

# Introduction

This planning document is the product of work undertaken by the Corvallis Board of Trustees in collaboration with school administration and staff. The assessment of the adequacy of current facilities and planning for future facility needs is one of the basic responsibilities of the board of trustees, as expressed in the district's mission statement, which states, in part:

**The board of Corvallis School District #1 will plan and direct all aspects of the district's operations to insure that each student will have equal access to a quality education. To achieve this goal a consideration of curriculum, instructional programs, staff, funding and facilities is necessary.**

The mission statement concludes with these words:

**Physical facilities will be provided to meet the desired objectives of the instructional programs. Provision of such facilities requires an ongoing process of planning for and evaluating the facility needs of the district.**

It is the purpose of the information and recommendations contained in this document to provide a framework for decisions that will be made in the future by both the school district and the Corvallis community in response to population and enrollment growth and evolving educational needs.

## History of Corvallis School District Facilities

The first school in the Corvallis area was established in 1867, approximately one mile north of the present high school, near the Chaffin and Slack homesteads. In the 1870's that school was moved to a site near the present high school. In the early 1880's, a frame schoolhouse was built at the site of the present primary school. This building was subsequently expanded.

In 1914, several outlying school districts were consolidated into the Corvallis system and a three-story brick school was built at the north end of Main Street and an accredited high school program began operation in that building in 1915-16. In January, 1930, this building burned to the ground. By the following September a new, two-story brick building was completed, paid for by a \$55,000 bond issue and \$25,000 in insurance money. This building is still in use as part of the present high school facilities.

In 1940, the frame primary building was torn down and a brick building was constructed on the same site, originally housing all students through fourth grade. This two story building is also still in use as part of the present primary school. In 1948-49, the present lunchroom building, called the Vo-Ag Building, was constructed, housing the dining room, home economics, and shop. In 1971-72, a new elementary building was constructed on the site of the present middle school. Known as the Edna Thomas School, it housed upper elementary students. Three more classrooms were added to the building in 1976. In 1978, a new high school gym and a band room were constructed west of the old high school building. A classroom addition was added to the building in 1984.

In 1985, the first addition to the primary school, consisting of 8 classrooms, a multi-purpose room and an office, was constructed. As enrollment soared in the late 1980's and early 1990's, several construction projects were carried out. In 1991, 6 classrooms and a multi-purpose area were added to the Edna Thomas School and three science classrooms were added to the high school gymnasium building. In 1992, four more rooms were added onto the Edna Thomas School and a 6 room addition was built at the primary school and named in honor of long-time school trustee Quentin Brown. At this point the district began its current configuration of grades. The primary school became a K-4 school. Seventh and eighth graders, who had been attending classes in the lunchroom building, were combined with fifth and sixth graders to form a 5-8 middle school at the expanded Edna Thomas School.

Subsequent to the passage of a \$3.9 million bond issue in November, 1996, the district constructed a 6 classroom early childhood addition at the primary school, added a choir room and a technology/industrial arts facility to the gymnasium building, built a classroom and library addition in front of the old high school building, and added a library, computer lab and three classrooms to the middle school. The high school addition was built in part on the north end of Main Street, which had been abandoned by Ravalli County at the request the school district. In May, 1998, the original Edna

Thomas portion of the middle school burned. The current middle school offices and fifth and sixth grade wing of the school were rebuilt and ready for occupancy in September, 1999. At this time, the building was renamed Corvallis Middle School, with a 5-6 Edna Thomas wing and a 7-8 Marty Litvin wing. In 2000, a weight room, locker room and foyer addition was completed at the west end of the high school gymnasium. In 2006, due to overcrowding, a two-classroom modular unit was installed at the primary school. In 2008, a three-classroom modular was installed east of the first unit.

