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ROSBURG PUBLIC  
SCHOOL DISTRICT #4

CITIZEN'S ADVISORY  
COMMITTEE

2008 FACILITY  
FORECAST PLAN

FEBRUARY 27, 2008

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**ACKNOWLEDGEMENTS**

The Roseburg School District wishes to acknowledge the effort and commitment of the Citizen's Advisory Committee. Their efforts and thoughtfulness were instrumental in the formation of the 2008 Facilities Forecast Plan. Without their help, this plan would not have been created.

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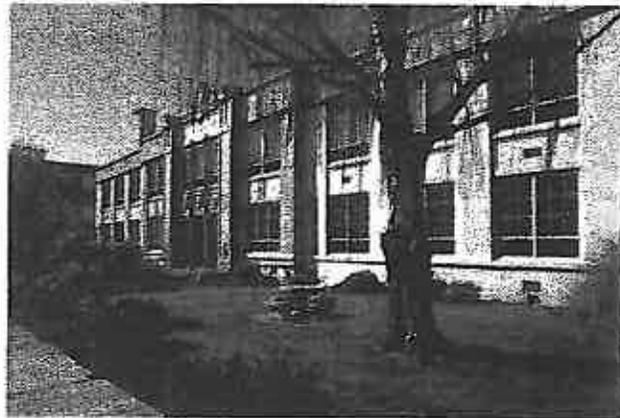
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**Roseburg Public School District | Citizen's Advisory Committee**  
**Facility Forecast Plan | Executive Summary**

## **EXECUTIVE SUMMARY**

In November of 1999 Roseburg School District Board of Directors commissioned a study to review the facility and site needs of the School District. The result was a Roseburg Public Schools 1999 Facility Forecast Plan which described the current state of the District's Facilities, a forecast of future needs and provided recommendations to upgrade and improve the quality of facilities to enhance the education of the District's students. The Forecast Plan created a master plan for all district sites and facilities.

The 1999 report resulted in a Capital Bond proposal to realign grades, expand Roseburg High School and purchase property for a future high school. That Capital Bond was supported by a substantial margin of Roseburg School District voters and all projects were successfully designed and constructed. In 2006 a new Roseburg School District Citizen's Advisory Committee was formed to evaluate the 1999 Forecast Plan, review facility and site needs within the School District and update the Forecast Plan to reflect new information, emerging needs, and future considerations. Between November 2006 and January of 2008 the Citizen's Advisory Committee met monthly under the following charge by the School Board:



### **Roseburg School District Facility Forecast Plan Charge**

The Roseburg School District is commencing a planning effort to analyze and develop recommendations regarding the Long Range Facilities Needs of the District. This planning effort is expected to involve the community as a whole including individuals from throughout the community representing varying institutions, businesses, neighborhoods, seniors, nonprofits, service organizations, parents and students who reside within the school district.

The overall planning effort is expected to take about 1 year with a variety of activities, events, and organized meetings. During that time the intent is to engage as large a cross section of the community as possible to review existing needs, analyze data and develop recommendations.



Leading the Forecast Planning Process is a Citizen Advisory Committee (CAC). This committee will direct the planning effort, consider input from the community and develop the final recommendations for Board consideration. Technical support and facilitation services to the CAC will be provided by the School District.

There are no preconceived notions, recommendations or solutions. There are multiple issues facing the district and this process is intended to allow the district to hear from the community. Some of these include but are not limited to the following:

- District Educational Needs and Initiatives.
- Existing School Facilities needs and improvements.
- Existing district owned land and future district needs.
- Grade configurations and alignments.
- School capacities vs. enrollments.
- School locations and distributions across the district.
- School District partnership opportunities.
- District/School support service needs.
- Technology needs.
- Other issues that community, CAC members identify.

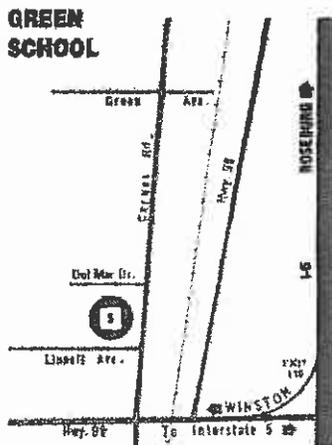
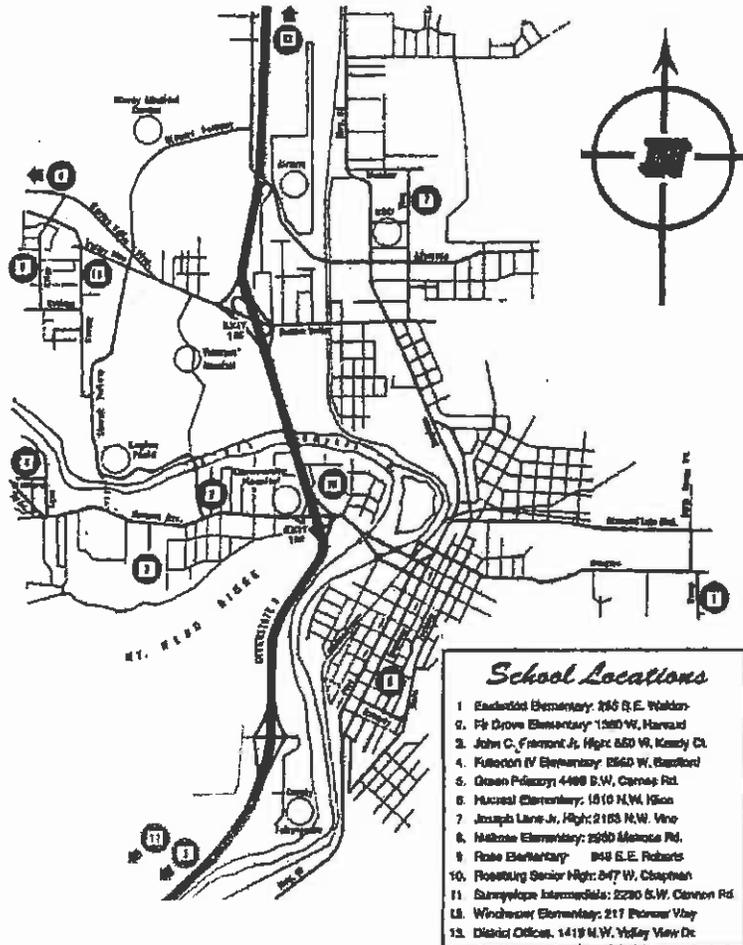
The 2008 Long Range Facilities Forecast Plan is an update to previous plans the School Board has adopted. Past recommendations from those plans should be considered as a framework for development of the 2007 plan.

The window for recommendations should be 0 - 15 years.

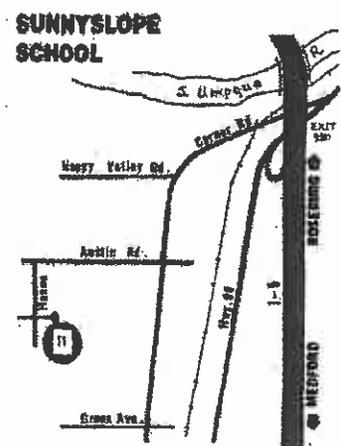
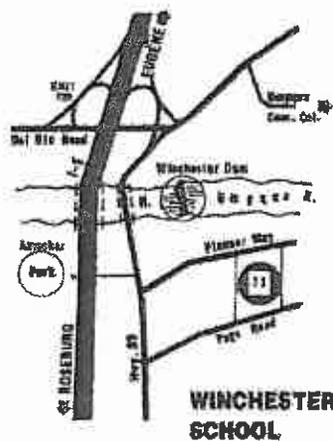
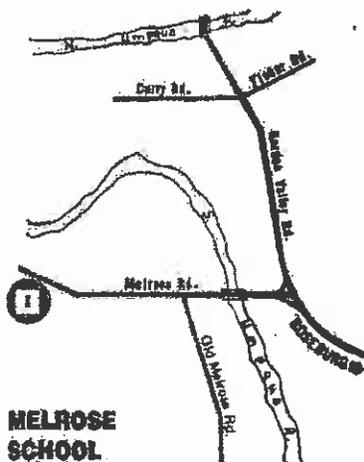
This effort is considered community based. Though technical support will be provided by the district in the end it is felt the best recommendations will grow from the community as a whole. Therefore the structure and intent of the process is to put the community at the center in analyzing district needs and developing recommendations. The process has been organized to support this goal.

**DISTRICT SCHOOLS**

- Eastwood Elementary School
- Fir Grove Elementary School
- Fullerton Elementary School
- Green Elementary School
- Hucrest Elementary School
- Melrose Elementary School
- Rose Elementary School
- Sunnyslope Elementary School
- Winchester Elementary School
- Fremont Middle School
- Jolane Middle School
- Phoenix School
- Roseburg High School



- School Locations*
- 1 Eastwood Elementary: 260 S.E. Walden
  - 2 Fir Grove Elementary: 1580 W. Harvard
  - 3 John C. Fremont Jr. High: 650 W. Kenny Ct.
  - 4 Fullerton Elementary: 2860 W. Bradford
  - 5 Green Elementary: 4400 S.W. Carnes Rd.
  - 6 Hucrest Elementary: 1810 N.W. Hixon
  - 7 Joseph Lane Jr. High: 2105 N.W. Vine
  - 8 Melrose Elementary: 2900 Menora Rd.
  - 9 Rose Elementary: 849 S.E. Roberts
  - 10 Roseburg Senior High: 547 W. Chapman
  - 11 Sunnyslope Intermediate: 2280 S.W. Cannon Rd.
  - 12 Winchester Elementary: 217 Phoenix Way
  - 13 District Office: 1419 N.W. Valley View Dr.



**Overview: Roseburg School District Facilities & Sites**

Residents of Roseburg School District are very familiar with their school buildings. Generations of Roseburg area residents have graduated from Roseburg High School. This common school experience connects the community and gives each graduate the sense of a shared history. Some of the community's schools have served generations of residents.

Today's Roseburg area school buildings were constructed over a period of 80 years beginning near the turn of the last century. They were each modern, state-of-the-art schools when they were constructed. They were built to safely and efficiently deliver the educational programs of their time. However, times have changed. The demands placed on schools and the expectations for student achievement have changed dramatically over time which is stretching the capabilities of Roseburg's existing schools.



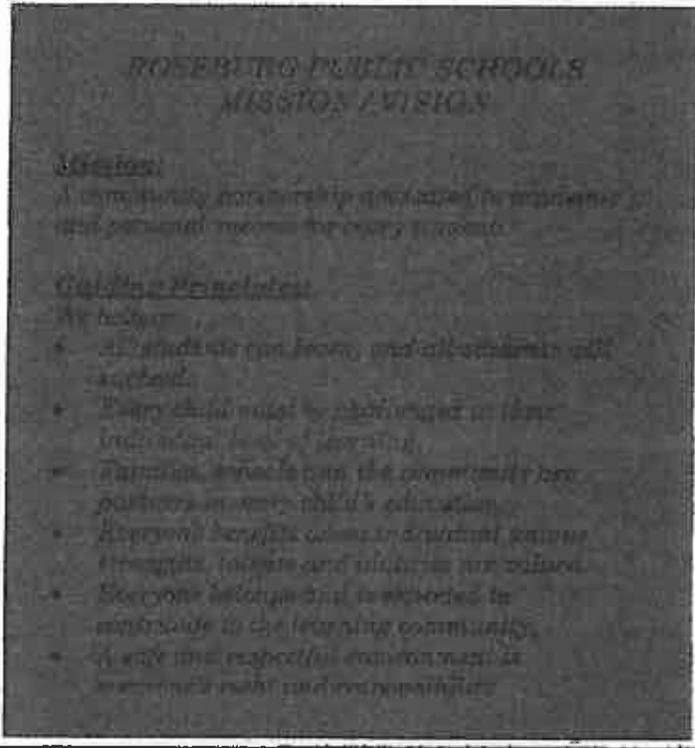
**Considering Improvement of Roseburg's Schools**

People have always expected their schools to expand opportunities for students and the community. Today's modern schools provide cafeterias, gyms, athletic fields for boys and girls sports, computer laboratories, and modern science labs, vocational, performing arts facilities and more.

So that all children have access to a high quality education, State and Federal governments offer free and reduced meal programs, and have passed laws requiring schools to make buildings accessible to physically disadvantaged students. In passing The Oregon Education Act for the 21st Century, the people of Oregon have mandated that schools teach students the skills necessary to succeed in today's workforce.

Laws, modern safety codes and community expectations have placed demands on existing school facilities that the original designs did not consider. Consequently, most of Roseburg School District's schools do not meet today's seismic, fire and safety codes.

In most of the older buildings improved educational programs that require additional teaching specialists, staff, and equipment are having difficulty finding space or the building infrastructure is inadequate. Though school enrollment is steady or declining slightly the need to reinvest in existing schools is significant.



The Citizen's Advisory Committee reviewed information and weighed options throughout 2007. To better understand the needs, community meetings were held in every neighborhood school where community members provided input. The Citizen's Advisory Committee members toured schools to gain firsthand knowledge of existing needs. Presentations by City and County representatives provided insight on the direction of development, composition of the population, and future community trends emerging that could affect the School District.

At the Citizen's Advisory Committee's request School District representatives provided input on specific issues and needs at each of the varied school sites and a presentation of future school design trends was reviewed. The Citizen's Advisory Committee collected and weighed the information and developed a series of options that were considered and then consolidated.

After evaluating demographic projections, educational program needs, conditions/capabilities of existing school facilities and weighing various options the Citizen's Advisory Committee (CAC) developed a series of recommendations to be included in an updated Facilities Forecast Plan. Those recommendations are organized in 0 – 5, 6 – 10, and 11 – 15 year time frames and propose to address facility needs through improvements to existing facilities to extend their life, replacement of antiquated school(s), expanding existing school capabilities, improving the efficiency of District support facilities, and importantly facility improvements to support educational program needs. Specifically the following recommendations are proposed:

**0 – 5 Years**

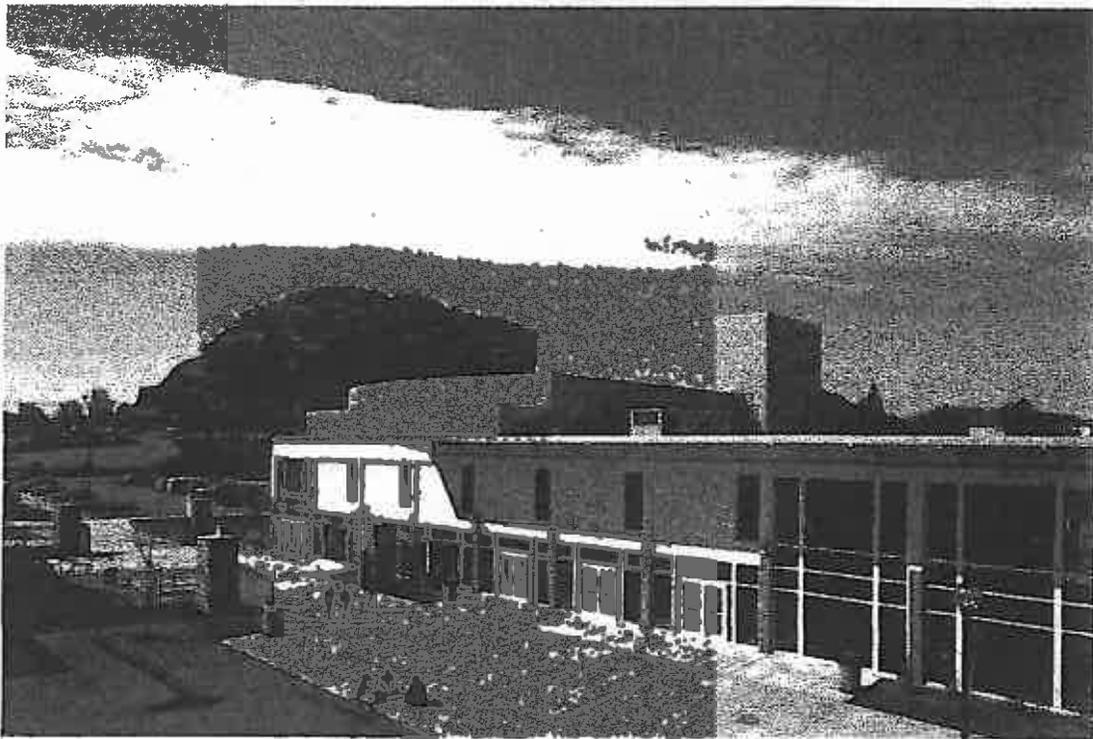
- Major modernization of existing schools
- Replacement of one antiquated school
- Improvement and remodel of specific facilities to support improvement of educational programs and/or community interests
- Modernization of School District support facilities

**6 – 10 Years**

- Evaluation of enrollment growth and educational program implications at the high school level to determine if a second high school should be constructed
- Consideration of middle school facility improvements
- Evaluation of population growth and impacts on existing schools
- Updating the 2008 Facility Forecast Plan

**11 – 15**

- Updating the 2013 Facility Forecast Plan



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**Roseburg Public School District | Citizen's Advisory Committee**  
**Facility Forecast Plan | Recommendations & Findings**

**Facility Forecast Plan Review:**

While the 1999 Facilities Plan covered a number of topics the primary recommendations included modernizing Roseburg High School and purchasing a site for a future high school.

