fuel tank: Cathodic protection	Spring Creek	\$19,000
Security: Site lighting	Spring Creek	\$17,000
Security: Parking lot lighting	Spring Creek	\$14,000
Fuel tank lining	Spring Creek	\$8,000
Fuel tank monitoring	Spring Creek	\$6,000
		\$820,000
North Region Totals		\$26,144,000

SHELDON REGION

Replace middle school	Cal Young	\$15,000,000
New School/Consolidate Washington and Willakenzie		\$11,000,000
Addition/remodel: Science & technology, Ph I	Sheldon	\$4,042,000
Heating, ventilation and air conditioning upgrades	Sheldon	\$402,000
Siding repair: Penthouses	Sheldon	\$348,000
Gym floor replacement	Sheldon	\$230,000
Re-roofing portion of school	Sheldon	\$170,000
Siding repair	Sheldon	\$169,000
Lighting upgrade: Stage	Sheldon	\$79,000
Security: Electronic security system upgrade	Sheldon	\$70,000
Accordion wall replacement	Sheldon	\$61,000
Floor tile replacement	Sheldon	\$54,000
Food services upgrades	Sheldon	\$50,000
Carpet replacement	Sheldon	\$42,000
Seismic priority 2 retrofit (with roofing)	Sheldon	\$32,000
Chalk and marker board replacement	Sheldon	\$11,000
Fuel tank lining	Sheldon	\$8,000
		\$5,768,000
Addition: Replace portable classrooms/music room	Monroe	\$1,000,000
Restroom upgrade	Monroe	\$231,000
Security: Emergency egress lighting	Monroe	\$111,000
Security: Electronic security system upgrade	Monroe	\$38,000
Carpet replacement	Monroe	\$36,000
Security: Site lighting	Monroe	\$36,000
Chalk and marker board replacement	Monroe	\$22,000
Accordion wall replacement	Monroe	\$20,000
Fuel tank: Cathodic protection	Monroe	\$19,000

Project Scope	Site	Budget
Fuel tank lining	Monroe	\$8,000
Fuel tank monitoring	Monroe	\$6,000
		\$1,527,000
Re-roofing portion of school	Gilham	\$194,000
Seismic priority 1 retrofit (with roofing)	Gilham	\$35,000
Carpet replacement	Gilham	\$34,000
Accordion wall replacement	Gilham	\$9,000
		\$272,000
Addition: Restroom & storage	Meadowlark	\$300,000
Lighting upgrade	Meadowlark	\$243,000
Fire sprinkler installation, exit spaces	Meadowlark	\$141,000
Asphalt paving	Meadowlark	\$113,000
Re-roofing portion of school	Meadowlark	\$93,000
Security: Emergency egress lighting	Meadowlark	\$63,000
Acoustical ceiling tile replacement	Meadowlark	\$30,000
Security: Electronic security system upgrade	Meadowlark	\$26,000
Carpet replacement	Meadowlark	\$22,000
Security: Site lighting	Meadowlark	\$20,000
Seismic priority 2 retrofit (with roofing)	Meadowlark	\$11,000
Fuel tank lining	Meadowlark	\$8,000
Accordion wall replacement	Meadowlark	\$6,000
		\$1,076,000
Remodel: North wing renovation	Willagillespie	\$1,000,000
Lighting upgrade	Willagillespie	\$81,000
Security: Emergency egress lighting	Willagillespie	\$80,000
Re-roofing portion of school	Willagillespie	\$37,000
Security: Electronic security system upgrade	Willagillespie	\$29,000
Siding replacement	Willagillespie	\$22,000
Carpet replacement	Willagillespie	\$19,000
Security: Parking lot lighting	Willagillespie	\$14,000
Seismic priority 2 retrofit (with roofing)	Willagillespie	\$14,000
		\$1,296,000
Sheldon Region Totals		\$35,939,000

SOUTH REGION

Remodel: Kitchen/cafeteria/create student center	South Eugene	\$2,500,000
Asphalt paving: Parking lot/front walks	South Eugene	\$1,669,000
Heating, ventilation and air conditioning upgrades	South Eugene	\$732,000
Fire sprinkler installation, exit spaces	South Eugene	\$665,000
Restroom upgrade	South Eugene	\$500,000
Acoustical ceiling tile replacement	South Eugene	\$200,000
Re-roofing portion of school	South Eugene	\$175,000