Recent facility upgrades have included retrofitting windows and lighting in the old high school, old primary and lunchroom buildings in 2002. During the summer of 2004, the restrooms in the old high school building were remodeled and insulation was added to the ceiling of the gymnasium. In 2012, a new industrial arts building, including a wood shop, a metals/welding shop, and a classroom for computer design, was constructed north of the high school gym. The space that had formally housed the industrial arts program was remodeled into science classrooms. This project was funded by a Quality Schools Project Grant awarded through the Montana Department of Commerce. In 2014 the steam boiler that served the 1930 high school building and the 1949 lunchroom building and the heat distribution systems in both buildings were replaced with funding from another Quality Schools Grant.

Several land purchases have been made by the district to accommodate future facility needs. In 1991, the house currently occupied by the school district administrative offices was purchased. In 1992, the district purchased a house and lot west of the district offices and, after selling and moving the house, created the west parking lot. In 1995, the district purchased 20 acres east of the Eastside Highway across from the RCEC. In 2001, an additional 10 acres to the east of that property was purchased from the Corvallis Sewer District. In 2004, soccer fields and a playground were constructed on the 10 acres, financed by a community fund raising effort. A community fund-raising effort also financed the construction of a new track and football field in 2006 on the 20 acre piece.

In 2001, the district purchased the house and lot immediately west of the west high school parking lot for future needs. In 2011, this property was developed for school bus parking. In 2002, the district purchased the house and lot immediately north of the lunchroom parking area. The house provides a meeting room, two administrative offices, and storage. In 2013, a lot (.75 acres) and house on the southeast corner of the primary school playground was purchased. The house, which fronts on Willow Creek Rd., is currently rented out by the school district.

In 2018, the district purchased 21.23 acres previously owned by the Ravalli Electric Co-operative. The purchase included: 7,200 sq.ft. of office space; a 15,000 sq.ft, two-story shop/storage building; and 2,755 sq.ft of additional storage buildings and garages for a total of 24,955 sq.ft of building space on 7.14 acres. Undeveloped acreage purchased totaled 14.19 acres, which includes 5.69 acres that had been leased by the district from REC for 30 years.

## Chronology of Corvallis School Facilities

<u>Date</u>	<u>Facility</u>	<u>Financing</u>
1880's	School built on site of Primary School	Unknown
1915	Brick school built at north end of Main Street	Unknown
1931	Present old high school rebuilt after fire	School Bonds (\$55,000)
1940	Original primary school building torn down and replaced by present brick building	Unknown
1949	Present brick cafeteria building constructed (called Vo-Ag Building)	(\$82,000)
1972	Edna Thomas Elementary School constructed	20 yr. bonds (\$240,000)
1976	Addition to Edna Thomas School constructed	Reserves
1978	New high school gym and band room constructed	20 yr. bonds (\$398,000)
1984	Classroom addition to gym building constructed	Reserves
1985	Primary School addition constructed (8 classrooms, multi-purpose, offices)	20 yr. bonds (\$610,000) refinanced 1991
1991	Addition to Edna Thomas School (6 classrooms, multi-purpose) Science addition to new gym building (3 classrooms)	General Fund/ Reserves
	House purchased for administrative offices	(\$51,000)
1992	Addition to Edna Thomas School (4 classrooms) Addition to Primary School (6 classrooms)	General Fund/ Reserves
	House and lot purchased for parking	(\$37,000)

1993	Petition to abandon northern one block of Main Street and northern one block of Market Street approved by Ravalli County	NA
1995	20 acres purchased east of Eastside Highway w/voter approval	General Fund Reserves (\$190,000)
1996	Community/School Tennis Courts constructed	County Park Funds/School (\$113,000)
	Baseball/Soccer Fields constructed on 20 acres	Community/School
1998	Early childhood building at Primary School High school choir and tech rooms High school classrooms and library Middle school library, computer lab, 3 classrooms	15-year bonds (\$3.95 million)
1999	Original Edna Thomas School burns in May, 1998; rebuilt in 1999.	Insurance settlement
2000	Weight room, locker rooms, foyer added to gym	Building Fund
2001	10 acres purchased from Corvallis Sewer District	(\$70,000)
	House and lot west of west high school parking purchased	(\$60,000)
2002	House and lot north of lunchroom parking purchased	(\$112,000)
2004	Soccer fields, park and playground constructed on the 10 acres purchased from sewer district	Community funding
2006	Football field and track constructed on 20 acres purchased in 1995	Community funding
	Modular (2 classrooms w/bathrooms) installed at Primary School	\$105,214
2008	Modular (3 classrooms w/bathrooms) installed at Primary School	\$179,442 (State OTO Funds for K)
2011	Bus parking developed on property purchased in 2001	\$86,915