The recommendation to expand the the high school has been implemented. In addition, except for the Vocational Tech Building which has received very limited



improvement and the Heritage Building which received a slightly higher cosmetic and functional remodel improvements, the remaining high school facilities have either been replaced or modernized.

Further the district has purchased land north of the high school between the fields and river to accommodate future expansion needs. The Laurelwood Neighborhood east and northeast of the high school campus is not part of any high school expansion plans.

The second high school site was purchased and is located adjacent to Umpqua Community College. To select this site the district did a

comprehensive study of 13 sites for a future high school. It was determined that sites needed to be at least 60 acres in size. After analysis the district narrowed their search to 3 sites and made offers. The Umpqua Community College site was ultimately purchased.

The need for a second high school is predicated on enrollment growth. It is believed that when the existing high school population reaches 2,200 students and enrollment is projected to continue growing; planning for a second high school will begin. Currently the high school has approximately 1,950 students and enrollment is projected to be steady and does not appear to be increasing in the near term.

**Existing Physical Plant Review:**

The district has been maintaining and remodeling its facilities. Most of that effort has been limited to repairing or replacing aging infrastructure (mechanical, electrical, plumbing systems) as systems have failed. The majority of the districts efforts in the past several years has been maintaining the building envelopes (roofing, exterior walls, windows, and doors) of existing schools. Maintenance funding is limited and the district in part has been utilizing funding mechanisms outside the operations budget to address existing facility issues.

These include selling of excess properties and reinvesting the revenue from the sale(s) in new capital purchases or needed building improvements. Also the district has utilized programs available at the Federal level to access funds for facility maintenance and improvements.

Currently it is believed the district has a deficit of play fields and gym space sufficient enough to handle district and community needs. The district is working with the City and County to maximize availability of field space. In some cases other strategies including the installation of new artificial turf on the football field has created additional capacity.



At most Elementary School and Middle School Buildings there are contemporary educational program needs impacted by existing facility needs. For example; electrical systems are at or near capacity, limiting the availability of technology. Most schools are useable and functional for the next 20 years. However within that time frame there are building systems and components (boiler, etc.) that need replacement.

However, there are school buildings that have reached their useful life and replacement represents the best use of dollars.

**Neighborhood Meetings:**

In January of 2007, neighborhood meetings were held across the district. These meetings solicited the opinions of the citizens of Roseburg School District regarding their facilities and grounds.

The comments were collected and collated. In general across the district, the issues identified were consistent. They were organized into five categories:

1. General Impressions
2. Educational Programs
3. Facility Needs – District-wide
4. Facility Needs – Site Specific
5. Additional Observations



1. **General Impressions:** The school district is favorably received. There is concern that diminishing funding resources from the state is impacting student access to unique programs like music and art. These reduced resources are also impacting the district's capabilities to maintain its buildings. That said, there is a general impression that the district is maintaining its existing facilities well with limited resources.

There is significant community use of district school buildings. This is an important capability that should be maintained. However, the uses may change over time. The population of the Roseburg area is changing. There is an influx of people who don't have children moving into the district. Concurrently, the student population is not growing. This may create needs for different services to the community than the county, city, and school district currently provide.

2. **Educational Programs:** The overall impression of the educational program is favorable. There is an interest to provide programs that result in skilled and job-ready graduates. Higher standards are supported along with the diversity of programs the district provides. While higher standards are resulting in students continuing onto college, there is interest in creating job opportunities that result in students returning "home" upon completion of college.

3. **Facility Observations – District-wide:** Most citizens at the neighborhood meetings recognize that existing schools are “old.” There is concern that the infrastructure of existing facilities needs upgrading or modernized and contemporary educational program needs may not be adequately housed. Further, shifting demographics suggest that locations of schools may be an issue in the future and the district should evaluate this. Overwhelmingly, there is a strong interest in neighborhood schools.
  
4. **Facility Observations – Site Specific:** Predominantly, safety and security are of concern, particularly at school facilities that are “campus style” sites. Parent drop-off/pick-up and office locations were also noted. Last, increased “field space” is desired.
  
5. **Additional Observations:** While facilities and grounds are issues the district should continue to improve, the neighborhood meetings identified a few other themes that the district may consider. For purposes of the Facility Forecast Plan, these were not considered part of the Committee's Charge. They are catalogued for reference:
  - Increase public/public or public/private partnerships
  - Consider all-day kindergarten

**Needs & Issues:**

The Citizen's Advisory Committee identified, over 12 months, facility and site needs and issues. While they vary in complexity and location, they have been organized into 8 categories:

- Enrollment growth or decline.
- Existing facility needs.
- Educational program considerations.
- Future facility or site needs.
- School locations.
- District support facility needs.
- Technology needs.
- Community needs.



These categories were reviewed and evaluated and recommendations developed.

**FACILITY FORECAST PLAN - RECOMMENDATIONS & FINDINGS**

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The following is a detailed description of the Citizen's Advisory Committee's 2008 Facility Forecast Plans Recommendations and Findings. These Recommendations and Findings are organized in 0-5, 6-10, and 11-15 year timeframes.



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**0 – 5 YEAR RECOMMENDATIONS & FINDINGS**

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While enrollment growth is projected to remain steady and in some areas of the School District experience a slight decline, there are a number of issues facing the school district in the next five years.

Those needs are spread across all the school districts existing school facilities and sites as well as district support facilities and have been determined to be important for the School District and community to maintain or extend the life of existing buildings, support educational programs, create added educational and community capacity, or replace existing schools rather as a wiser use of tax dollars than remodeling. The needs vary from facility to facility but have been classified in the following categories.

1. New Facility Needs
2. Major Modernization/Improvement Projects at Existing School Facilities and Sites.
3. Major Modernization/Improvement Projects at Existing District Support Facilities and Sites.

**NEW FACILITY NEEDS**

**Green Elementary School:**

**Total Project Costs**

The useful life of Green Elementary School has been exceeded. The cost to modernize or improve the existing physical plant including the mechanical, electrical, plumbing systems, structural/seismic upgrades, site circulation, and architectural systems (roofing, siding, interior surfaces, specialties, etc.) is significant. These improvements would result in an upgraded physical plant but with no functional improvements. The best and wisest use of tax dollars in the long term is to replace Green Elementary School with a new school located on the same site.

**Subtotal: \$26,000,000 - \$28,000,000**

**MAJOR MODERNIZATION/IMPROVEMENT PROJECTS**

<b>Eastwood Elementary School</b>	<b>Total Project Cost</b>
1. Plumbing Water/Sewer Piping Replacement	\$100,000 - \$170,000
2. HVAC Upgrades	\$200,000
3. Fire Alarm/Clocks & Bells	\$150,000
4. Electrical Power Capacity Increase for Kitchen	\$50,000
5. Electrical Power Capacity Increase for Remainder of School	\$100,000
6. Upgrade 6 Plex	\$200,000
7. Security Camera Additions	\$50,000

**Subtotal: \$850,000 - \$920,000**

8. If Not Upgrade to 6 Plex then Replace 6 Plex \$2,800,000 - \$3,500,000

**Subtotal: \$3,450,000 - \$4,220,000**

<b>Fir Grove Elementary School</b>	<b>Total Project Cost</b>
1. Fire Alarm/Clock & Bells	\$150,000
2. Physically Orthopedically Impaired Heating System	\$25,000
3. Increase Electrical power Capacity at Kitchen	\$50,000
4. Plumbing – Water/Sewer and Restroom Upgrade	\$150,000
5. Security Camera Additions	\$50,000

**Subtotal: \$425,000**

<b>Fullerton Elementary School</b>	<b>Total Project Cost</b>
1. Fire Alarm/Clocks & Bells	\$150,000
2. Seismic Upgrade	\$100,000
3. Security Camera Additions	\$50,000
4. Upgrade Track Area	\$50,000
5. Field Space Renovation and Irrigation System	\$200,000

**Subtotal: \$550,000**

**Roseburg Public School District | Citizen's Advisory Committee**

**Facility Forecast Plan | Recommendations & Findings**

<b>Hucrest Elementary School</b>	<b>Total Project Cost</b>
1. Fire Alarm/Clocks & Bells	\$150,000
2. HVAC – Ventilation, Air Exchange & Boiler Upgrades	\$200,000
3. Fire Sprinklers	\$250,000 - \$300,000
4. Security Camera Additions	\$50,000
5. Plumbing – Water/Sewer & Restroom Upgrades	\$150,000
6. Electrical – Increase Power Supply at Panels	\$200,000 - \$230,000
7. Electrical – Increase Power Supply to Kitchen	\$50,000
8. Irrigation Systems	\$75,000
<b>Subtotal: \$1,125,000 - \$1,205,000</b>	

<b>Melrose Elementary School</b>	<b>Total Project Cost</b>
1. Septic & Plumbing Upgrades	\$200,000
2. Fire Alarm/Clock & Bells	\$150,000
3. Seismic Upgrades/ADA	\$100,000
4. Retrofit K Building	\$500,000
5. Electrical – Increase Power Supply at Panels	\$200,000
6. Electrical – Increase Power Supply at Kitchen	\$50,000
7. Security Camera Additions	\$50,000
8. Parking Improvements	\$200,000
<b>Subtotal: \$1,450,000</b>	

<b>Rose Elementary School</b>	<b>Total Project Cost</b>
1. HVAC – Boiler & Air Flow Improvements	\$250,000
2. Seismic/ADA Improvements	\$200,000
3. Fire Alarm/Clocks & Bells	\$150,000
4. Fire Sprinklers	\$250,000 - \$300,000
5. Electrical – Increase Power Capacity at Panels	\$200,000
6. Security Camera Additions	\$50,000
7. Replace Hot Water Boiler	\$150,000
<b>Subtotal: \$1,250,000 - \$1,300,000</b>	

**Roseburg Public School District | Citizen's Advisory Committee**

**Facility Forecast Plan | Recommendations & Findings**

<b>Sunnyslope Elementary School</b>	<b>Total Project Cost</b>
1. Seismic/ADA Upgrades	\$200,000
2. Fire Alarm/Clocks & Bells	\$150,000
3. Fire Sprinklers	\$250,000 - \$300,000
4. Replace Exterior Siding	\$200,000
5. Security Camera Additions	\$50,000
<b>Subtotal: \$850,000 - \$900,000</b>	

<b>Winchester Elementary School</b>	<b>Total Project Cost</b>
1. Seismic/ADA Upgrades	\$250,000
2. Fire Alarm/Clocks & Bells	\$150,000
3. Electrical – Increase Power Capacity at Panels	\$200,000
4. HVAC	\$300,000
5. Electrical – Increase Power Capacity at Kitchen	\$50,000
6. Plumbing/Sewer Water Upgrades	\$100,000
7. Irrigation	\$75,000
<b>Subtotal: \$ 1,125,000</b>	

<b>Fremont Middle School</b>	<b>Total Project Cost</b>
1. Fire Sprinklers	\$350,000 - \$400,000
2. Fire Alarm, Clock & Bell Upgrades	\$150,000
3. Security Camera Additions	\$50,000
4. HVAC & Water System Upgrades	\$250,000 - \$300,000
5. Plumbing – Water/Sewer Piping Replacement	\$300,000 - \$350,000
6. Track & Improve Drainage System	\$350,000
7. Replace 4 Modular Units with Permanent Classrooms	\$1,500,000 - \$1,750,000
8. Courtyard Access/Fire Safety	\$10,000
9. Parking Lot – East & West	\$350,000
<b>Subtotal: \$3,310,000 - \$3,710,000</b>	

**Roseburg Public School District | Citizen's Advisory Committee**

**Facility Forecast Plan | Recommendations & Findings**

<b>Jo Lane Middle School</b>	<b>Total Project Cost</b>
1. Electrical – Increase Panel Capacity	\$250,000.00
2. Fire Sprinklers	\$350,000 - \$400,000
3. Fire Alarms / Clock & Bells	\$150,000
4. Security Camera Additions	\$50,000
5. Boiler System Improvements	\$100,000
6. Track system	\$150,000
7. Replace Modular Units with 4 Permanent Classrooms	\$1,500,000 - \$1,750,000
<b>Subtotal: \$2,550,000 - \$2,850,000</b>	

<b>Roseburg High School</b>	<b>Total Project Cost</b>
1. Seismic – Replace Boiler Stack	\$250,000 - \$500,000
2. Fire Alarm, Clock & Bell Upgrades Heritage Building, Gymnasium & Protech	\$250,000
3. HVAC Boiler Replacement	\$75,000
4. Fire Sprinklers Heritage Building, Gymnasium & Protech	\$250,000 - \$300,000
5. Property Acquisition	\$2,000,000
6. Field Improvements	\$2,000,000
7. Protech Building Modernization	\$5,000,000 - \$6,000,000
<b>Subtotal: \$9,825,000 - \$11,125,000</b>	

<b>New Gymnasiums</b>	<b>Total Project Costs</b>
Add new multipurpose Gymnasiums with stage areas to the following schools:	
1. Eastwood Elementary School	\$2,800,000 - \$3,500,000
2. Fir Grove Elementary School	\$2,800,000 - \$3,500,000
3. Fulterton Elementary School	\$2,800,000 - \$3,500,000
4. Melrose Elementary School	\$2,800,000 - \$3,500,000
<b>Subtotal: \$11,200,000 - \$14,000,000</b>	

**Roseburg Public School District | Citizen's Advisory Committee**  
**Facility Forecast Plan | Recommendations & Findings**

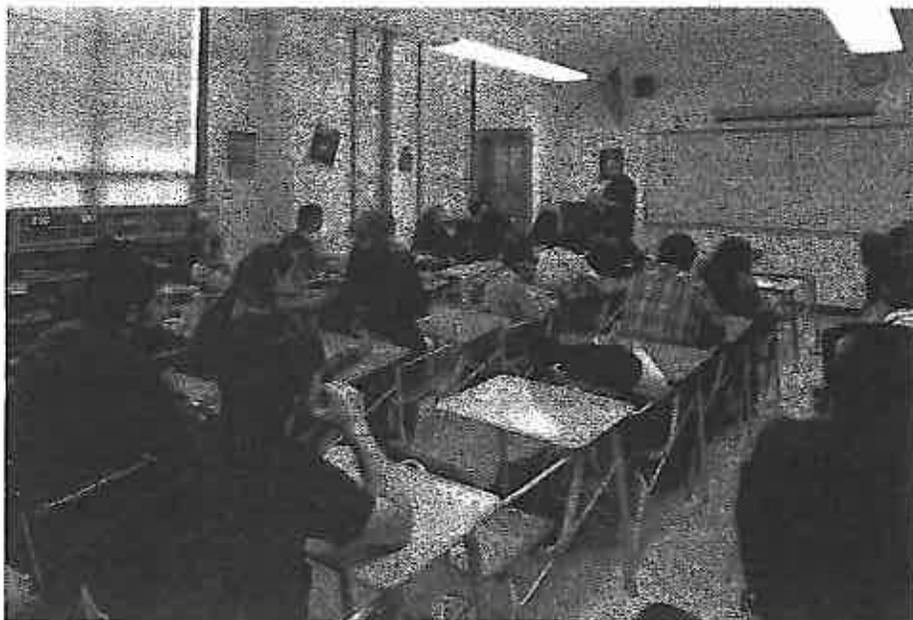
<b>Central Office Complex</b>	<b>Total Project Cost</b>
1. New Warehouse with Additional Space For Support	\$750,000
2. New Carpenter Shop – Add to New Warehouse	\$100,000
3. Replace Maintenance Shop	\$500,000
4. Replace Portions of Heating & Cooling System in Central Office Complex	\$100,000
	<b>Subtotal: \$1,450,000</b>

**Project Cost Summary**

New Green School	\$26,000,000 - \$28,000,000
New Gymnasium Additions	\$11,200,000 - \$14,000,000
Exiting School Modernization Projects	\$25,910,000 - \$28,860,000
Support Facility Improvements	\$1,450,000
	<b>Subtotal: \$64,560,000 - \$72,310,000</b>

**Note:**

The costs included in these recommendations are provided as ranges and are based on a general review of each project. Before finalizing budgets the District should review in detail each project and solidify the expected project costs.



