

**NOTE:**

These **are not** the Committee's recommendations to the School Board.



**Medford School District 549C**  
*Successful Students Today – Successful Citizens Tomorrow*  
**Long-Range Facilities Planning Committee**

[www.medford.k12.or.us](http://www.medford.k12.or.us)

February 17, 2006

## Facilities Repair & Maintenance Options to Generate a Community Dialogue

Over the past eleven months the Medford School District Long-Range Facilities Planning Committee has studied the 5-, 10-, and 20-year educational and maintenance needs of all of the District's facilities. The Committee carefully prioritized and categorized these needs, which resulted in the following three cost options.

These options are presented to the citizens of the Medford School District for their consideration and comments prior to the Committee finalizing its recommendations that will go to the School Board on May 2, 2006. We look forward to the discussion and feedback this information will generate.

**Option #1: Essential Needs: ..... Cost \$99,451,452 / \$0.99 per \$1,000**

The combined ravages of time, decay, neglect, and disrepair weigh heavily on most Medford School District Facilities. Immediate correction is warranted to address these most *Essential Needs*, which include issues of: Health, Security, Safety, Earthquake/Seismic Upgrades, Roofing, Dry Rot Removal, Overhead Lighting, Asbestos Abatement Associated with Carpeting or Flooring Replacement, Heating/Air Conditioning, Window/Natural Lighting Upgrades, and Accessibility for the Disabled plus an additional 50 priorities that are unique to each of the 18 school facilities. Some examples are waterproofing basements, painting, modern wiring, and providing adequately sized kitchens and gyms. It also includes major remodeling and reconfiguration of Oak Grove School.

Option #1 establishes a "*Minimum District-wide Standard for All School Facilities*" and lessens the vast disparities and inequalities of conditions currently existing between the 18 school facilities. Correcting these *Essential Needs* will provide every school with a safer and healthier environment that is more conducive to learning and teaching.

Funding the *Essential Needs* would take care of most of the facility needs for the next 5 to 7 years but will not solve the myriad of existing problems.

<b>Option #1 – Essential Needs</b>	
Essential Needs	\$99,451,452
	<b>Total \$99,451,452</b>

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**Option #2: Responsive Needs: ..... Cost \$208,727,105 / \$2.09 per \$1,000**

In addition to correcting all of the *Essential Needs* listed in Option #1, *Responsive Needs* includes building two new high schools. This option considers the future needs of the District over the next 10 years. It is more than a “fix” of the existing problems; it purposely plans for improvements to the overall infrastructure of the facilities and eliminates many of the longer-range problems.

Members concluded that both high schools have already outlived their usefulness.

- North Medford High has “bad bones” and is so deteriorated and will cost so much to fix that it is more economically prudent to build an entirely new building.
- Major remodels have occurred at South Medford High and the structure has “good bones” but even with extensive renovations it cannot be transformed into an effective 21<sup>st</sup> Century high school.
- However, through extensive remodel, it is educationally feasible and economically prudent for the existing South Medford High facility to become a third middle school. The auditorium, gymnasiums, Spiegelberg Stadium, and other community-use portions of the facility would remain. Other portions of the campus could serve alternate purposes, such as District Maintenance Shops, Computer Support, Warehouse, etc.
- Having a third middle school supports the District’s education planning to move sixth graders out of the elementary schools and create a K-5, 6-8, and 9-12 school system comparable to the rest of Oregon.

Funding the *Responsive Needs* would take care of the facility needs for the next 10 to 12 years.

<b>Option #2 – Responsive Needs</b>	
Essential Needs <small>(Minus the improvements that would have been made to the two high schools.)</small>	\$60,860,565
New South Medford High School <small>(A new SMHS would be located at property the District already owns at Columbus and Cunningham Streets. It has a higher cost than a new NMHS due to major street, utility, and other improvements that are required to prepare this undeveloped site.)</small>	68,717,006
New North Medford High School	56,399,534
Remodel South into Third Middle School	22,750,000
	<b>Total \$208,727,105</b>

**Option #3: Comprehensive Needs: ..... Cost \$222,382,157 / \$2.22 per \$1,000**

In addition to correcting the *Essential* and *Responsive Needs* as listed in Options #1 & #2, *Comprehensive Needs* looks 20 years into the future. It includes additional monies to replace some of the District’s oldest elementary buildings, Jackson, Lone Pine, and Roosevelt, with new buildings. It saves tens of millions of dollars up front because it does not pour millions into old buildings that are falling apart and, even if rejuvenated, have a limited lifespan.

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This Comprehensive Needs Option maximizes future maintenance dollars by doing it right the first time. It utilizes funds so well that savings occur over a vast period of years due to lower costs incurred through higher efficiencies and reduced maintenance costs.

<b>Option #3 – Comprehensive Needs</b>	
Essential Needs (Minus the improvements that would have been made to the two high schools and the three elementary schools listed below.)	\$39,429,337
Responsive Needs	147,866,540
New Jackson Elementary	11,324,222
New Lone Pine Elementary	12,220,509
New Roosevelt Elementary	11,541,549
	<b>Total \$222,382,157</b>

**For Further Information Please Contact:**

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