2012	Industrial Arts building (7,000 sq. ft.) constructed north of high school gym (woods, metals, computer design)	\$1,165,052 (DOC Grant for \$901,318)
2013	.75 acres with home at southeast corner of Primary playground purchased	\$115,000
2018	21.23 acres and 24,755 sq.ft of constructed office and storage space purchased for Ravalli Electric Co-op	\$1,725,000 (5-year building reserve levy)

## Physical Description of the District and Facilities

The Corvallis School District comprises 75 square miles, stretching from the Bitterroot Mountains on the west to the Sapphire Mountains on the east. Student transportation is provided by 14 twice-daily bus routes. The district operates 8 of the 14 routes and the remaining 6 are operated by private contractors. School facilities are located on 3 campuses totaling approximately 81 district-owned acres. The district has approximately 225,000 sq. ft. of building space, distributed among 17 separate buildings. The current facilities are described below.

### Corvallis Primary School

- Located on approximately 4.8 acres, bordered by the Eastside Highway on the west and Willow Creek Road on the south
- Educates students from pre-school through fourth grade
- 2017 fall K-4 enrollment: 459
- Permanent Buildings total 41,116 square feet
- 2 Temporary Modular Units (5 classrooms) total 4,489 square feet
- 31 classrooms (5 in modulars); one computer lab; one special education learning lab; one teacher work room; one library; one multi-purpose room; offices

The Primary School consists of four buildings, plus the two modular units. The four permanent buildings include a two-story building (constructed in 1940) and three additions (constructed in 1985, 1992, and 1997). The modular units were installed in 2006 and 2008. Three of the permanent buildings are physically connected by hallways or breezeways. The average age of the permanent buildings on this campus is 39 years.

### Corvallis Middle School

- Located on a shared campus with Corvallis High School, consisting of approximately 42 acres at the north end of Main Street, bordered on the south by First Street, on the east by the Eastside Highway, on the west by Chaffin Road. The purchase in 2018 of 21.23 acres from the Ravalli Electric Co-operative has doubled the size of the campus to the north..
- Educates students in grades 5-8
- 2017 fall 5-8 enrollment: 431
- Building totals 42,361 square feet (with additional space shared with the high school)
- 22 classrooms; two computer labs; one special education life skills room; one library; and offices

- A middle school art room is located in the high school art wing of the cafeteria building.
- Middle school physical education classes are held in the gym/auditorium in the old high school building
- The middle school shares the following high school facilities: band room; choir room; string instrument room; industrial tech facilities; cafeteria facilities
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The Middle School consists of a single one story building, which was constructed in stages. The west portion was constructed in 1991 and 1997. The east portion and connecting office corridor were constructed in 1999 after the original (1972) section of the school was destroyed in a fire in 1998. The average age of the several components of the middle school building is 22 years. Middle school students attend P.E. classes in the old high school building (1931). They attend art classes, orchestra classes, and eat in the cafeteria building (1949). Band and choir classes take place in facilities shared with the high school on the north side of the high school gym building. The band room was constructed in 1978 and the choir room was constructed in 1997. A fitness room used by P.E. classes is located in a metal building situated between the middle school and the high school.