**YEAR 6 – 10 RECOMMENDATIONS & FINDINGS**

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A number of issues identified by the Citizen Advisory Committee are intertwined with impactors that are in flux. Therefore the committee recommends that these issues be evaluated on a yearly basis and be addressed in the 6 – 10 year time frame. The following is proposed.

**High School**

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The average enrollment of Roseburg High School the last 3 years has been 1950, with enrollment declining slightly from its peak. While the population of Douglas County is increasing it is predominantly the result of non childhood families. Demographic projections have been unreliable in the past related to student growth but it does not appear growth will be significant in the next 5 years. However beyond 5 years high school enrollment might begin increasing again. Land has been purchased adjacent to Umpqua Community College for a proposed second high school. Therefore, the School District should monitor the enrollment at Roseburg High School. If enrollment approaches 2,200 students the District should begin the process of evaluating and planning a second high school. The scope, alignment, and nature of a second high school facility would be determined at that time. Planning should proceed sufficient enough that when enrollment at Roseburg HS reaches 2,500 students a second facility is completed and available.

**Middle Schools**

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The 0 – 5 year recommendations include specific modernization projects at existing Middle Schools. Enrollment at both middle schools has fluctuated in the past and it is reasonable to assume it will fluctuate in the future. However, the nature of middle school education also has implications on facility arrangements. In the 6 – 10 year time frame the educational suitability of the middle schools physical plants should be evaluated and improvements considered.

**Newton Creek Area**

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The County and City suggest that population growth is projected for the Newton Creek Area. The nature of this growth is unknown including the amount of new households with children that could result in enrollment increases at Winchester Elementary School. Further the physical plant at Winchester is nearing its useful life. Therefore, population growth in the Newton Creek Area should be monitored and options for Winchester, which could include replacement considered.

**Facility Forecast Plan**

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A new Citizen's Advisory Committee should be formed and the 2008 Facility Forecast Plan reviewed including original assumptions, identification of new facility needs, current community interests, evolving educational program impacts, and possible demographic changes and updates to the 2008 Facility Forecast Plan proposed.

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**YEAR 11 – 15 RECOMMENDATIONS & FINDINGS**

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**Facility Forecast Plan**

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A new Citizen's Advisory Committee should be formed and the 2013 Facility Forecast Plan reviewed including original assumptions, identification of new facility needs, current community interests, evolving educational program impacts, and possible demographic changes and updates to the 2013 Facility Forecast Plan proposed.

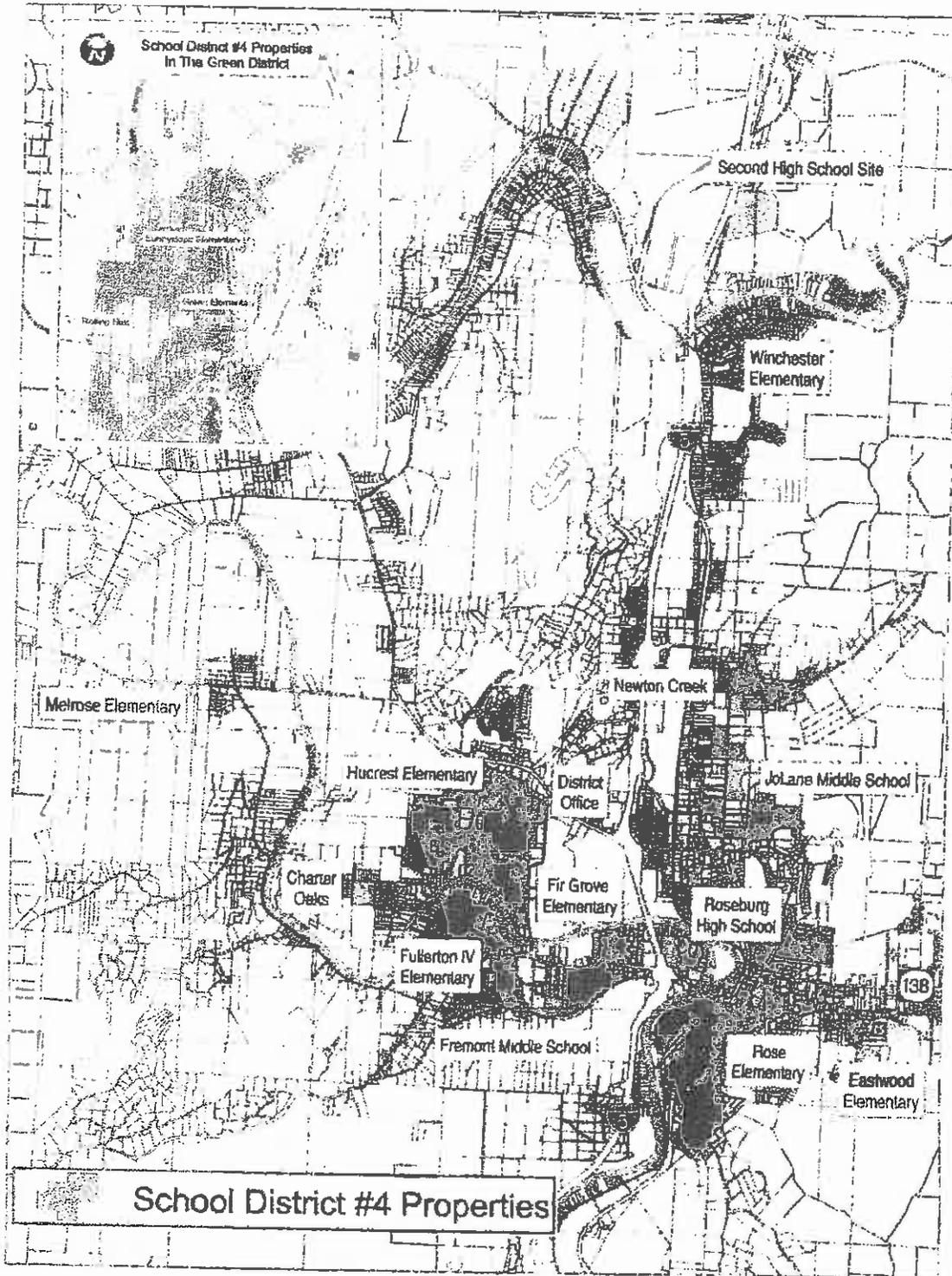
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**Roseburg Public School District | Citizen's Advisory Committee**  
Facility Forecast Plan | Appendix

**ROSEBURG  
PUBLIC  
SCHOOLS**

**PHYSICAL  
PLANT**

# School District #4 Owned Properties



Roseburg Public Schools



Map produced by the Douglas County Planning Department, April 2005

## ROSEBURG SCHOOL DISTRICT

<b>17 Major Sites</b>	<b>321.11 Total Acres</b>	<b>852,000 Square Feet of Buildings</b>
<b>350 Classrooms</b>	<b>12 Campuses</b>	

### Common Short Falls at most school Sites

1. Almost all of our schools and building are over twenty years old and thus do not meet current seismic and fire codes. The exception being the three new buildings at the high school.
2. Although all schools are partially ADA compliant none of them are fully compliant.
3. Most school sites physical plants are operating at or beyond their original design capacities. The majority of the capacities are limited due to electrical, and HVAC capacity along with a general lack of air conditioning throughout the district.
4. All school contain asbestos which is manage through the district's Asbestos Management and Operation plan as required by law. In addition to the asbestos management costs, asbestos drives up the costs of modernization and renovation.
5. Many schools intercoms and fire alarm systems are antiquated and marginally functional.

	<b>Tax Acct</b>	<b>Address</b>	<b>Legal</b>	<b>Deed</b>	<b>Acres</b>
	<b>Eastwood</b>				
Bldg	8653.01	2550 SE Waldon, Roseburg, OR	27 05 20 700	230415 v265 p689	<u>44.4</u> 44.4
	<b>Fir Grove</b>				
Bldg	8883.04	1360 W Harvard, Roseburg, OR	27 06 13 CC 800	238733 v270 p44	<u>7.34</u> 7.34
	<b>Fullerton</b>				
Bldg	8996.03	2560 W Bradford, Roseburg, OR	27 06 14 400	254001 v279 p441	<u>9.39</u> 9.39
	<b>Green</b>				
Bldg	10298.01	4498 SW Carnes, Roseburg, OR	28 06 11 BC 2500	87204 v163 p467	10
Bldg	R366833	4544 SW Carnes, Roseburg, OR	28 06 11 BC 2000		0.68
	R36673		28 06 11 BC 2100		<u>0.17</u> 10.85
	<b>Hucrest</b>				
Bldg	8867.04	1810 NW Kline, Roseburg, OR	27 06 11 800	198517 v244 p420	<u>11.07</u> 11.07
	<b>Melrose</b>				
Bldg	8793	2960 Melrose, Roseburg, OR 2.5 acre addition 5/63 included in above total	27 06 08 900	108452 v181 p59 326864 v326 p613	8.57 <u>8.57</u>
	<b>Rose</b>				
Bldg	54436	948 SE Roberts, Roseburg, OR	27 06 24 DD 2000	v47 p425 v61 p245 5558 v99 p206 74-8201 v548 p638 142389 v209 p204 7317278 v534 p668 149881 v214 p482 5349 v99 p170	4.41
Bldg	R18325	918 SE Roberts, Roseburg, OR	27 06 24 DD 7800	2001-05054	<u>0.15</u> 4.56
	<b>Sunnyslope</b>				
Bldg	10293.03	2230 SW Cannon, Roseburg, OR	28 06 10 AA 1000	v326 p252	<u>13.05</u> 13.05

	<b>Tax Acct</b>	<b>Address</b>	<b>Legal</b>	<b>Deed</b>	<b>Acres</b>
	<b>Winchester</b>				
Bldg	7467.01	217 Pioneer, Winchester, OR	26 06 25 AD 1500	104198 v177 p355	3.15
Land	43128		26 06 25 AD 1600	v34 p547	0.46
Land	43130		26 06 25 AD 1700	3188825 v321 p72	0.54
Land	43129		26 06 25 AD 1800	324302 v324 p738	0.24
Land	43129.01		26 06 25 AD 1900	324304 v324 p740	0.29
Land	7461		26 06 25 AD 2000	19491 v102 p351	1.18
Land	43123.01		26 06 25 AD 2100	322204 v323 p257	1.13
Land	43124		26 06 25 AC 2200	325480 v325 p529	<u>1.64</u>
					<b>8.63</b>
	<b>Fremont</b>				
Bldg	9198.01	850 W Keady, Roseburg, OR	27 06 23 AA 3200	195540 v178 p461	2.04
Land	9201.01	Keady, Roseburg, OR	27 06 23 AA 1500	805339 v178 p328	1.77
Land	9200.01	Keady, Roseburg, OR	27 06 23 AA 1600	106207 v179 p189	2.18
Land	9199	850 Stanton, Roseburg, OR	27 06 23 AA 1900	105541 v178 p464	1.56
Land	9034.01	Keady, Roseburg, OR	27 06 23 AD 3000	105541 v178 p463	7.22
Land	9196.01	Keady, Roseburg, OR	27 06 23 AD 2900	104078 v177 p291	4.25
Land	9213	Military, Roseburg, OR	27 06 23 900	105539 v178 p460	<u>11.8</u>
					<b>30.82</b>
	<b>JoLane</b>				
Bldg	47652.01	2153 NE Vine, Roseburg, OR	27 05 07 1100	144543 v210 p489	<u>26.37</u>
					<b>26.37</b>

	<b>Tax Acct</b>	<b>Address</b>	<b>Legal</b>	<b>Deed</b>	<b>Acres</b>
	<b>RHS</b>				
Bldg	56042.01	400 W. Harvard, Roseburg, OR	27 06 13 DC 100	5924 v99 p258 60502 v86 p622	15.69
Land	56475		27 06 13 DC 1500	8001159 v743 p887	0.19
	56476		27 06 13 DC 1600	77-15627 v646 p107	0.19
	56494		27 06 13 DC 700	816983 v790 p623	2.8
	R27477		27 06 13 DC 200	2001-06074	0.27
	R27469		27 06 13 DC 300 27 06 13 DC 400	2001-06641	0.18 0.08
	R27461		27 06 13 DC 500	2001-04329	0.3
	R27445		27 06 13 DC 600	2001-16242	0.28
Land	56440	Bowden, Roseburg, OR	27 06 13 DD 2000	67737 v384 p940	1.64
Land	56502	618 Finlay, Roseburg, OR	27 06 13 DB 6100	717412 v468 p839	1.55
Land	56033	Harvard, Roseburg, OR	27 06 24 AB 100	321893 v323 p45 v99 p127 (5' Strip-Eastside)	1.63 <u>24.8</u>
	<b>District Office</b>				
Bldg	8872	1419 NW Valley View, Roseburg	27 06 11 DC 2100	v26 p224 47003 v117 p107	4.9 <u>4.9</u>
	<b>Newton Creek</b>				
Land	42576.01	Roseburg, OR	27 05 07 BB 4100	6510087 v354 p826	10.94 <u>10.94</u>
	<b>Charter Oaks</b>				
Land	9084.01	Troost, Roseburg, OR	27 06 15 CA 1800	8909085 v1063 p358	17.5 <u>17.5</u>
	<b>Rolling Hills</b>				
Land	65273.01	Rolling Hills, Roseburg, OR	28 06 10 CD 201	9310705 v1236 p783	9.54
Land	65272.07	Rolling Hills, Roseburg, OR	28 06 10 CD 301	9317419 v1252 p174	1.95
Land	65272.06	Holgate, Roseburg, OR	28 06 10 CD 401	9310125 v1235 p429	2.1 <u>13.59</u>