Project Scope	Site	Budget
Security: Electronic security system upgrade	South Eugene	\$117,000
Floor tile replacement	South Eugene	\$104,000
Seismic priority 2 retrofit (with roofing)	South Eugene	\$79,000
Chalk and marker board replacement	South Eugene	\$39,000
Decommission portable classrooms	South Eugene	\$25,000
Carpet replacement	South Eugene	\$17,000
		\$6,822,000
Remodel: Kitchen/cafeteria	Roosevelt	\$1,136,000
Restroom upgrade	Roosevelt	\$355,000
Lighting upgrade	Roosevelt	\$251,000
Fire sprinkler installation, exit spaces	Roosevelt	\$187,000
Fire alarm system replacement	Roosevelt	\$156,000
Security: Emergency egress lighting	Roosevelt	\$145,000
Floor tile replacement	Roosevelt	\$52,000
Carpet replacement	Roosevelt	\$50,000
Planning: Master plan	Roosevelt	\$50,000
Security: Site lighting	Roosevelt	\$47,000
Security: Electronic security system upgrade	Roosevelt	\$41,000
Fuel tank lining	Roosevelt	\$8,000
		\$2,478,000
Electrical upgrade	Spencer Butte	\$520,000
Remodel: North wing renovation	Spencer Butte	\$500,000
Lighting upgrade	Spencer Butte	\$317,000
Restroom upgrade	Spencer Butte	\$285,000
Security: Emergency egress lighting	Spencer Butte	\$113,000
Security: Electronic security system upgrade	Spencer Butte	\$38,000
Security: Site lighting	Spencer Butte	\$36,000
Chalk and marker board replacement	Spencer Butte	\$18,000
Clock system upgrades	Spencer Butte	\$11,000
		\$1,838,000
Siding repair	Edgewood	\$189,000
Re-roofing portion of school	Edgewood	\$155,000
Asphalt paving	Edgewood	\$113,000
Security: Emergency egress lighting	Edgewood	\$50,000
Security: Electronic security system upgrade	Edgewood	\$27,000
Accordion wall replacement	Edgewood	\$24,000
Security: Site lighting	Edgewood	\$16,000
Seismic priority 2 retrofit (with roofing)	Edgewood	\$6,000
		\$580,000
Re-roofing portion of school	Edison	\$88,000
Security: Emergency egress lighting	Edison	\$58,000
Remodel: Allowance	Edison	\$50,000
Seismic priority 2 retrofit (with roofing)	Edison	\$6,000
		\$202,000

Project Scope	Site	Budget
Security: Emergency egress lighting	Fox Hollow	\$38,000
Accordion wall replacement	Fox Hollow	\$12,000
Security: Site lighting	Fox Hollow	\$6,000
		\$56,000
Lighting upgrade: Reballast/relamp	Harris	\$90,000
Re-roofing portion of school	Harris	\$59,000
Security: Emergency egress lighting	Harris	\$56,000
Remodel: Allowance	Harris	\$50,000
Security: Site lighting	Harris	\$18,000
Fuel tank lining	Harris	\$8,000
Seismic priority 2 retrofit (with roofing)	Harris	\$6,000
		\$287,000
Re-roofing portion of school	Parker	\$294,000
Electrical upgrade	Parker	\$238,000
Lighting upgrade	Parker	\$140,000
Seismic priority 2 retrofit (with roofing)	Parker	\$96,000
Acoustical ceiling tile replacement	Parker	\$60,000
Security: Emergency egress lighting	Parker	\$56,000
Security: Electronic security system upgrade	Parker	\$25,000
Sidewalk/stairway upgrade	Parker	\$16,000
Fuel tank monitoring	Parker	\$6,000
		\$931,000
South Region Totals		\$13,194,000

OTHER

Heating, ventilation and air conditioning upgrades	Ed Center	\$344,000
Remodel: Expansion, CIS equipment room	Ed Center	\$287,000
Security: Emergency egress lighting	Ed Center	\$102,000
Fire alarm system replacement	Ed Center	\$98,000
Restroom upgrade: Addition	Ed Center	\$82,000
Siding repair	Ed Center	\$64,000
Re-roofing portion of school	Ed Center	\$47,000
Seismic priority 1 retrofit	Ed Center	\$46,000
Security: Electronic security system upgrade	Ed Center	\$45,000
Security: Parking lot lighting	Ed Center	\$42,000
Seismic priority 2 retrofit (with roofing)	Ed Center	\$18,000
		\$1,175,000
Seismic priority 1 retrofit	Facilities	\$217,000
Re-roofing portion of school	Facilities	\$68,000

Project Scope	Site	Budget
Security: Emergency egress lighting	Facilities	\$59,000
Fire alarm system replacement	Facilities	\$16,000
		\$360,000
Fire alarm system replacement	Transportation	\$61,000
Security: Emergency egress lighting	Transportation	\$42,000
Fuel tank lining	Transportation	\$34,000
Security: Electronic security system upgrade	Transportation	\$22,000
		\$159,000
Other Totals		\$1,694,000
Subtotal		\$102,830,000
Multi site ADA compliance allowance		\$510,000
Multi site asbestos/lead paint abatement allowance		\$690,000
Multi site asphalt patching allowance		\$231,000
Multi site emergency contingency allowance		\$1,897,000
Multi site interior plumbing upgrade allowance		\$2,400,000
Multi site irrigation/grounds upgrade allowance		\$150,000
Multi site locker replacement		\$100,000
Multi site security allowance		\$2,000,000
Multi site storm water piping/exterior sanitary sewer allow.		\$150,000
Multi site structural repair allowance		\$245,000
Amount Set Aside For Further Program Modifications		\$197,000
Technology upgrade		\$4,600,000
Bond Total		\$116,000,000

NOTES:

1) Partial upgrade to restrooms.

* At Coburg, no non-essential construction will occur until the future of the school is determined.

GENERAL NOTE:

Projects shown as boldface/italic are Building Remodels, Additions and Renovations.

Every classification of project was funded to meet only the highest priority needs for that classification. For example, electrical upgrades were funded for only the sites most in need of that upgrade.