### Corvallis High School

- Located on a shared campus with Corvallis Middle School, consisting of approximately 42 acres at the north end of Main Street, bordered on the south by First Street, on the east by the Eastside Highway, on the west by Chaffin Road. This acreage of this shared campus doubled with the purchase of 21.23 acres to the north from the Ravalli Electric Co-op.
- Educates students in grades 9-12
- 2017 fall 9-12 enrollment: 503
- The high school includes several buildings, totaling 191,920 square feet:
  - The old high school building and the connecting addition to the south total 45,361 square feet
  - The gymnasium building and adjoining music and science rooms total 40,422 square feet
  - An industrial arts building north of the gym is 7,000 square feet
  - The cafeteria building and adjoining art rooms total 11,178 square feet
  - A metal-sided building housing small engine instruction space and a fitness room used by middle school P.E. totals 3,880 square feet
- The high school utilizes 20 classrooms; 3 computer labs; one special education learning lab; a chemistry lab; two art rooms; one choir room\*; one band room\*; one string instrument room\*; one vocational agriculture classroom\*; industrial technology facilities\*; one auditorium/gym\*; a cafeteria and kitchen\*, one gymnasium; 4 locker rooms; one weight room, one teacher workroom, and offices. (\* Denotes facilities shared with the middle school.)
- The buildings that comprise Corvallis High School range in age from 5 to 86 and include: the two-story high school building (1931); the connecting main high school

addition (1997); the gym building (1978, with additions in 1991, 1997, and 2000); the cafeteria/art building (1949); the industrial arts building (2012). The average age of these buildings is 46 years.

### District Administration and Storage

The administrative and storage functions of the district are scattered throughout the campus in a variety of improvised spaces.

- Central Office administration (superintendent, business manager, payroll clerk, and secretary) are located in a house south of the high school gym, purchased in 1991.
- The curriculum/technology director and the special education/Title 1 director have offices in a house purchased in 2001, located south of the Ravalli Electric Co-op.
- The food service director and the maintenance supervisor have offices in the cafeteria building. The transportation director has an office in the bus parking area.
- Each of the three principals has an office in one of the buildings of the school they supervise.
- Several small metal buildings and garages, located throughout the campus are used for storage of supplies and equipment.
- When the district takes occupancy of the office and storage buildings purchased in 2018 from the Ravalli Electric Co-operative, most of these functions will move to the newly purchased facilities. These buildings are currently leased from the district by the REC. It is anticipated that the district will assume use of the buildings in the fall of 2019.

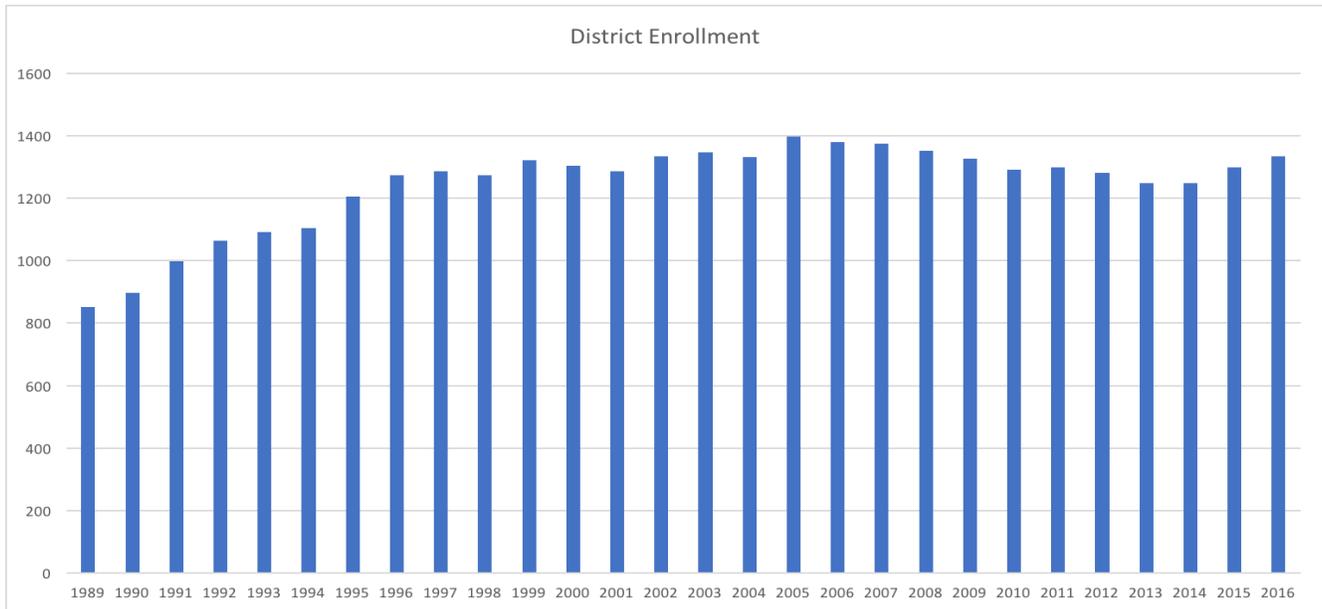
### Property East of the Eastside Highway