	<b>Tax Acct</b>	<b>Address</b>	<b>Legal</b>	<b>Deed</b>	<b>Acres</b>
	<b>Second High School Site/Jackson Ranch</b>				
Land	R123611	Winchester, OR	26 05 19 00300 26 06 24 00100	2003-023347	70.6
					<u>70.6</u>
	<b>RHS Adjacent Properties</b>				
Bldg	R27557	346 Birch Ct., Roseburg, OR	27 06 13 DB 3900	2001-25527	0.19
Bldg	R27509	335 Birch Ct., Roseburg, OR	27 06 13 DB 4100	2001-24401	0.6
Bldg	R27517	345 Birch Ct., Roseburg, OR	27 06 13 DB 4200	2001-14213	0.12
Bldg	R27533	355 Birch Ct., Roseburg, OR	27 06 13 DB 4300	2001-06712	0.15
Bldg	R27501	746 Finlay, Roseburg, OR	27 06 13 DB 4600	2001-20376	0.2
Bldg	R27485	716 Finlay, Roseburg, OR	27 06 13 DB 4700	2004-022537	1.14
Bldg	R27917	662 Finlay, Roseburg, OR 375 Selmar, Roseburg, OR	27 06 13 DB 5600	2001-15081	0.2
Land	R27405	634 Finlay, Roseburg, OR	27 06 13 DB 5800	2003-006668	0.48
Bldg	R27421	624 Finlay, Roseburg, OR	27 06 13 DB 5900	2001-16238	0.48
Bldg	R27413	620 Finlay, Roseburg, OR	27 06 13 DB 6000	2002-03106	0.17
Bldg		612 Finley, Roseburg, OR	27 06 13 DB 6100		<u>1.37</u>
					<u>5.1</u>
			<b>GRAND TOTAL:</b>		<b><u>322.48</u></b>

# DISTRICT OFFICE

District Office

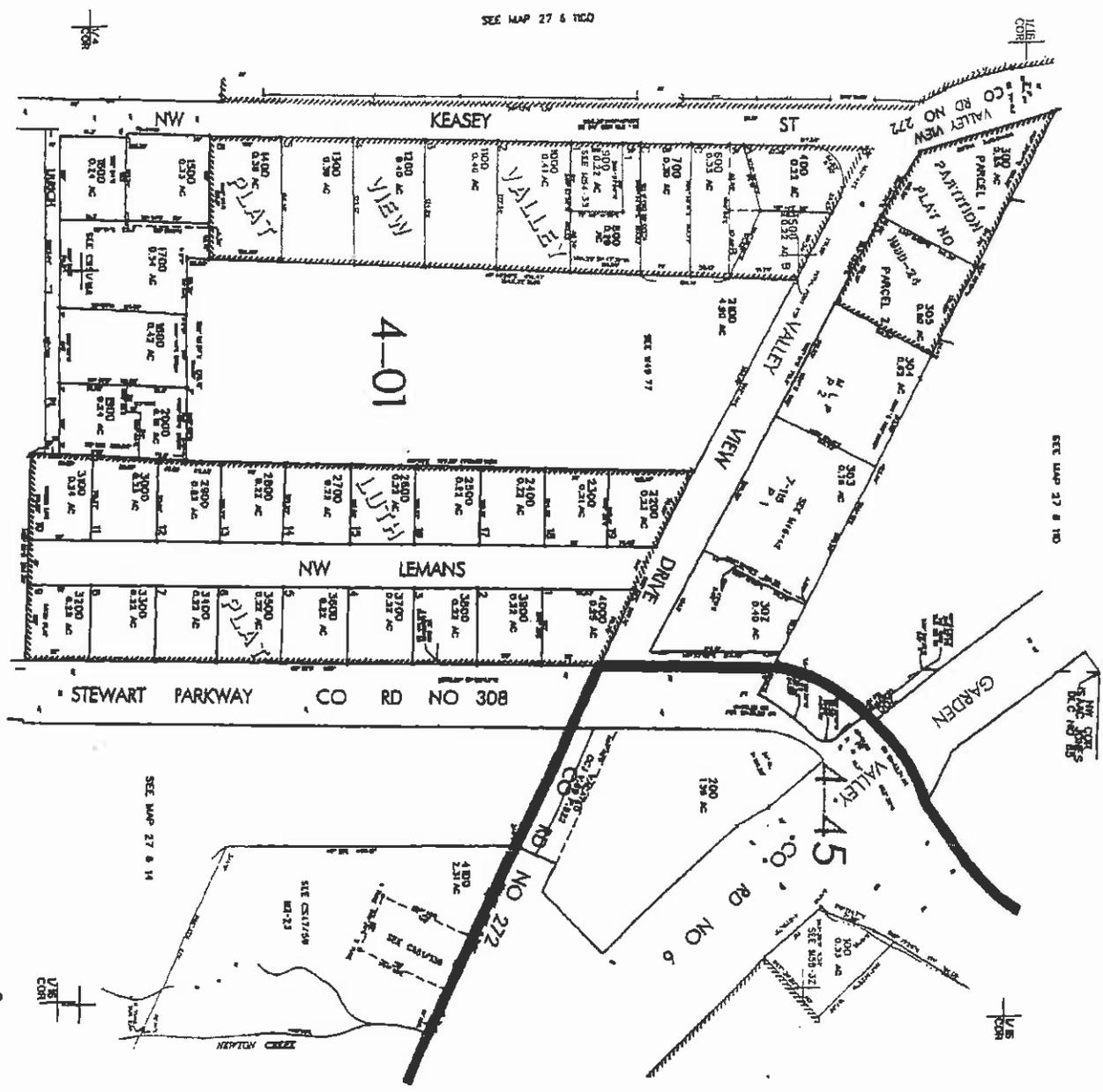
	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	8872	1419 NW Valley View Roseburg	27 06 11 DC 2100	v26p224 47003 v117p107	4.9

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY

SW 1/4 SE 1/4 SEC. 27, R. 6 W. W.M.  
DOUGLAS COUNTY

RECORDED ON  
PAGE

27 6 11DC  
ROSEBURG  
DISTRICT OFFICE



SEE MAP 27 & 11C0

SEE MAP 27 & 11D

SEE MAP 27 & 11D0

CANCELLED MAPS  
SEE 230

542,500

27 6 11F  
ROSEBURG

27 6 14A0

4 25 000

# EASTWOOD

# EASTWOOD

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
33,000	44.4	20	1957	20 - 25 Years

## Major Modifications and Year

1966 - Cafeteria/Multi Purpose Room  
1969 - Library and classroom building  
1988 - 6-Plex, Music and Staff rooms

## Major Physical Plant Issues

Main heating system undersized  
Area drainage failing  
Boiler obsolete  
Main Sewer Line Replacement

## Eastwood

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	8653.01	2550 SE Waldon Roseburg, OR	27 05 20 700	230415 v265p689	44.4

Right of Way Lease - Henry & Mary Hall for public road purposes to access Ramp Rd  
Water Easement - City of Roseburg 2/79  
Right of Way Easement - Pacific Power 10/87  
Water Right - Reservoir permit 7/90



*EASTWOOD SCHOOL*



# FIR GROVE

## FIR GROVE

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
27,300	7.34	18	1960	20 - 25 Years

### Major Modifications and Year

1998 - Two classroom modular  
1995 - Library remodel

### Major Physical Plant Issues

Does not meet or come near current  
seismic, IAQ codes  
Limited parking  
Small useable campus area

## Fir Grove

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	8883.04	1360 W Harvard Roseburg, OR	27 06 13 CC 800	238733 v270 p44	7.34
		Easement - PNB 9/67 Right of Way Easement - Pacific Power 5/88			



FIR GROVE SCHOOL

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

APPROX 1/8" COR.

SW1/4 SW1, T13 N, R6 W, W.M. DOLAS COUNTY

REVISED ON 2-28-98

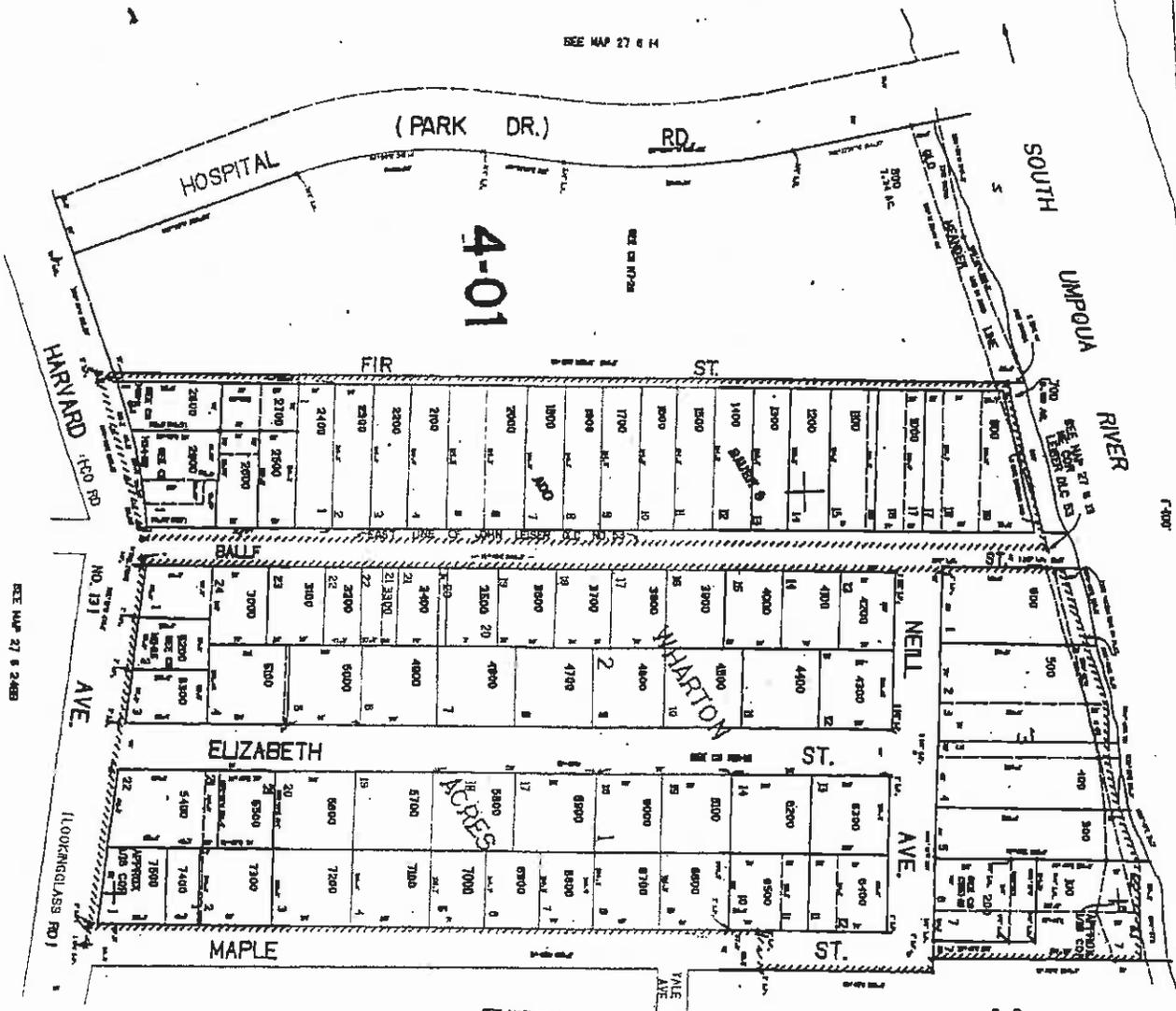
FIN GROVE 27 6 13CC ROSEBURG

CANCELLED NO'S 89041

5780061



SEE MAP 27 6 14



SEE MAP 27 6 24B3

SEE MAP 27 6 13C2

1237,000

27 6 13CC ROSEBURG

# FULLERTON IV

## FULLERTON IV

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
39,000	9.39	21	1960	20 - 25 Years

### Major Modifications and Year

1988 - Kindergarten classrooms

### Major Physical Plant Issues

At maximum electrical capacity

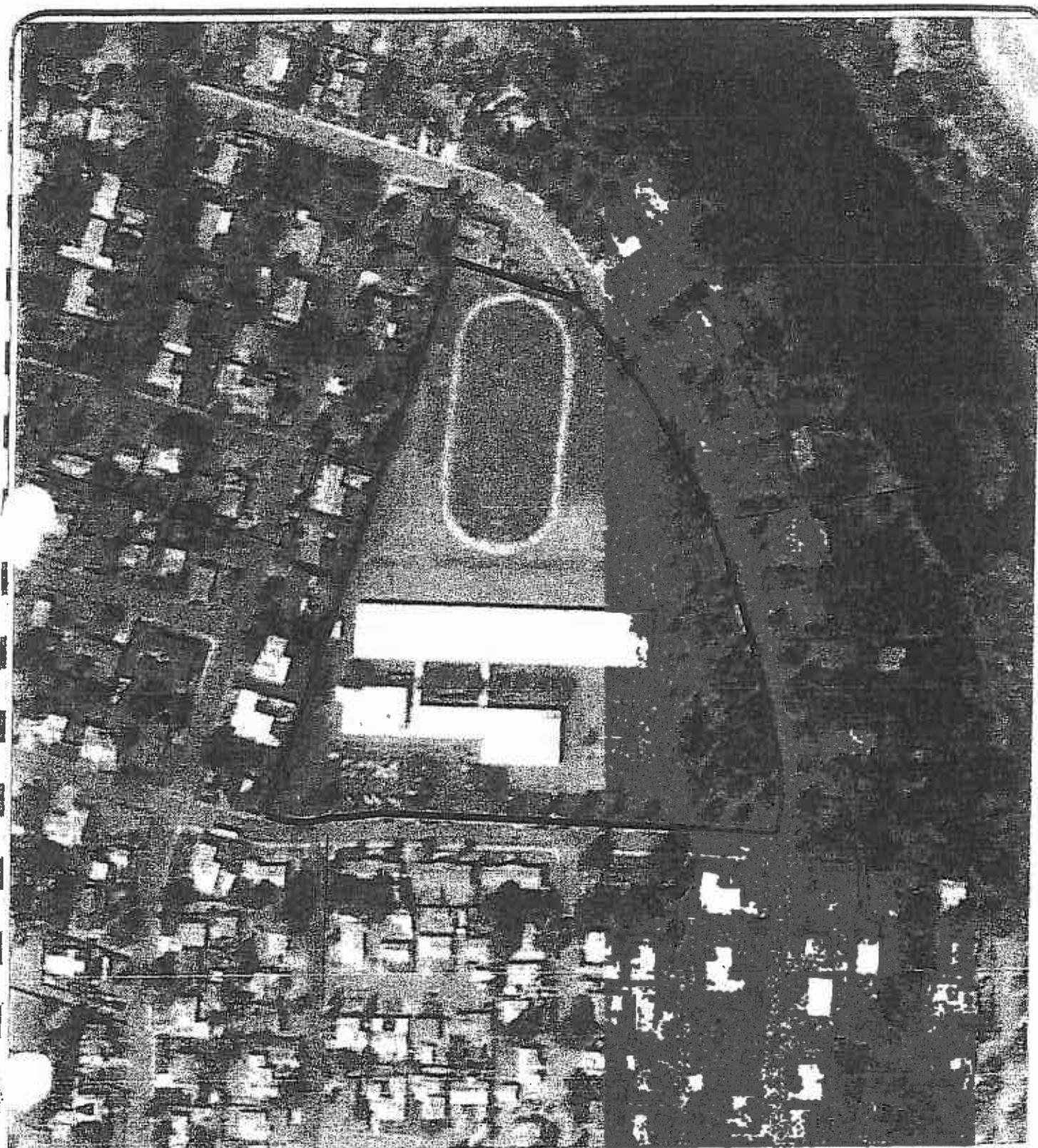
Irrigation line replacement

HVAC system marginal

## Fullerton

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	8996.03	2560 W Bradford Roseburg, OR	27 06 14 400	254001 v279 p441	9.39

