

**2013 Proposed Capital Improvement Plan  
Presented October 21, 2013**

Prepared By  
Fern Ridge School District  
Long Range Facility Planning Committee  
DLR Group

The Fern Ridge Long Range Facility Planning Committee conducted meetings from February – May 2013, presented a draft to the Board June 2013, surveyed community and staff, and re-convened October 3, 2013 to adjust the draft. Each of the school sites were toured, available data was reviewed, and solutions to existing capital needs were discussed, prioritized, and disseminated into the plan summary below.

Committee Members

Jesse Baber	Gary Carpenter	Ric Ingham	Twinkle Morton
Greg Baker	Angela Curtis	Olivia Johnson	Nan Muir
Randy Barklow	Ed Daniels	Kim Kilmer	Justin Peeler
Michael Bateman	Lorrie Daniels	Tory Macklin	Jeff Sweet
Heather Blake	Jeb Flowers	Karen McKenzie	Jeff Thiessen
Mark Boren	Dennis Friedrich	Olivia Meyers Buch	Jackie Turle

*Facilitators: DLR Group Architecture & Planning*

The Long Range Facility Planning Committee recommends that the District initiate a plan that targets safety, technology, a positive educational environment and critical capital repairs, through select projects in the next 3 years and a phased replacement of the 4 currently operating schools and their infrastructure over the next 40 years. This should be adjusted based on a re-assessment of enrollment and community demographics every 5 years.

We recommend Phase 1 as follows:

DESCRIPTION	BUDGET
1. Replace Elmira Elementary School on the Same Site	\$12,600,000
2. Enclose the Libraries at Fern Ridge Middle School and Veneta Elementary School	\$470,000
3. Veneta Elementary School - Provide 6 more classrooms, add cafeteria and kitchen, separate bus loop from parking, and replace furnishings	\$4,100,000
4. Make Title IX Improvements to Girls Locker Area at Elmira High School	\$400,000
5. Build a community gymnasium with support spaces	\$3,300,000
6. Invest in School Safety at All Sites	\$1,400,000
7. Invest in Technology at All Sites	\$1,300,000
8. Invest in Critical Capital Repairs at All Sites	\$2,900,000
9. Perform Seismic improvements at all remaining sites per the September 2013 seismic assessment report for the District	\$200,000
10. Acquire strategic properties adjacent to Elmira ES and Veneta ES for future expansion and flexibility	TBD
<b>TOTAL BUDGET</b>	<b>\$26,670,000</b>

*\*Details regarding each of these descriptions are on the following pages*

*\*\* Budgets shown here are total project cost, including both hard construction costs and project development costs (i.e. surveying, permits, design, etc.)*

## **FUNDING**

While the charge of the committee is not to determine how to fund the capital improvements proposed above, it is important to note that the committee did look at the impact of a general obligation bond on the community. Based on revised figures provided to the committee provided through the District and DLR Group by Piper Jaffray / SNWS, the bond rates have increased beyond projections from last May, such that the committee would recommend the following path as a possible means of funding the proposed capital improvements:

Solicit \$26.67 million in general obligation bonds with a 25 year maturity as a level levy rate.

*This is currently estimated at a tax rate of \$2.16 per thousand dollars of assessed home value, which falls between last year's and this year's tax rates. The goal is no increase in tax rates, rather an extension of the current bond debt period.*

### **Requested Board Actions:**

1. Identify a funding source(s) for collecting funding for these Phase 1 activities that best leverages assets and accommodates for the future needs of the District.
2. Initiate a district communications plan to inform the district community about the needs, the schedule, and the proposed funding method(s) to implement this work over the next 3-4 years.
3. Per the seismic report, immediately initiate an internal process in each district facility of evaluating all book cases and similar items over 60" in height for attachment to their adjacent wall surfaces, and if not attached, provide mechanical attachment.
4. Investigate purchase of land parcels adjacent to Elmira Elementary School and Veneta Elementary School for future flexibility of these sites in terms of access, fields and expansion.