- The district owns approximately 30 acres east of the Eastside Highway.
- The 10 acres of this property east of the Corvallis Canal has two soccer fields, a park area with playground equipment, and a parking area. These facilities were developed through a community fundraising effort.
- A baseball field was developed by and is used by the Corvallis Baseball Association in the northwest corner of the 20 acres west of the Corvallis Canal. In 2006, a football field and track were developed on the property through a community fund-raising effort. Approximately 5 acres on the south end of this property remains undeveloped. The district maintains this area as an open grass field, which is used by both the community and the school for recreation and athletics.

**Diagrams of the school district boundaries, of the three district owned properties, and of classroom configurations of the current buildings can be found in Appendix A.**

## Enrollment History

Corvallis School District enrollment, with some fluctuations, has generally increased in the past few decades. Increases were rapid in the 1990's and accelerated again before peaking in the 2005-06 school year. Enrollment then declined during the economic recession that began in 2008. Since bottoming out in the fall of 2014 student numbers have increased sharply and steadily. State projections anticipate continued population growth for Ravalli County and enrollment growth is projected to follow that trend. The graph below show the growth and the fluctuations in enrollment since 1989.



Current and anticipated student numbers are a major motivation for and factor in the facility planning effort currently underway. As described later in this document, the Primary School, in particular, is experiencing the stress of enrollment increases. And, although basic classroom space is currently sufficient at the Middle School and at the High School, the increased student numbers amplify the already existing deficiencies in the several areas shared by the two schools, such as the lunchroom, art and performing art facilities, and gymnasiums. Thus, the facility problems identified in this document will only increase in severity as enrollment grows.

## District Facility Issues and Deficiencies

### Primary School

This is the school in the district that is currently experiencing the most overcrowding. Enrollment at the Primary School is the highest it has ever been. These high student numbers are creating the following problems.

- Every single classroom is utilized with no room for additional sections.
- Five temporary modular classrooms have been in use since 2006/2008. These structures are beginning to have serious maintenance issues.
- Increased student numbers are putting stress on the use of the multi-purpose room, which is used for P.E., lunch, and large group assemblies. Scheduling all these activities in this single space has become a problem.
- The fact that the third and fourth grades are split between buildings has decreased programmatic effectiveness because it is difficult for teachers at these grade levels to communicate and coordinate with one another.
- The office area is very small. The school nurse does not have a dedicated, private space to adequately carry out nursing functions.
- The school has no meeting space or conference room for staff meetings or meetings with parents.
- Storage space is very limited and disjointed.
- Space for specialized services (special education, Title 1, counseling) is lacking.
- The second floor of the oldest primary building is not handicapped accessible.
- Traffic congestion is a major problem during student pick-up and drop-off times.

### Middle School

All classrooms at the middle school are currently utilized. Projected increases in enrollment will soon result in a shortage of classrooms. Middle school students share space with the high school for many specialized classes and extracurricular activities, and there are multiple scheduling problems that result from this.

- Most middle school P.E. classes take place in the old gym at the high school, where the changing room/bathrooms are extremely inadequate. Some classes take place in a fitness room that has been set up in a metal building between the middle school and high school.
- Middle school orchestra classes are taught in the orchestra room or the in the cafeteria seating area (for larger classes). Band and choir classes meet in the high school band and choir rooms, which creates scheduling conflicts.
- Major problems are created for scheduling due to the fact that the high school and the middle school share a single lunchroom, which has seating for an estimated 126 students.
- A major problem for the middle school is the competition for gym space for before and after school athletic practices. During the busy winter sports season, middle school students routinely practice at 6:30 am.