Drainage Easement - City of Roseburg 9/63  
Easement - gas line 6/65  
Water Right - So. Umpqua River (irrigation) 5/86



FULLERTON SCHOOL

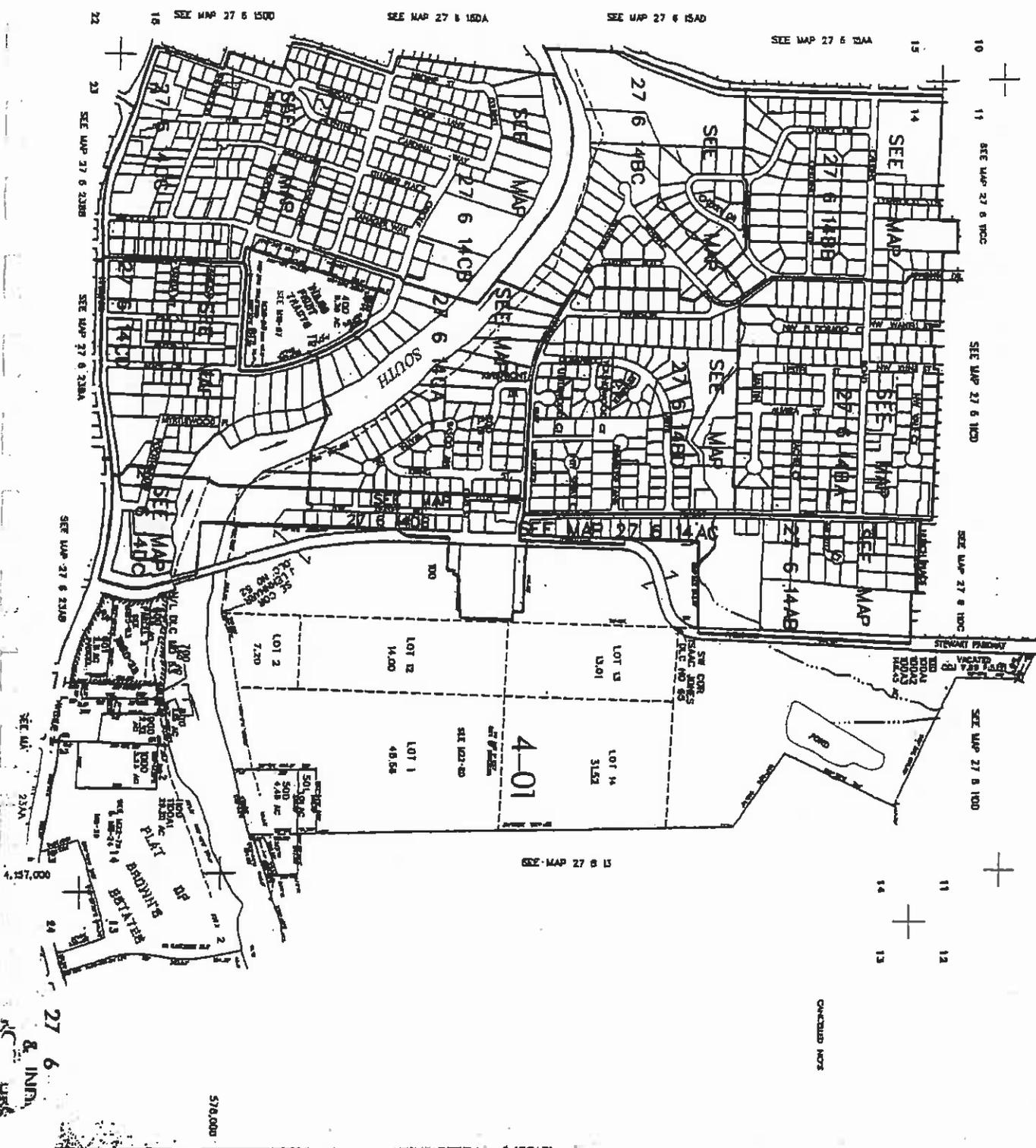
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SEC. 14 T.27S., R.6 W. W.M.  
DOUGLAS COUNTY

RECORDED ON  
4-28-89

FULLERION

27  
& INDIAN  
ROSEBURG



10 SEE MAP 27 6 1500  
11 SEE MAP 27 6 1500A  
12 SEE MAP 27 6 1500B  
13 SEE MAP 27 6 1500C  
14 SEE MAP 27 6 1500D  
15 SEE MAP 27 6 1500E  
16 SEE MAP 27 6 1500F  
17 SEE MAP 27 6 1500G  
18 SEE MAP 27 6 1500H  
19 SEE MAP 27 6 1500I  
20 SEE MAP 27 6 1500J  
21 SEE MAP 27 6 1500K  
22 SEE MAP 27 6 1500L  
23 SEE MAP 27 6 1500M

27  
& INDIAN  
ROSEBURG

**GREEN**

## GREEN

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
36,300	10+	22	1949	15 - 20 Years

### Major Modifications and Year

1960 - Four classroom complex  
1964 - Gym Pod  
1976 - Library  
1988 - Modular classrooms

### Major Physical Plant Issues

Some block deterioration in building  
Fire alarm obsolete  
Kitchen at max electrical load  
Main water line replacement  
Kitchen remodel  
New Walk-in  
4-Plex heating tunnel inaccessible  
Severely limited gym space  
4 Plex and Gym Heating Opsolete  
Very Limited Gym/Multi-Purpose Space

# Green

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	10298.01	4498 SW Carnes Roseburg OR	28 06 11 BC 2500	87204 v163 p467	10
Bldg	R36633	4544 SW Carnes Roseburg OR	28 06 11 BC 2000		.68
	R36673		28 06 11 BC 2100		.17
					<b>10.85</b>



GREEN

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

SW1/4 NW1/4 S 11 T.29S. R.6W. W.M.  
DOUGLAS COUNTY

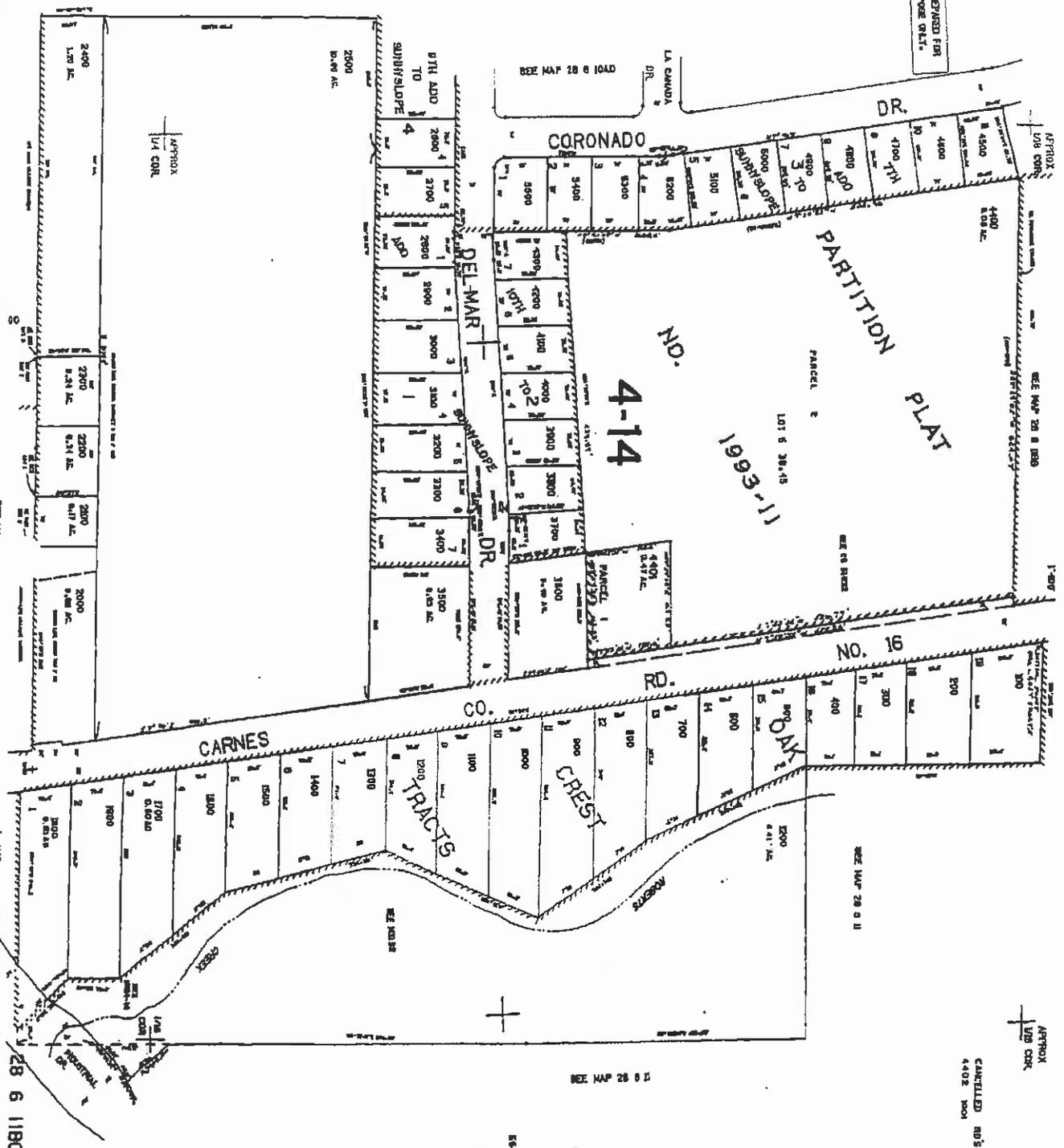
REVISED ON  
8-21-88

28 6 11BC

SHEET

APPROX  
1/28 COR.

CANCELLED NO'S  
4402 3804



NO.  
4-14

1993-11

NO. 16

SEE MAP 28 6 11

554,000

28 6 11BC

# HUCREST

# HUCREST

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
44,600	11.07	23	1955	25-30 Years

## Major Modifications and Year

1957 - Additional wing  
1961 - Third wing and Gym  
1972 - Library  
1988 - Modulers  
2002 - Music Room and Tech Lab

## Major Physical Plant Issues

Limited parking  
Campus at electrical capacity  
Cramped kitchen facilities  
Inefficent Heating Plant

## Hucrest

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	8867.04	1810 NW Kline Roseburg, OR	27 06 11 800	198517 v244p420	11.07

Road & sewer Easement - William & Blanch Martin 9/55  
Right of Way Easement - Pacific Power & Douglas Cable TV 1/65  
Storm sewer Easement 8/73



HUCREST SCHOOL

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.



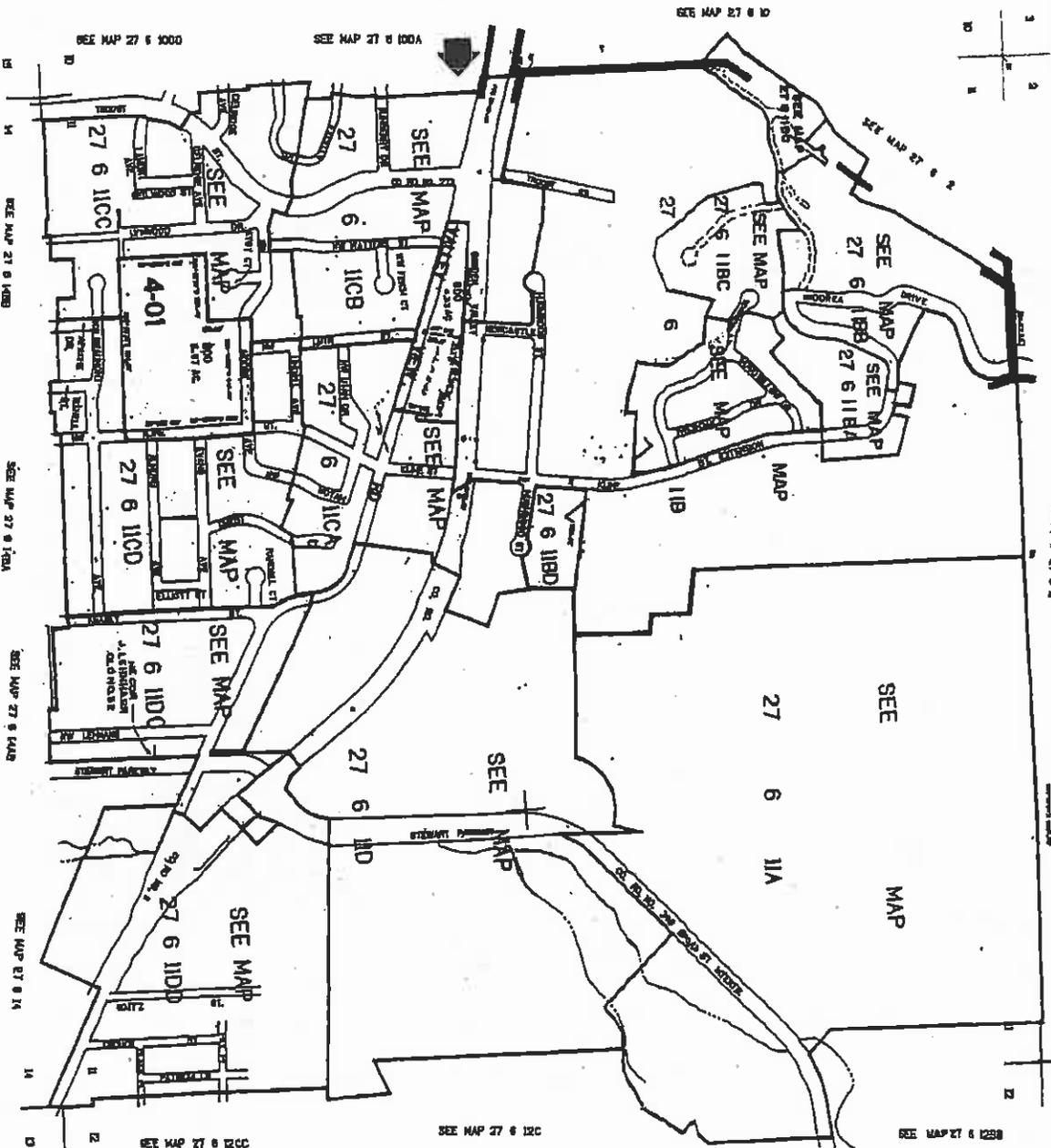
SECTION 11  
DOUGLAS COUNTY  
ROSEBURG

RECORDED ON  
8-18-98

27 6 11  
& INDEX  
ROSEBURG

Corrected Parcel -

100
200
300
400
500
600
700
800
900
1000



SEE MAP 27 6 1000

SEE MAP 27 6 100A

SEE MAP 27 6 10

SEE MAP 27 6 2

SEE MAP 27 6 100B

SEE MAP 27 6 100C

SEE MAP 27 6 100D

SEE MAP 27 6 100E

SEE MAP 27 6 100F

SEE MAP 27 6 100G

SEE MAP 27 6 100H

27 6 11  
& INDEX  
ROSEBURG

58304

1004331

**MELROSE**

## MELROSE

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
29,600	8.57	18	1920	20 Years

### Major Modifications and Year

1961 - Gym  
1963 - Classrooms and Office  
1965 - Classrooms  
1970 - Classrooms  
1985 - Kitchen  
2002 - Current play area

