

Facility Visioning Project

School District Facts and Figures

School District facilities. The District operates four schools, with buildings ranging in age from 35 to nearly 80 years old:

- Laurel Elementary School, built in 1949, with a 2011 enrollment of 519 students
- Territorial Elementary School, built in 1963, with a 2011 enrollment of 116 students
- Oaklea Middle School, built in 1977, with a 2011 enrollment of 524 students
- Junction City High School School, east wing built in 1934, the west wing built in 1958 and major renovations completed between 1966 and 1995, with a 2011 enrollment of 514

District tax rates. Taxpayers within the 164 square mile District pay one of the lowest property tax rates of any District within Lane and Linn counties, with a permanent total tax rate of \$4.56 per \$1,000 of assessed value, not including additional costs associated with bond rates and local option levies in other districts. Only two other school districts (Siuslaw and Scio) out of the 23 districts in these two counties have lower permanent property tax rates.

Previous bond measures. The last bond measure used to upgrade school district facilities was passed in 1994 and fully repaid by 2004.

Needed Improvements. A variety of different types of improvements are recommended to the District school's based on a Facilities Assessment conducted by gLAs Architects in 2007-2008. Needed improvements generally include:

- *Architectural* – exterior re-painting or other façade improvements; re-roofing; re-paving; new windows, cabinets, sinks, and flooring; better design; new bathrooms; replacement or renovation of common areas such as kitchens, cafeterias, gymnasiums and media centers; fire separations and other fire safety improvements
- *Accessibility* – address barriers (level changes at doors, rough gravel travel surfaces, steep ramps, insufficient knee spaces, equipment placement)
- *Mechanical* – replace heat pumps and other heating and ventilation equipment; replace plumbing pipes, sinks and water heaters; install seismic bracings; replace sprinkler systems
- *Electrical* – replace or renovate interior lighting and electrical systems; bring emergency lighting up to code; replace or re-design exterior lighting; replace clocks, bells, and intercom systems

Other improvements not identified in 2007-2008 also may be needed to ensure that schools continue to meet the educational needs of the District's students, including:

- *Classrooms* – ensure classrooms are big enough to accommodate existing and future class sizes
 - *Specialized facilities* – bring science labs or other specialized facilities up to date and can accommodate existing and expected future technologies
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Laurel Elementary School Facts and Figures

Laurel Elementary School was built in 1949, with renovations and additions completed in 1950, 1951, 1955, 1960, 1979, 1995 and 1996. It is one of the District's smallest school at 53,102 square feet in size. 519 children were enrolled at Laurel in 2011/2012.

Operating costs. Natural gas, electricity and water and sewer costs for the past school year were:

- *Electricity:* \$50,858
- *Natural Gas:* \$790
- *Water and sewer:* \$14,565



Needed Improvements. A variety of different types of improvements are recommended to Laurel Elementary School based on a Facilities Assessment conducted by gLAs Architects in 2007-2008. Needed improvements include:

- *Architectural* – replace common use spaces; replace cafeteria and kitchen; replace gymnasium; replace media center; install fire separations; potential full facility replacement
- *Accessibility* – address barriers (level changes at doors, bathroom access, insufficient knee spaces, equipment placement)
- *Mechanical* – convert to water-to-air HVAC system; install back-up boiler; replace heat pumps and related piping; install outside air system for better indoor ventilation; replace galvanized steel water piping; replace water heaters; replace china plumbing fixtures; install fire sprinkler system
- *Electrical* – replace entire lighting system; add automatic shutoff controls; bring emergency lighting up to code; re-design and replace exterior lighting; add visual strobes/signals to fire alarm system; replace clock, bell, and intercom systems

Other improvements not identified in 2007-2008 also may be needed to ensure that Laurel continues to meet the educational needs of the District's students.



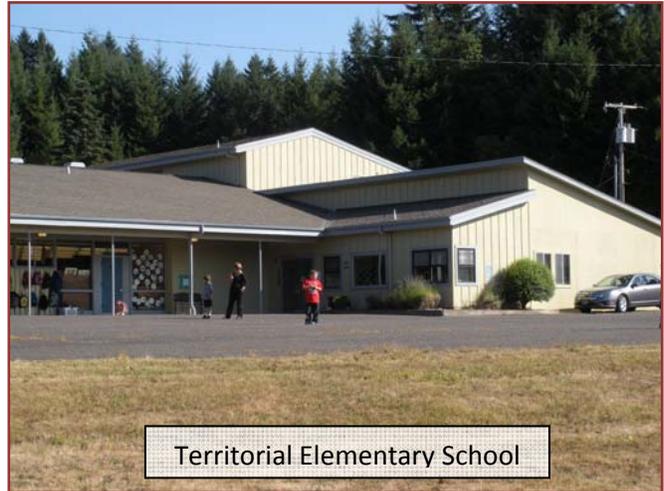
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Territorial Elementary School Facts and Figures

Territorial Elementary School was built in 1963, with renovations and additions completed in 1987, 1988 and 1995. It is 15,300 square feet in size. 116 children were enrolled at Territorial in 2011/2012.