## High School

At current enrollment levels the high school has adequate basic classroom space, although projected enrollment increases will soon create classroom shortages. There are major needs in various specialized areas. There are also scheduling problems created by the need to share space with the middle school.

- The major deficiency is in the area of the performing arts. The district does not have a actual auditorium, although a stage is located at one end of the old gym, located in the 1931 high school building. The lack of dedicated performance space impacts both music (band, choir, orchestra) and drama. Opportunities for performance are limited and the audience experience is also negatively impacted.
- There are major conflicts between P.E., sports, and performance schedules, which all take place in either the high school gym or the old gym. Both high school and middle school games take place in the high school gym and most music performances (K-12) also take place there. Drama productions compete for rehearsal and performance space with middle school P.E. and after school sports practices in the old gym.
- The high school schedule is impacted by the limitations that result from the sharing of cafeteria space with the middle school.
- High school art classrooms are located in the same building as the lunchroom. They are poorly designed and badly in need of expansion and renovation. There are some safety issues related to the storage of hazardous materials.
- Both high school and middle school orchestra classes take place in the cafeteria seating area when it is not being used for meals. There is a need for a proper orchestra practice room.

## District Offices

District administrative functions have for many years been located in a variety of scattered houses located on the high school/middle school campus. The acquisition of the Ravalli Electric Co-operative's administrative building as part of the purchase of 21.23 acres in 2018 will provide centralized and efficient space for these administrative functions when the district assumes occupancy of the building in 2019.

## Storage

District storage needs have been accommodated in various makeshift storage areas that have been created in garages and sheds throughout the campus. The acquisition of the Ravalli Electric Co-operative's storage buildings as part of the purchase of 20.23 acres in 2018 will provide adequate centralized storage capacity once the district takes occupancy in 2019.

## Possible Solutions

Over the course of the facilities needs discussions, a number of solutions have been suggested. Below are a few of these suggestions. This list of ideas is by no means conclusive and the committee has not yet identified or proposed specific building projects or locations.

- A performing arts facility, including an auditorium, music rooms, and possibly art rooms was identified as one of the most critical needs. This would solve both programmatic and scheduling issues.
- A practice gym, connected to the middle school and serving middle school students for PE, has also been suggested as a solution to scheduling issues both before and after school.
- Possible expansion or reconfiguration of the cafeteria building has been suggested as a means to solve the scheduling and space issues created by the shared use of the cafeteria space.
- There is a general consensus that the crowding issues at the Primary School can only be resolved through new construction, which might involve a reconfiguration of grade levels in the district.
- Past and current needs for centralized administrative offices and increased storage space have largely been resolved by the purchase in 2018 of Ravalli Electric Co-operative's property and buildings. Occupancy is anticipated in 2019.

**Specific solutions to the identified problems require additional analysis and careful planning for the use of the recently purchased REC property.**

## School Property

The facility planning process includes ensuring that the district has adequate property to support needed structures, that buildings can be located in a manner that supports the functions for which they are designed, and that there is sufficient space for outdoor activities for students (playgrounds, playing fields, etc.), as well as parking and vehicle and pedestrian circulation. Consideration of appropriate property acquisition is an essential part of facility planning and many of the recent improvements to the district's facilities were made possible by past property purchases. Under Montana law, purchase of property that does not adjoin existing district property requires a vote of the public.

### Present School District Property

Corvallis school facilities are located on three non-contiguous pieces of property.

- Corvallis Primary School, a parking lot, bus lane, playground space, and a house and lot are located on 5.6 acres at the northeast corner of the Eastside Highway and Willow Creek Road.
- With the purchase of 21.23 acres from the Ravalli Electric Co-operative in 2018, the combined Corvallis High School and Corvallis Middle School now comprises approximately 42 acres north of First Street between the Eastside Highway and Chaffin Road. Some of the newly purchased property (5.69 acres) has been used for many years by the school district through a lease agreement with REC. About 7.14 acres of the purchase is associated with the former REC storage and administrative buildings. The purchase has provided the district with a net increase of approximately 8.5 acres of unused property.
- The district owns 30 acres east of the Eastside Highway across from the Ravalli County Electric Cooperative and east of the sewer plant. Soccer fields, football field, track, a playground and park area, and a community baseball field are located there.