### **END OF SUMMARY**

Further detail of each item and sketches of building modifications for further development follow

**Further Detail regarding each of the project descriptions follows:**

1. Replace Elmira Elementary School on the Same Site

The replacement Elmira Elementary School would be sized to accommodate up to 400 students and include the following program areas:

Kindergarten Classrooms	3 @ 950 sf
General Classrooms	12 @ 850 sf
Computer Labs	2 @ 1200 sf
Cafeteria and School / Community Kitchen	4,000 sf
Gymnasium*	7,400 sf
Support (restrooms, corridors, storage, mechanical, electrical, etc.)	11,000 sf
<b>TOTAL NEW CONSTRUCTION</b>	<b>+/- 38,000 sf</b>

*\*The gymnasium proposed has a seating capacity of 400 – the entire Elmira Elementary School student body, but the gymnasium size is minimized for cost so only 100 seating during basketball games*

It is also proposed that the east (front) building be renovated to support spaces as follows:

- School Administration
- Media Center
- Special Education Classrooms
- Support (restrooms, corridors, storage, mechanical, electrical, etc.)

Site improvements associated with the work are included in the budgets

2. Enclose the Libraries at Fern Ridge Middle School and Veneta Elementary School

Fern Ridge Middle School and Veneta Elementary School have libraries that are open to the common corridor areas and not acoustically separated. This work would include:

- Constructing isolating walls
- Modifying existing corridor egress routes
- Replacing finishes, making mechanical and electrical modifications and improving technology access associated with this work

3. Veneta Elementary School - Provide 6 more classrooms, add cafeteria and kitchen, separate bus loop from parking, and replace furnishings

Veneta Elementary School is currently over-crowded and relies on a portable classroom and eventually the Garcia Center to meet their instructional needs. A shared gymnasium and cafeteria will not allow the school to meet 2017 State physical education mandates. Parking congestion is a long-recognized issue at Veneta School, which is compounded by buses operating in the same lot.

The proposed addition is 11,000 square feet and includes:

- (6) 850 square foot classrooms
- 2600 square foot cafeteria
- 1400 square foot kitchen for school and community use
- Support (restrooms, corridors, storage, mechanical, electrical, etc.)
- Furnishings for these new rooms as well as existing instructional spaces would provide equity throughout the facility.

4. Make Title IX Improvements to Girls Locker Area at Elmira High School

Current locker room and team room configurations do not provide equal access between girls and boys athletic programs. The proposed modification would include a 1,400 square foot addition off the north side of the girl's locker room that would include 2 team rooms with 2 single stall restrooms each, and a short corridor. The configuration would minimize renovations to the existing locker rooms.

5. Community Gymnasium at Elmira High School

This includes building a gymnasium with ticketing, concessions, restrooms, and replace displaced classrooms. At the High School, this program would include:

- Construct a 7,000 square foot gym (seats 100) south of the existing gym
- Construct 900 square feet for code required restrooms
- Renovate Freshman hall and one classroom into a lobby for tickets, concessions, and award display
- Renovate half of the Pro-Tech Building and outdoor canopies to house the three displaced classrooms and freshman hall area.

6. Invest in School Safety at All Sites

The following scope items were identified and included in the proposed budget:

- Fern Ridge Middle School - Relocate office spaces to front of building with control vestibule and added windows and re-capture classrooms in prior location.
- Veneta Elementary School – Minor office reconfiguration to move reception toward parking lot, add windows, and a control vestibule
- Replace PA system at Fern Ridge Middle School and Veneta Elementary School
- Add Security cameras at Fern Ridge Middle School and Veneta Elementary School and Expand System at Elmira High School
- Replace door hardware and add electronic perimeter controls at all sites

7. Invest in Technology at All Sites

The scope includes a replacement of failing or dated systems as well as increased capacity to address educational goals throughout the District. This scope includes:

- Replacement phone system and devices (VOIP) at all sites
- Wireless connectivity inside all buildings (and outdoors at high school campus)
- Teacher hardware consistent in all classrooms (laptop, projector, document camera, and integrated classroom sound)
- Sound amplification (teacher voice) in up to 5% of classrooms as needed
- Fern Ridge Middle School – renovate another existing classroom as technology lab and add one mobile lab (32 laptops) – increasing end points by 40 in one room plus wireless access noted above.
- Elmira High School – renovate existing tech lab, renovate existing classroom as tech lab, and add two mobile labs (32 laptops each) – restoring 40 end points and increasing by another 40 end points in one room plus wireless access noted above.
- Hardwire and Head End Equipment to support the above identified needs

*NOTE: All new and renovated spaces would meet these same criteria, but those budgets are carried in those line items. For instance, this budget does not include Elmira Elementary School, as that entire facility would be replaced, and the technology provided would match what is described here.*

8. Invest in Critical Capital Repairs at All Sites

The above projects address multiple critical needs identified around the District. The below list represents remaining needs that are either not code compliant or are currently in failure. More needs than these were identified but would be part of either the next phase of work or included in this phase if funds can be maximized.

<u>ITEM</u>	<u>SITE</u>	<u>DESCRIPTION</u>
1	District Services	Basement - water intrusion and pest infiltration evident in multiple locations from surface run off running down walls - cut back, excavate, water-proof, and surround with drainage bed all sides - seal all openings
2	District Services	Roofs - moss accumulation and lifting of asphalt shingles on 65% of office roof - remove and replace and trim back trees
3	District Services	ADA - Driver Lounge is upstairs and has no ADA access - provide inclined chairlift and re-configure stairs
4	District Services	Septic system is failing - filled with sediment and poor infiltration - excavation and replacement needed to sustain operations on this site for office, bus barn, and maintenance
5	District Services	Front Door - badly weathered and swelled to point of not closing properly - Replace with hollow metal door and frame with glass.
6	District Services	Siding - rotting, peeling, and allowing moisture at multiple locations - recommend replacement throughout, including monument sign at front.
7	Elmira HS	Roofs - 50% are leaking - leaks allowing water into lockers and other areas - primarily related to drainage design rather than roof failures, though roof life is nearing end at built-up (50% - over frosh, gym, room 7)
8	Elmira HS	Plumbing - electronic eye sensors failing - replace with manual for better long term costs and address poor tasting water / water quality and add more drinking fountains
9	Elmira HS	Water system losing 6,000 gallons / day - unable to find source of leak currently. HS well feeds Elmira Elementary (their well closed) with glued PVC and treated and might be source of some of the loss
10	Elmira HS	Parking lot and drive asphalt deteriorating in multiple locations - poor flow as well - re-think configuration
11	Fern Ridge MS	Roof - single ply re-designed and replaced in 1999 - works well with only minor problems now, except over multi-purpose room. This small built-up section should be replaced now as well as shingle roof over locker rooms

12	Fern Ridge MS	Sound System in gym needs to be replaced
13	Fern Ridge MS	Repair existing covered area to address dry-rot, and re-install basketball hoops for activities.
14	Veneta ES	Playground asphalt and asphalt walk paths in poor condition with tripping hazards

9. Seismic Improvements

The remaining buildings being retained under this plan would have seismic improvements made as suggested in the September 2013 report. Primary points of focus include:

- Fern Ridge Middle School: Anchor exterior walls and interior shear wall sill plates to concrete stem walls; improve shear wall stress limits; add roof sheathing at gym roof.
- All Sites: Add ties between floor and roof and floor and wall interfaces to resist in-plane and out-of-plane forces.

10. Acquire strategic properties adjacent to Elmira ES and Veneta ES for future expansion and flexibility: The first phase of this plan does not require the acquisition of neighboring properties, but solutions toward future phases and potential growth that include neighboring properties would provide the District with greater flexibility. The committee recommends land banking these properties if they become available at a cost within the prevailing market and within the constraints of the available budget.

**END OF REPORT**