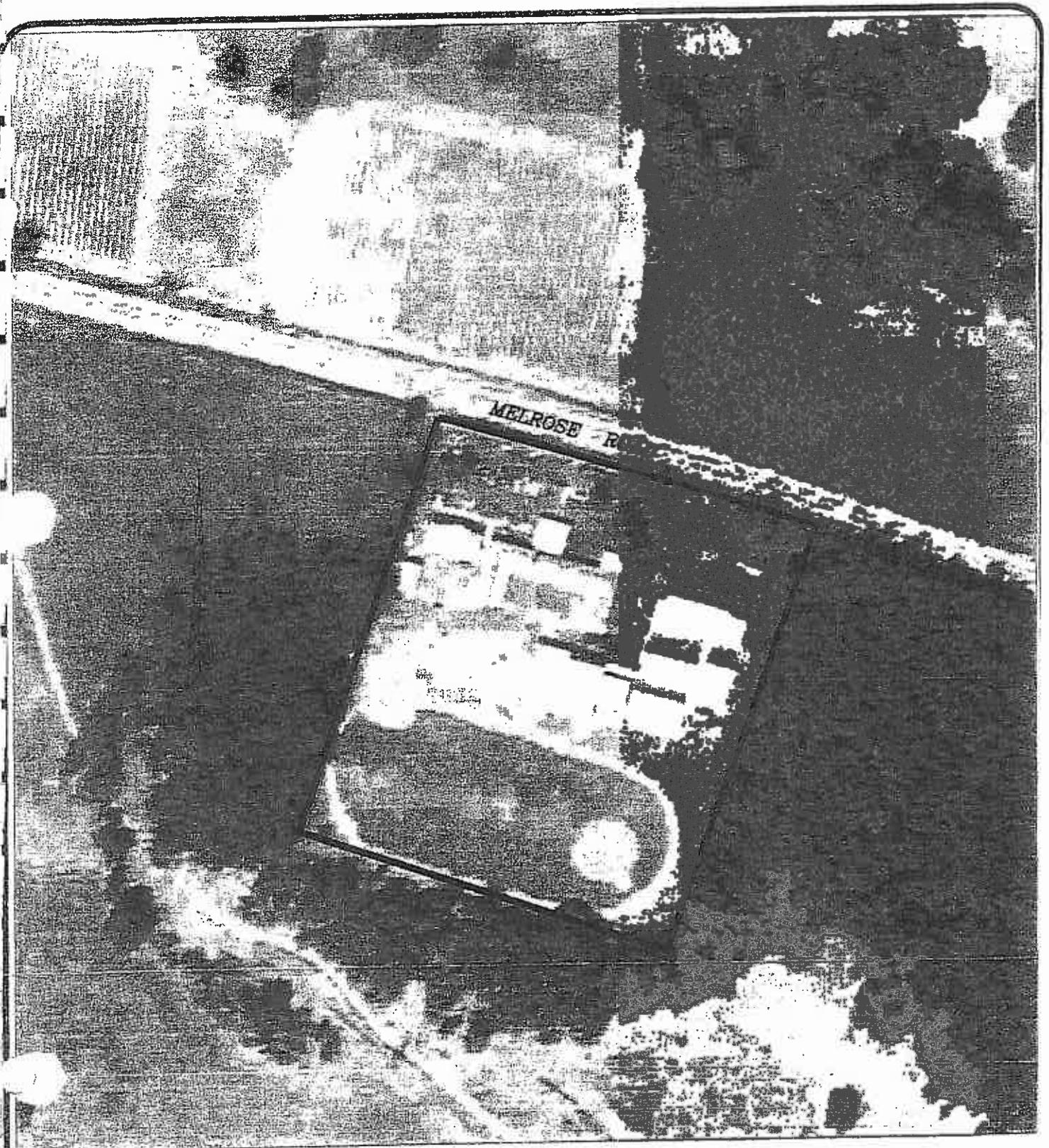
### Major Physical Plant Issues

Limited parking  
Septic system - no sewer available  
Main building heating system marginal  
Sewer lines to septic failing

## Melrose

	<u>Tax Acct</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	8793	2960 Melrose Roseburg, OR 2.5 acre addition 5/63 included in above total	27 06 08 900	108452 v181p59 326864 v326p613	8.57

Right of Way Easement - Henry & Carmen Scott future construction 3/62  
Water line Easement - Umpqua Basin Water 10/66  
Water right 2/71



MELROSE - R

MELROSE SCHOOL

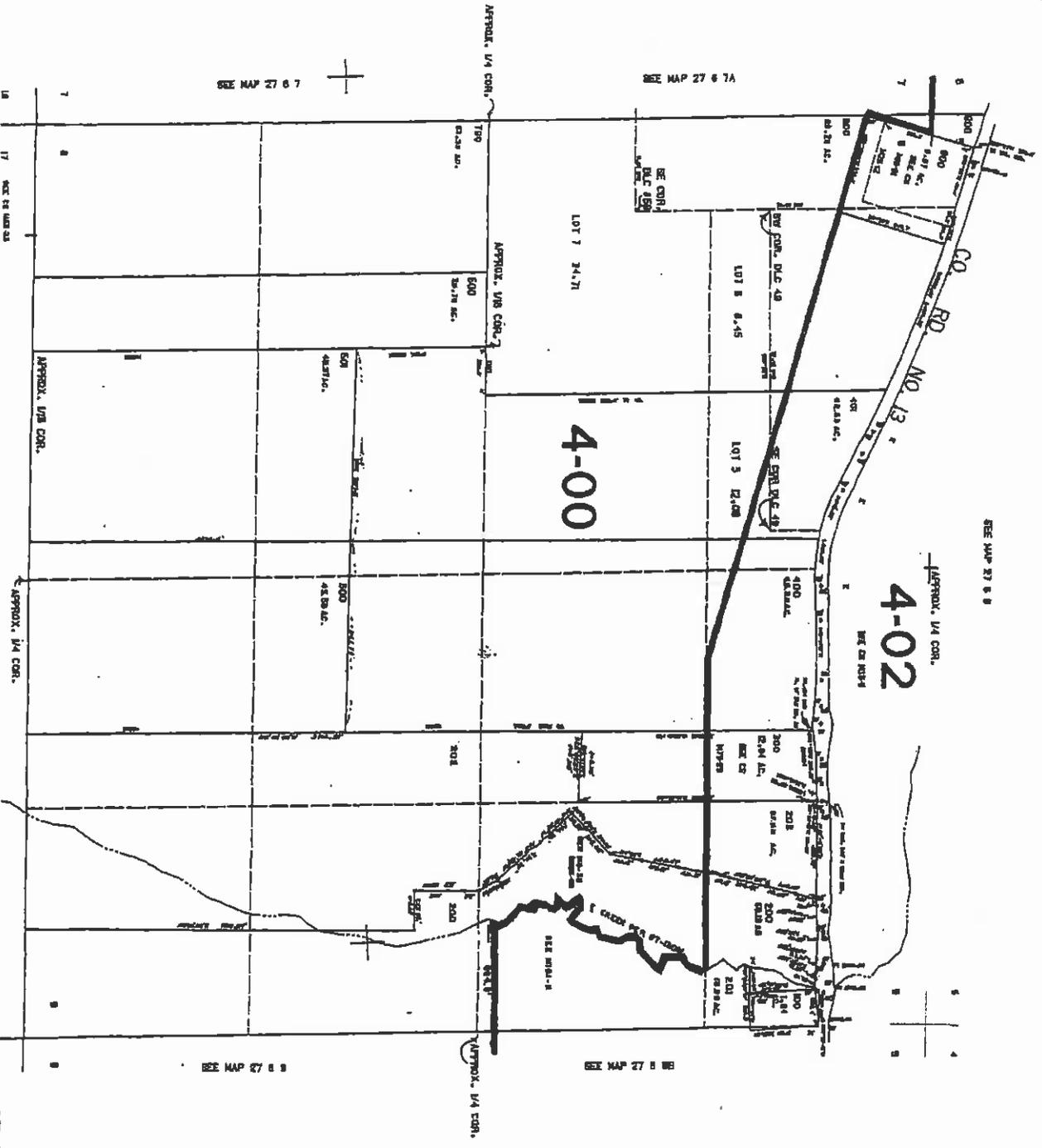
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

SECTION 27S, R6W, WM,  
DODGE COUNTY  
T-100'

REVISED ON  
4-23-97

27 6 B

MELROSE



SEE MAP 27 6 7

SEE MAP 27 6 7A

SEE MAP 27 6 8

SEE MAP 27 6 8B

SEE MAP 27 6 8

MAP 27 6 17

10,000

27 6 P

185,000

# PUBLIC WORKS DEPARTMENT



Administration  
1036 SE Douglas, Room 219  
Roseburg, Oregon 97470  
(541) 440-4208

## DIVISIONS

Administrative Services  
1036 SE Douglas, Room 220  
Roseburg, Oregon 97470  
(541) 440-4526

Engineering and Construction  
1036 SE Douglas, Room 304  
Roseburg, Oregon 97470  
(541) 440-4481

Operations and Maintenance  
433 Rifle Range Road  
Roseburg, Oregon 97470  
(541) 440-4268

Natural Resources  
1036 SE Douglas, Room 306  
Roseburg, Oregon 97470  
(541) 440-4255

May 2, 2005

Roseburg School District  
1419 NW Valley View  
Roseburg, Oregon 97470

Attention: Bruce Lathers

Reference: Melrose School Safety Issue

Bruce,

Enclosed is a preliminary map showing the proposal for the acquisition of additional property at Melrose School to provide additional parking. As you know, events at the school force the overflow parking onto the Melrose Road shoulders, creating hazardous conditions for the pedestrians and drivers alike.

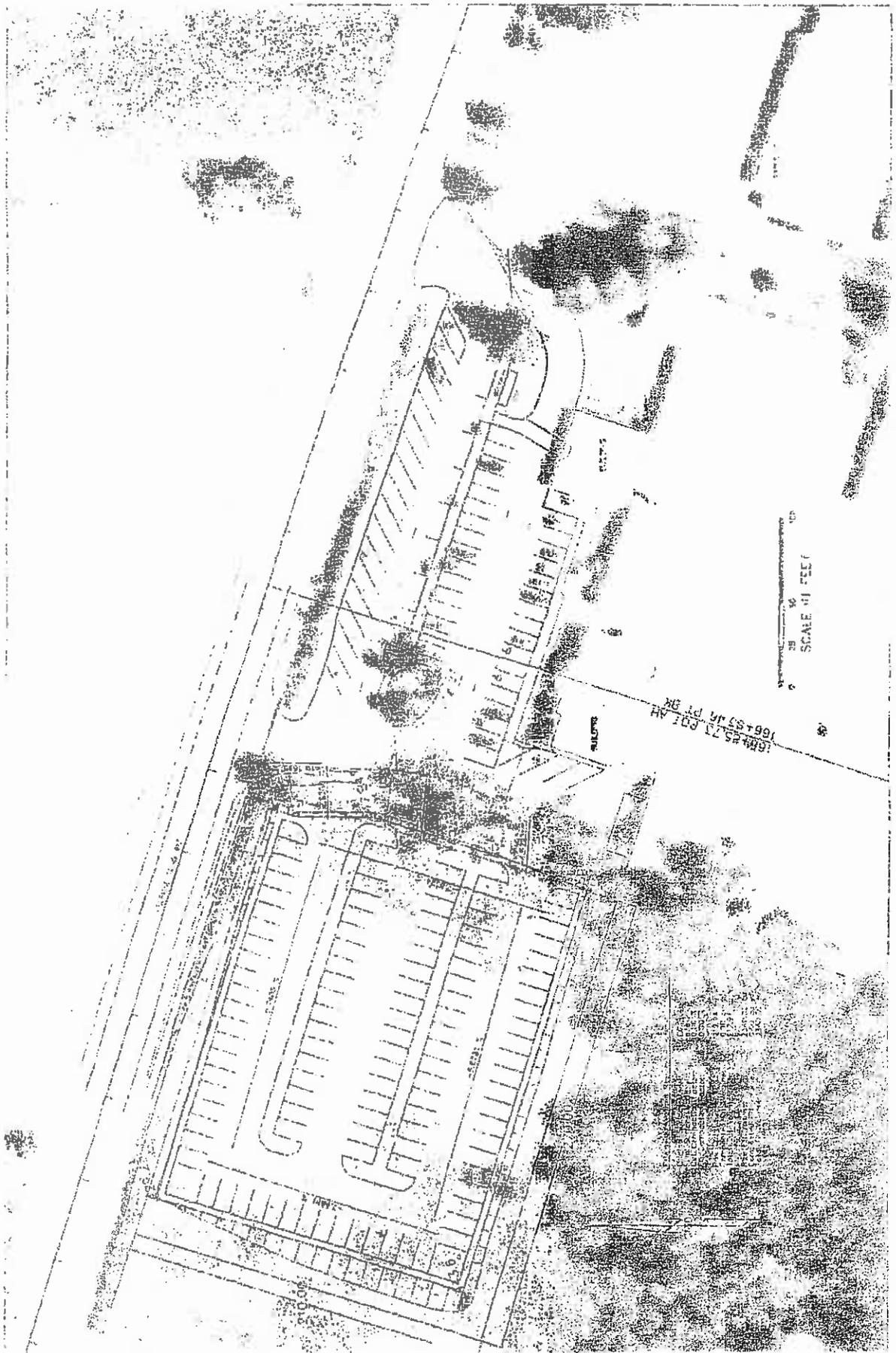
We currently hope to acquire the proposed property this summer prior to the start of school, however, schedules and work loads may dictate a later completion date.