### Past Property Acquisitions

Property acquisitions made during the past 15 years and the current uses of those properties are summarized below.

- In 1991, the district purchased a house and lot south of the high school gym for \$51,000. The house has been used since 1992 as district administrative offices.
- In 1992, the district purchased a house and lot on the northwest corner of Market and First Streets for \$37,000. The house was sold and moved off and the property currently provides parking for the high school.
- In 1993, the Ravalli County Commissioners approved a petition to abandon one block of Main Street at its northern end and the northern one block of Market Street. The 1998 addition to the high school was constructed on the abandoned portion of Main Street in front of the old high school building.
- In 1995, with voter approval, the district purchased 20 acres east of the Eastside Highway across from Ravalli Electric Cooperative for \$190,000. The construction of a football field and track on this property was financed by a community fundraising effort. A baseball field used by the Corvallis Baseball Association is also located here. There is no construction on the southern portion of the property and is used by the community and school as open playing fields.
- In 2001, the district purchased 10 acres east of the Corvallis Canal from the Corvallis Sewer District for \$70,000. This property adjoins the 20 acres along the Eastside Highway and has been developed through community efforts as a soccer complex with a park area and playground.

- Also in 2001, a lot and house immediately west of the parking lot at Market and First Streets was purchased for \$60,000. The house was removed and the area was converted to bus parking in 2011.
- In 2002, the district purchased the house and lot between the lunchroom parking lot and the Ravalli County Electric Cooperative for \$112,000. The house is currently used as meeting space and administrative offices.
- In 2013, the district purchased .75 acres with a permanent manufactured home, located on the southeast corner of the Primary School playground fronting on Willow Creek Rd.
- In 2018, the purchase by the district of 21.23 acres and associated office and storage buildings from the Ravalli Electric Co-operative was completed. The district is in the process of planning for the most efficient use of the new facilities and property when it takes full possession in 2019.

### Future Property Needs

The following summarizes the availability of property for further expansion at each of the “campuses.”

- At the Primary School there are limited options for further expansion. Three additions to the 1940 school building have been constructed at this campus since 1985. Playground space and public parking are limited. Bus and student drop-off and pick-up facilities are not adequate. The installation of two modular units has reduced available playground space. The campus is bounded on three sides by public roads. There are some small residential properties to the east of the school property. However, were these properties to be acquired, possibilities for expansion would remain limited due to the location of the Corvallis Canal to the east of the school.
- At the shared High School/Middle School campus, where eight major additions to the facilities have been constructed since 1978, options for expansion exist. These include the area east of the old high school building, the area south of the gym, the area between the high school and middle school, and the area to the west of the middle school, where the track and football field were formerly located. On this campus adequate parking, traffic circulation, and student and bus pick-up and drop-off facilities are a current and growing concern. At this site locating new buildings in a way that facilitates effective supervision of students and doesn't unacceptably increase passing time between classes is a challenge. The purchase in 2018 of the Ravalli Electric Co-operative property creates good opportunities for expansion the middle school to the north. In addition, the undeveloped portion of the 21.23 acres provides a number of options for future building to accommodate district growth. Additional options for expanding this campus include acquiring property to the west bounded by

First Street and Chaffin Road, and small bordering properties east of the high school. More options for additions to existing buildings or new construction could be created by moving or eliminating some or all of the multiple storage sheds and small houses used for administration, once the move of administrative and storage functions to the former REC property takes place.

- Improvements to the 30 acres east of the Eastside Highway have provided new school and community athletic and recreational facilities. Plans for this property include future expansion of parking for these activities. The southern portion of the west 20 acres remains undeveloped and has been considered in the past as a possible site for a school. There could be the potential to acquire property to the north or south of this property.