

Facilities Planning Committee  
**Recommended Long Range Facilities Plan**

Executive Summary  
February 19, 2016

to the  
**Junction City School District**  
School Board

Presented by  
**DLR Group**

# Junction City School District

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## Facilities Planning Committee Recommended Long Range Facilities Plan

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### EXECUTIVE SUMMARY

#### PROCESS

Throughout much of 2015, a group of dedicated community members comprised of parents, students, educators, business leaders and District administrative staff convened to go through a collaborative workshop process of looking at the Junction City School District facilities' needs. This Facilities Planning Committee (FPC) met five times between March 2015 and January 2016, looking at all of the District's schools to determine needed improvements and how best to financially meet those needs. Attention was given to the physical structures, their ability to support the educational programs, and student capacities with consideration of projected enrollment. Consideration was given to the previous facilities plan and ways that it could be adjusted.

#### Workshop 1—March 30, 2015

The Committee looked at the previous facilities physical assessment, enrollment projections, the last facilities plan, and election data from the 2013 bond election. The committee shared what they felt were the needs of the larger community and the role the school district plays within the community. Small groups discussed whether the last plan should be placed again before the voters. All agreed that possible solutions to the district's facility needs should be reanalyzed.

#### Workshop 2—April 20, 2015

In this workshop, the group looked at updated capital maintenance needs and revised budgets. A presentation was given regarding the components of best practice learning environments, sparking committee members thoughts on what JCSD educational spaces could look like. Information was also shared on current tax impacts. In response to feedback from Workshop 1, new options for replacing Laurel Elementary and phased replacement of Junction City High School were given.

#### Workshop 3—May 13, 2015

The committee went deeper into schemes of replacing Laurel and JCHS, with budgetary costs for each. Committee members responded to the two options for each school for further refinement and direction. The Committee felt strongly that the site next to Oaklea Middle School was the best option for Laurel and responded well to the idea of consolidating the JCHS buildings into a more secure, cohesive facility.

#### Workshop 4—October 28, 2015

The workshop began with a review of the selected options for replacing Laurel and phase 1 for JCHS determined in the last workshop. The committee also looked at tax impacts of the plan. A large part of the evening was spent reviewing the recent community survey responses to the proposed facilities plan.

#### Workshop 5—January 13, 2016

While not part of the original process, this workshop was added to update the committee on the latest developments of the potential new site for Laurel. With the delay in determining appropriate zoning for the

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construction of a new elementary school, the committee discussed a possible extension of their facilities plan recommendation into two phases. The Committee determined that while Laurel Elementary still needed to be replaced, their recommendation would be to wait 5 years to reach a conclusion on the site and begin to address the needs of the high school now.

### **COMMITTEE RECOMMENDED FACILITIES PLAN**

The results of the workshop process confirmed the Facilities Committee's earlier positions in the previous plan regarding:

- Replacement of Laurel Elementary School
- Heating, Lighting, and Ceiling Upgrades at Oaklea Middle School
- Communication and Security Infrastructure Upgrades – District-Wide

However, areas that were determined to need more immediate attention than originally assumed included:

- Phased replacement of Junction City High School
- Failing pavement at Territorial Elementary

Junction City High School's east wing is in failure in most systems and is rated poor seismically compared to other buildings in the district. It also does not provide modern learning environments competitive to offerings from other Lane County Districts. Equally important are the safety concerns with a widespread, open campus. The committee determined that a portion of the district's plan for safety needs to include consolidating the campus. The committee also determined that starting a phased replacement of the high school now will reduce current maintenance costs and make an eventual overall replacement more financially viable than deferring this work further out.

However, with the replacement of Laurel Elementary School, the most suitable land was determined to be an undeveloped parcel the District does not currently own adjacent to the Oaklea campus. It was determined that this parcel would allow for a safer interaction between sites (no bisecting road) and more efficient use of staff and transportation circulation. Development on the current Laurel site has significant storm water control issues and would eliminate current community fields that our community has volunteered thousands of hours in development and maintenance. Additionally, elimination of these fields would be counter-productive to Chapter 8 of the City's Comprehensive Plan where a park DEFICIT was identified. As this land is not able to be secured by the District in 2016, it was determined that replacement of the Laurel School should be deferred up to, but not exceeding, five (5) years. HOWEVER, other needs require immediate action as identified above.

### **Major Capital Improvement Projects**

A large list of projects was generated in Spring 2013 to be considered for implementation by Junction City School District. Some projects are currently planned for inclusion in a bond measure to be put to voters in May 2016,

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while others are deferred for a future bond in four (4) - five (5) years. These were identified as the highest priority needs in the district at this time. The projects include:

- Replacement of Junction City High School over three phases:
  - East Wing and Media Center (immediate)
  - Remaining Classrooms and Front Office (10 years out)
  - Arts and Physical Education (20 years out)
- Heating, Lighting, and Ceiling Upgrades at Oaklea Middle School
- Communication and Security Infrastructure Upgrades – District-Wide
- Paving at Territorial Elementary
- Energy improvements based on Ameresco analysis / funding opportunities
- Seismic Rehabilitation of large volume structures (gyms and cafeterias) depending on State SRG
- Replacement of Laurel Elementary School (deferred up to five (5) years or until land is acquired)

A master plan for the phased replacement of Junction City High School was developed to illustrate a means of completing this work over multiple years while continuing to function at the same site. Other significant projects include district-wide repaving, district-wide accessibility upgrades, and breezeway enclosure and covered play shelter at Territorial.

### **COST IMPLICATIONS**

The replacement of Laurel was anticipated to be \$29 million. In an effort to keep the cost impact to the community as low as possible, the amount to be spent for phase 1 replacement of Junction City High School was reduced to less than \$ 5 million. Once it was determined that Laurel would need to be postponed for 5 years, the Committee decided to address more of the needs at JCHS and expand the scope of work to be accomplished.

The Facilities Plan for Phase one is \$ 14,635,000 with \$ 11,778,000 allocated for Junction City High School, and the remaining \$ 2,857,000 addressing critical capital improvements as listed below:

▪ District-wide Safety and Security	\$ 1,410,000
▪ Oaklea Middle HVAC System	\$ 855,000
▪ Territorial Elem. Pavement	\$ 295,000
▪ Territorial Covered Shelter	\$ 223,000
▪ District-wide Minor ADA Work	\$ 74,000