Sincerely,

Mike Luttrell,  
Engineering & Construction  
Division Manager

cc: Robb Paul

Enclosure



166+57.00 FT. AN  
166+55.73 FT. AN

0 25 50 100  
SCALE IN FEET

166+57.00 FT. AN  
166+55.73 FT. AN

**ROSE**

## ROSE

<u>Square Ft</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
38,000	4.41	13	1953 Lower Building	20 - 25 Years

### Major Modifications and Year

1975 - Upper building, Gym and Multipurpose room

1998 - Upper playground

### Major Physical Plant Issues

No room to expand

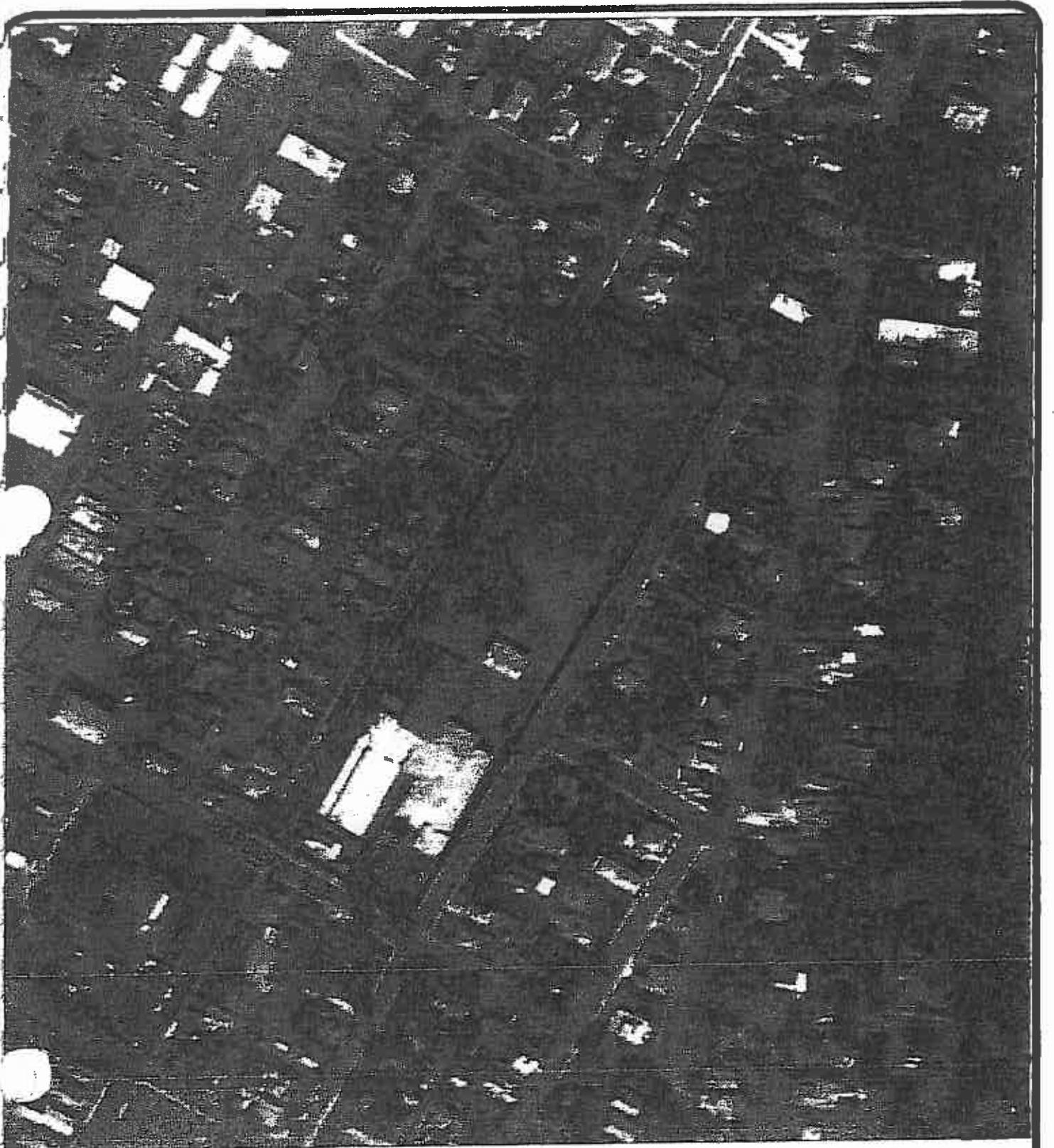
West wall of upper campus has pulled away from floor

Heating plants obsolete

Rose

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	54436	948 SE Roberts Roseburg, OR	27 06 24 DD 2000	v47p 425 V61p245 5558 v99p206 74-8201 v548p638 142389 v209p204 7317278 v534p668 149881 v214p482 5349 v99p170	4.41

Vacated Waite Ave 74-3315  
Vacated alley 154-949  
Excluded parcel 2001 (.06 ac) 91-10878  
Right of Way Easement - Pacific Power 11/74



ROSE SCHOOL

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

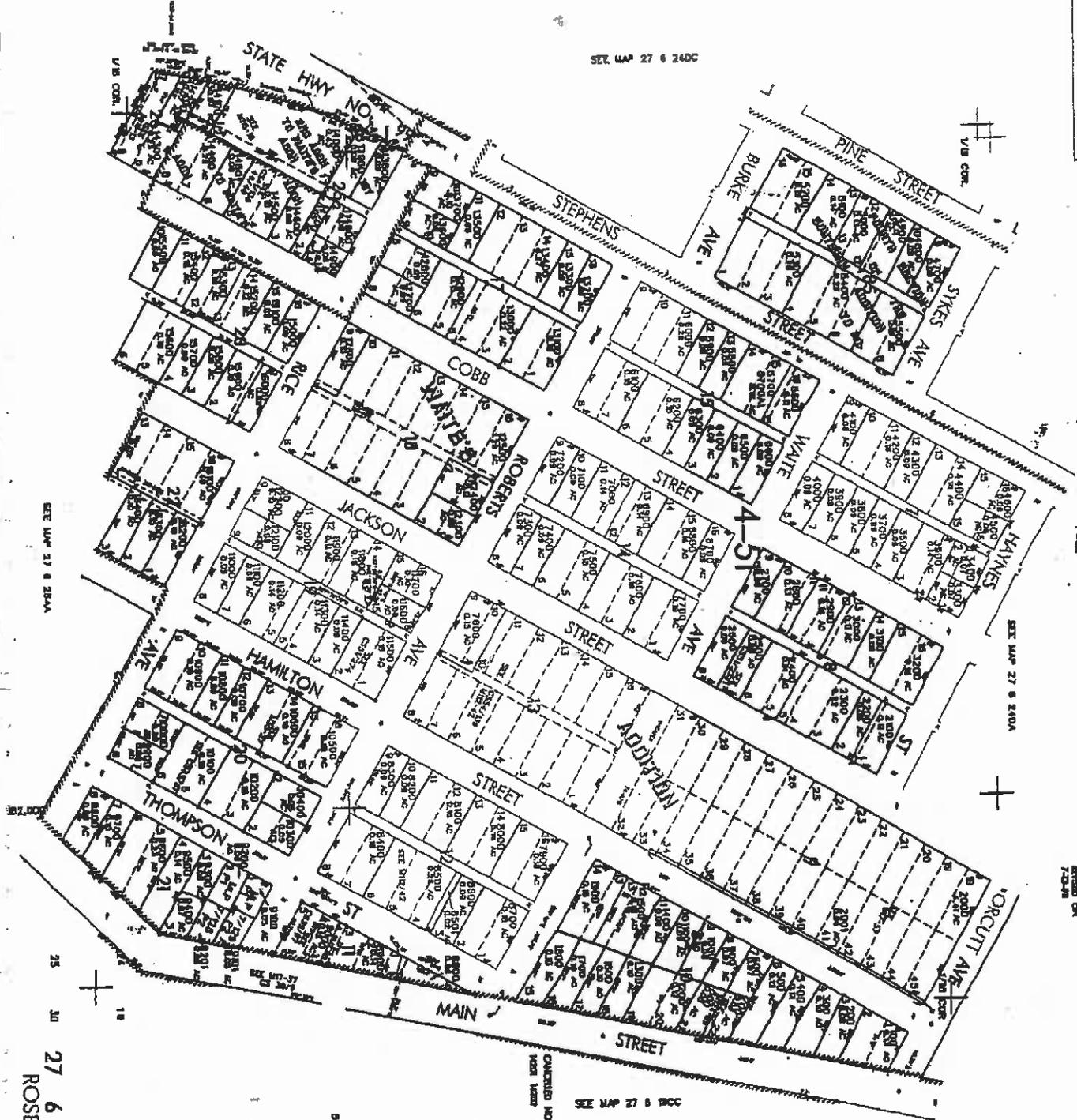
SEE MAP 27 6 24DC

SEVA SEVA SEC.  
DOUGL.  
275. R. 6W W.M.  
JNTY

SEE MAP 27 6 24DA

ROSE

27 6 24  
ROSEBUR



SEE MAP 27 6 24AA

CHANGED NOTS  
FROM VARIOUS MAPS

012,000

25 30 27 6 24DD  
ROSEBUR

# SUNNYSLOPE

# SUNNYSLOPE

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
43,700	13.05	18	1965	30 - 40 Years
			First two classrooms	

## Major Modifications and Year

1979 - Main school buildings

2001 - Modular

## Major Physical Plant Issues

Fire alarm obsolete

irrigation system poor

March 9, 2007

## Sunnyslope

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	10293.03	2230 SW Cannon Roseburg, OR	28 06 10 AA 1000	v326p252	13.05

Easement - PNB 1/77



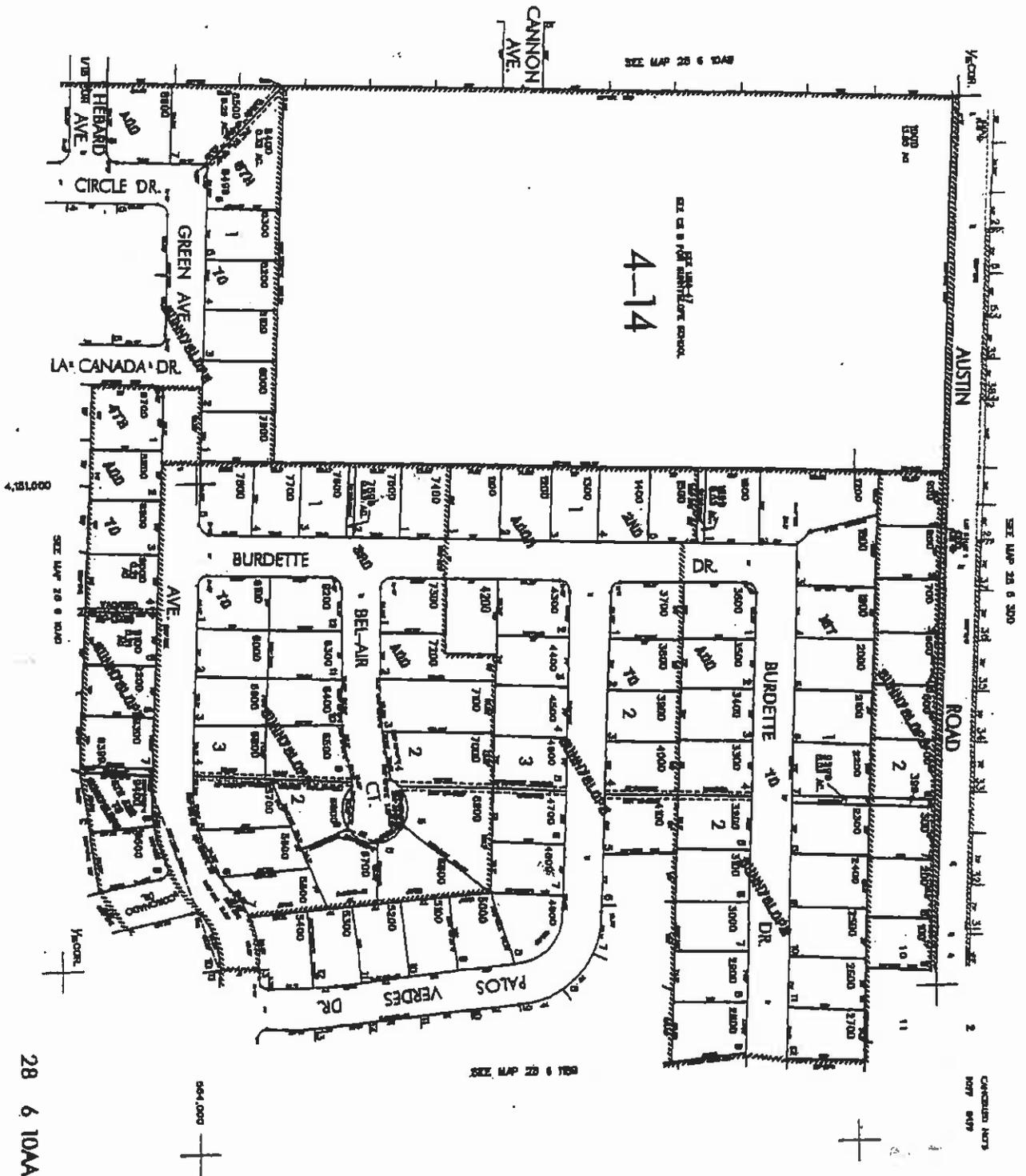
SUNNYSLOPE SCHOOL

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

NE1/4 NE1/4 & T.28S. R.6W W.M.  
DOUGLAS COUNTY

ISSUED ON  
12-2-97

SUBRANGE  
28 6 10AA



28 6 10AA

**WINCHESTER**

## WINCHESTER

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
46,200	8.63	25	19- ?	20 Years

### Major Modifications and Year

- 1953 - Kitchen addition to multipurpose room
- 1964 - Offices and lower classrooms
- 1965/1970 - Upper classrooms
- 1973/1974 - Library, classroom building and gym

### Major Physical Plant Issues

- Primary building obsolete
- Campus ADA limited
- Campus at max electrical capacity
- Cafeteria building and kitchen limited life
- Campus large and difficult to maintain

## Winchester

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	7467.01	217 Pioneer Winchester, OR	26 06 25 AD 1500	104198 v177p355	3.15
Land	43128	217 Pioneer Winchester, OR	26 06 25 AD 1600	v34p547	.46
		Right of Way – CA OR Power Company			
Land	43130	217 Pioneer Winchester, OR	26 06 25 AD 1700	3188825v321p72	.54
		Right of Way -- Pacific Power 2/1/63			
Land	43129	217 Pioneer Winchester, OR	26 06 25 AD 1800	324302 v324p738	.24
Land	43129.01	217 Pioneer Winchester, OR	26 06 25 AD 1900	324304 v324p740	.29
Land	7461	217 Pioneer Winchester, OR	26 06 25 AD 2000	19491v102p351	1.18
		Excluded Cnty road 115 (.03ac) 7/76			
Land	43123.01	217 Pioneer Winchester, OR	26 06 25 AD 2100	322204 v323p257	1.13
Land	43124	217 Pioneer Winchester, OR	26 06 25 AC 2200	325490 v325p529	1.64

1.64  
**8.63**

Excluded Cnty road r/w (.04 ac)  
 Sewer Easement 5/4/67  
 Right of Way -- Pacific Power 9/25/63