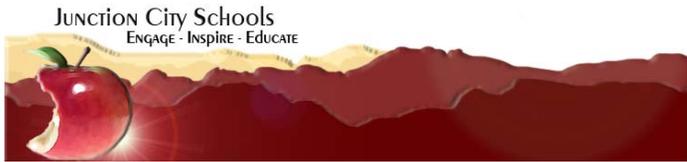
Operating costs. Annual costs for electricity were \$11,549. Because the school is outside the city of Junction City, there are not natural gas or water and sewer costs for the building.

Needed Improvements. A variety of different types of improvements are recommended to Territorial Elementary School based on a Facilities Assessment conducted by gLAs Architects in 2007-2008. Needed improvements include:



- *Architectural* – exterior re-painting; re-roofing; re-paving; new windows, cabinets, sinks, and flooring; better design; new bathrooms
- *Accessibility* – address barriers (level changes at doors, rough gravel travel surfaces, steep ramps, insufficient knee spaces, equipment placement)
- *Mechanical* – replace heat pumps; new heat pump; more ventilation; replace plumbing pipe; replacing water main pipe
- *Electrical* – replace halide lighting system with fluorescent system; bring emergency lighting up to code; replace clock, bell, and intercom systems

Other improvements not identified in 2007-2008 also may be needed to ensure that Territorial continues to meet the educational needs of the District's students.



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Oaklea Middle School Facts and Figures

Oaklea Middle School was built in 1977 and at 35 years old is the District's "youngest school." Modest repairs and maintenance projects for the building were completed in 1995, 2000, 2006 and 2007. It is 84,700 square feet in size. 524 children were enrolled at Oaklea in 2011/2012.

Operating costs. Natural gas, electricity and water and sewer costs for the past school year were:

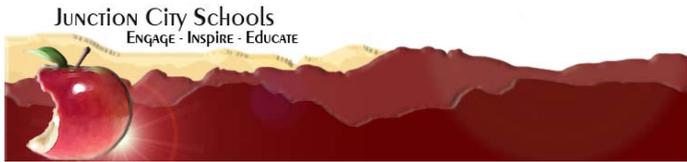
- *Electricity:* \$77,114
- *Natural Gas:* \$1,385
- *Water and sewer:* \$17,306



Needed Improvements. A variety of different types of improvements are recommended to Oaklea Middle School based on a Facilities Assessment conducted by gLAs Architects in 2007-2008. Needed improvements include:

- *Architectural* – minor replacement of some ceiling tiles and suspended ceiling systems; remove cedar shakes on walls and replace with metal wall panel; replace window and door systems; replace courtyard benches; pave a new parking area
- *Accessibility* – address barriers (level changes at doors, insufficient knee spaces, equipment placement)
- *Mechanical* – overhaul or replace fan systems; upgrade temperature control system; install exhaust fans in custodian rooms; install seismic bracing; replace plumbing system and custodian mop sinks; replace water heaters; replace galvanized pipe system
- *Electrical* – replace entire lighting system; increase electric power and IT infrastructure for more computers; re-design and replace exterior lighting system; increase fire alarm system coverage

Other improvements not identified in 2007-2008 also may be needed to ensure that Oaklea continues to meet the educational needs of the District's students.



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Junction City High School Facts and Figures

The east wing of Junction City High School was built in 1934, making it the District's oldest facility. The west wing was constructed in 1958 and modest repairs and maintenance projects for the school were completed in 1966, 1988 and 1995, 2000, 2006, 2007 and 2008. The high school is 211,900 square feet in size. 514 students were enrolled there in 2011/2012.

Operating costs. Natural gas, electricity and water and sewer costs for the past school year were:

- *Electricity:* \$117,527
- *Natural Gas:* \$16,002
- *Water and sewer:* \$26,038



Needed Improvements. A variety of different types of improvements are recommended to Junction City High School based on a Facilities Assessment conducted by gLAs Architects in 2007-2008. Needed improvements include:

- *Architectural* – exterior re-painting, re-roofing, re-paving, new windows, cabinets, sinks, and flooring, better design, new bathrooms, security improvements
- *Accessibility* – addressing barriers (level changes at doors, rough gravel travel surfaces, steep ramps, lacking kneespaces, equipment placement)
- *Mechanical* – new heat pumps, piping, boilers, outside air systems, new duct work and seismic bracing
- *Electrical* – increase electric power and IT infrastructure for more computers; replace emergency lighting system; consider facility-wide lighting replacement or renovation

Other improvements not identified in 2007-2008 also may be needed to ensure that the High School continues to meet the educational needs of the District's students.
