Improving 4J School Buildings

Recommendations for a New 10-Year Plan that Better Supports Teaching and Learning

The Eugene School District hired MGT of America, a consulting firm, to evaluate the condition of our school buildings and to make recommendations for updating the district’s long-range facilities plan.

Most of 4J’s 35 school buildings were constructed in the 1940s to 1960s. Several buildings are reaching the end of their useful life and many aren’t well-suited to today’s instructional programs.

MGT assessed each school building based on four factors:

- Building condition
- Educational suitability for today’s instructional programs
- Site condition, such as fencing, exterior lighting, and paving
- Technology readiness

MGT then developed recommendations for a 10-year facilities plan, including:

- Constructing 6 new schools to replace 8 older buildings.
- Disposing of several surplus properties.
- Asking voters to invest in improving our school buildings by approving three bond measures over the next 10 years.

Recommendations for Major Projects

South Region:
- Build a new Roosevelt Middle School building either on the Civic Stadium site adjacent to South Eugene High School or at the current Roosevelt site.
- Consolidate Edison and Camas Ridge in a new elementary school building either on the current Roosevelt Middle School site or at the Camas Ridge site.
- Build a new school at the Willard site and relocate Charlemagne French Immersion and other alternative programs there.

North Region
- Build a new Howard Elementary School building. Merge Corridor Alternative School with Howard to create a new, larger elementary program.
- Relocate Yujin Gakuen Japanese Immersion alternative school to the Churchill region.
- Build a new North Eugene High School through phased construction and renovation.
- Build a new River Road/El Camino del Río Elementary School building.

Churchill Region
- Remodel the Arts and Technology Academy building to function as two schools:
  - A neighborhood middle school with a science-technology-engineering and math focus.
  - Yujin Gakuen Japanese Immersion alternative school or an Asian Studies alternative school that could include Chinese immersion.
- Remodel space at Churchill High School to support the school’s new science-technology-engineering-math focus.

Sheldon Region
- Add a new technology wing or remodel existing areas of Sheldon High School.
- Connect the main building to outside quads at Gilham Elementary School.
Reserve and surplus properties

- Sell Dunn, Bailey Hill, Parker, Edison and Fox Hollow sites.
- Sell Civic Stadium and Camas Ridge sites if not used for new school buildings. Sell Crest Drive if not repurposed for a school district use.

**Timeline:**
The Board has just received these recommendations and will consider them over the next 5–6 months.

- Public input opportunities will be scheduled in the fall.
- The board will need to adopt a long-range plan and decide whether to refer a bond measure to voters in May 2013 to fund the first phase of new construction and remolds.
- The earliest that any new school building could be constructed and open for students would be in September 2015.

**Why invest in new school buildings?**

- Our new school buildings are better designed for instruction and less costly to operate. Classrooms and other instructional areas are large, light-filled flexible spaces for students and teachers to work productively in large and small groups.
- New buildings are more energy efficient and require less maintenance.
- We could spend less on building operations and more on instruction. The district estimates that we could shift $700,000 more per year to instruction if all of the proposed projects were accomplished.

**Where can I find out more?**
The facilities assessment and recommendations prepared by MGT of America are posted on the 4J website: [www.4j.lane.edu](http://www.4j.lane.edu).
Investing in school buildings (capital funds) yields savings on operating costs (general fund).

The completed building program would free up about $700,000 a year for the classroom by saving on operating costs, including utilities, maintenance and some staff.

Compare:

Repair/upgrade buildings:
Bring 9 existing school buildings up to good condition.

Replace buildings:
Build 6 new schools to replace 8 older buildings. Major remodel of one school building.

Key Assumptions:

• This comparison includes only those schools recommended for replacement or major renovation in the MGT report dated May 2012. The comparison and associated costs do not include the smaller remodels and additions at Churchill, Gilham and Sheldon that also were recommended.

Replace:
Camas Ridge North Eugene
Charlemagne River Road
Edison Roosevelt
Howard Silver Lea

Major remodel:
Arts & Technology Academy

• All costs are in current dollars.

• The figures in this comparison reflect estimated gross costs. Costs could be partially offset by revenues from selling or leasing surplus property and from redesignation of current bond funds, but these revenues are not included in the figures above.

• Utility costs if buildings are improved and maintained are assumed to remain roughly the same as they are today.

• Timing of projects is as outlined in the building schedule presented to the school board in May 2012.