WINCHESTER SCHOOL

SE 1/4 NE 1/4 SEC. 26 T26S. R. 6W. WM.  
DOUGLAS COUNTY

SEE MAP 26 6 251A

REVISED ON 8-15-2011

26 6 25AD

WINCHESTER

CANCELLED NO. 1  
2600 1200  
1000 1000

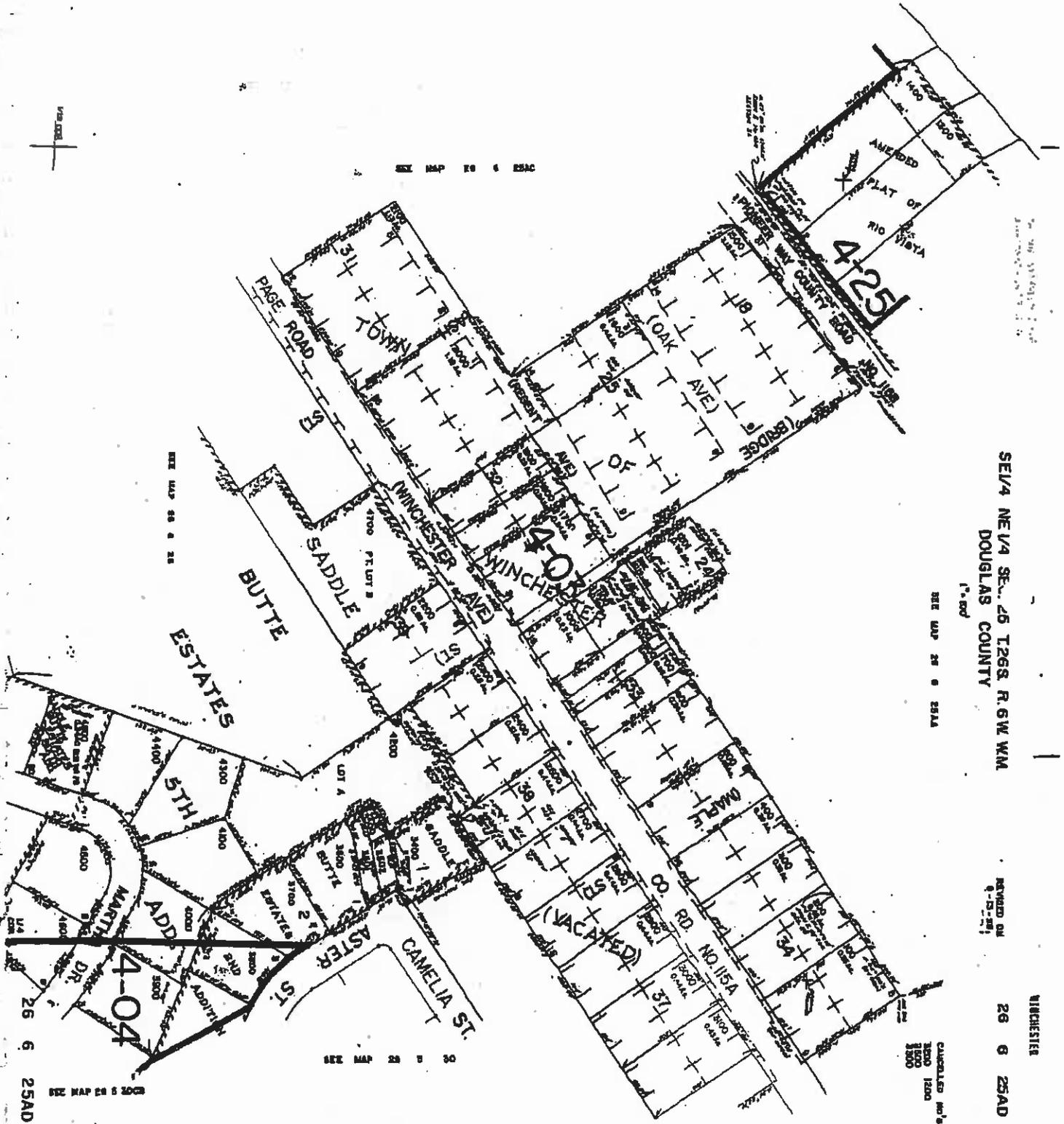
4-25

4-0

4-04

SEE MAP 26 6 25AC

SEE MAP 26 6 25AD



26 6 25AD

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY

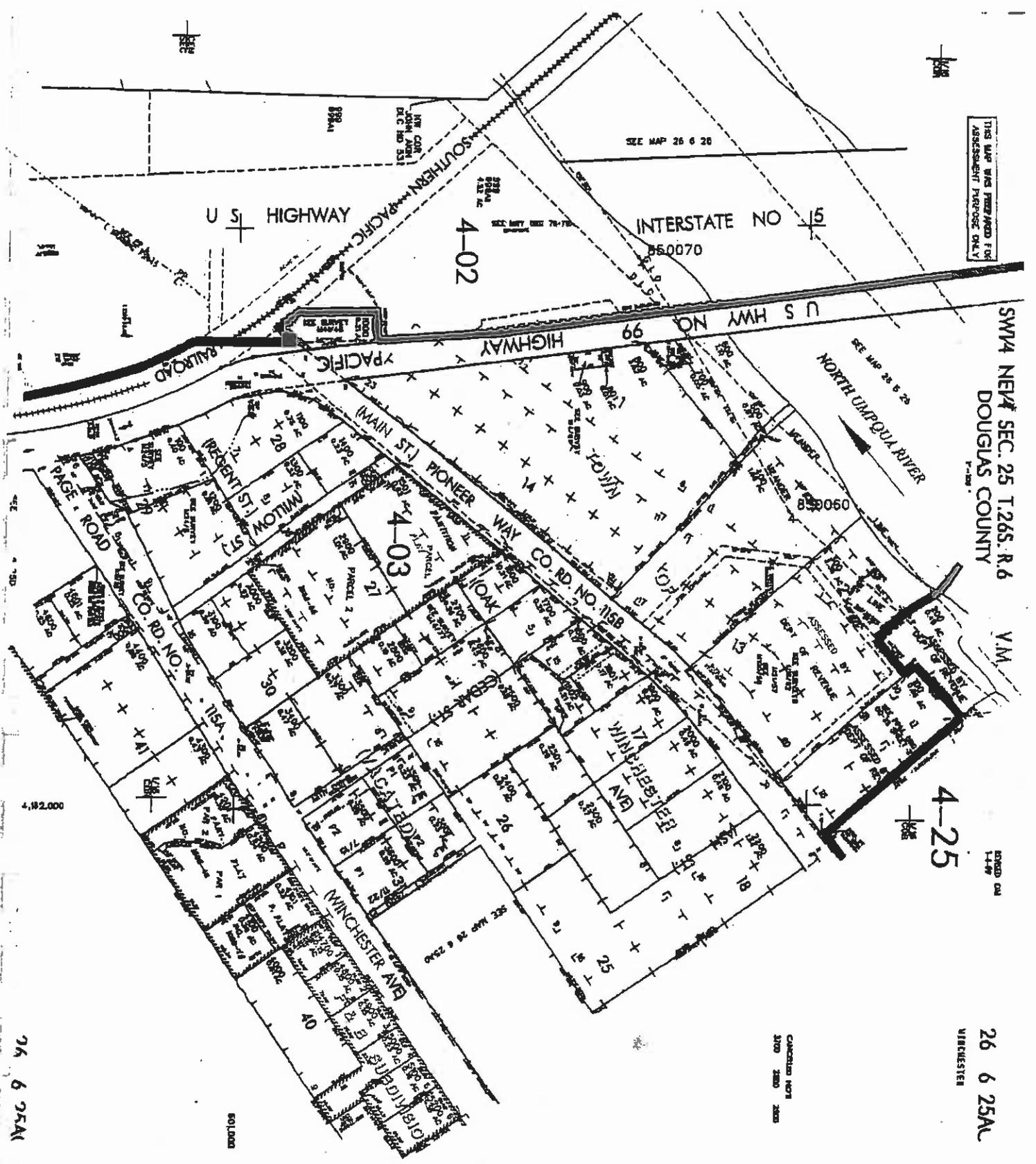
SW14 NE1/4 SEC. 25 T.26S. R.6  
DOUGLAS COUNTY

Y.M.

ENR'D CAL  
1-1-99

26 6 25A  
WINCHESTER

CANCELLED NOTE  
3/10 2000 2000



SEE MAP 26 6 26

SEE MAP 26 6 26

4-02

4-03

4-25

4,000

501,000

26 6 25A

# FREMONT

## FREMONT

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
101,000	30.82	37	1961	20 Years

### Major Modifications and Year

1961 - Classrooms and Gym  
1968 - Modulars  
1998 - Modular replacement  
2000 - Covered play area

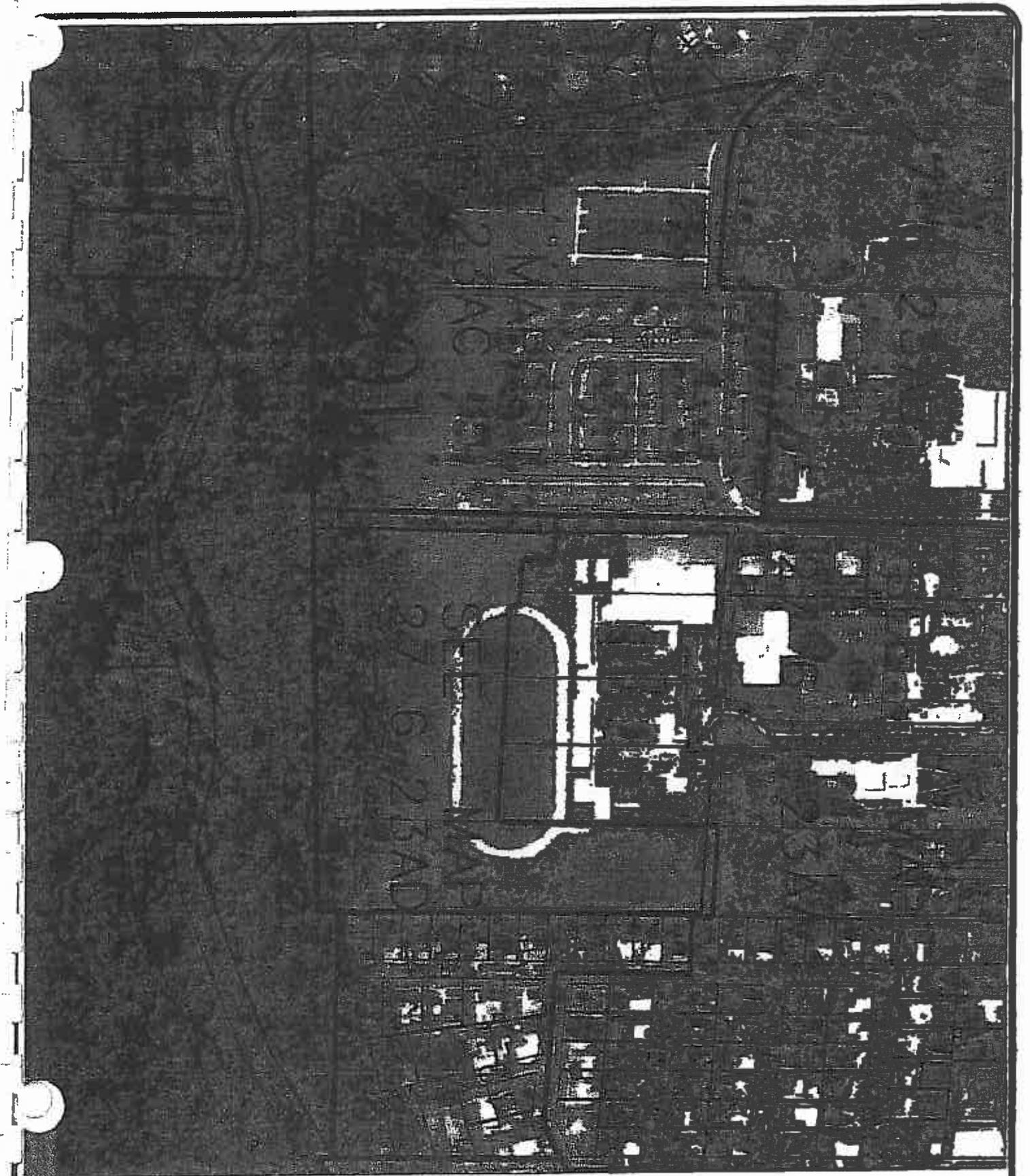
### Major Physical Plant Issues

Limited access and parking  
HVAC system inadequate/obsolete  
No usable track  
Lockers obsolete  
Unoccupiable courtyards  
Concrete slab floor movement  
Wood gym flooring should be replaced

## Fremont

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	9198.01	850 W Keady Roseburg, OR	27 06 23 AA 3200	195540 v178p461	2.04
Land	9201.01	Keady Roseburg, OR	27 06 23 AA 1500	805339 v178p328	1.77
Land	9200.01	Keady Roseburg, OR	27 06 23 AA 1600	106207 v179p189	2.18
Land	9199	850 Stanton Roseburg, OR	27 06 23 AA 1900	105541 v178p464	1.56
Excluded 1901 (2.82 ac) 84-10886 Excluded street r/w (1.26 ac) 85-3087 / 85-3089 Right of way Pacific Power 8/62					
Land	9034.01	Keady Roseburg, OR	27 06 23 AD 3000	105541 v178p463	7.22
Land	9196.01	Keady Roseburg, OR	27 06 23 AD 2900	104078 v177p291	4.25
Land	9213	Military Roseburg, OR	27 06 23 900	105539 v178p460	11.8

*30.82*



FREEMONT

THIS IS A PRELIMINARY MAP FOR AMBROSIA, CALIF.

NEW 1/4 NEW SEC. 23 T.1 S. 6 W. W.M. DOUGLAS CO. CALIF.

27 6 23A

ROSEBURG

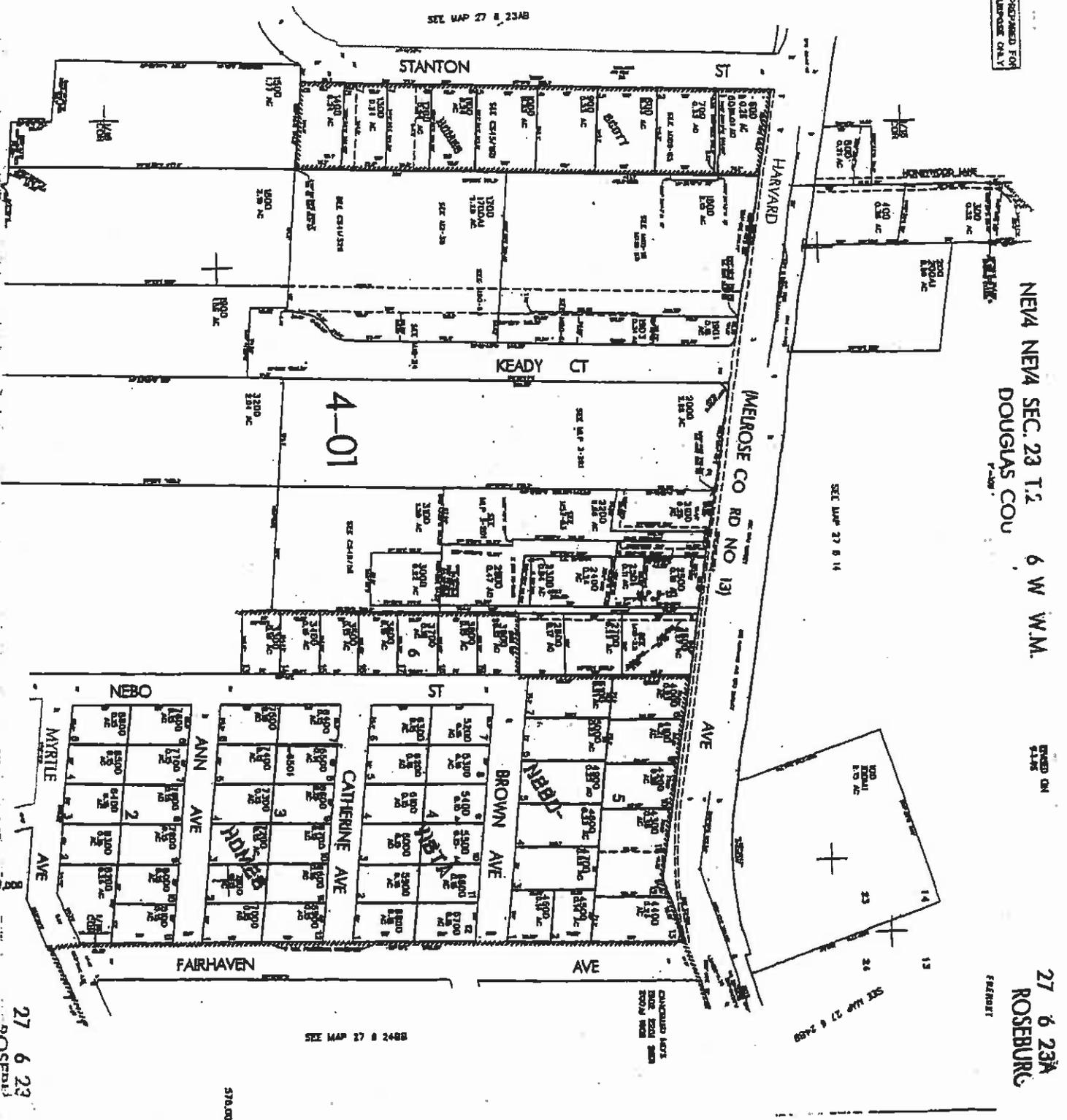
SEE MAP 27 6 23AB

SEE MAP 27 6 14

SEE MAP 27 6 24AB

SEE MAP 27 6 23

576,000



27 6 23  
ROSEBURG

**JOSEPH LANE**

# JOSEPH LANE

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
92,000	26.37	35	1954 First Phase	20-25 Years

## Major Modifications and Year

1956/1957 - Phase Two  
1961/1962 - Phase Three  
1968 - Modular classroom additions  
1999 - Modular classroom additions

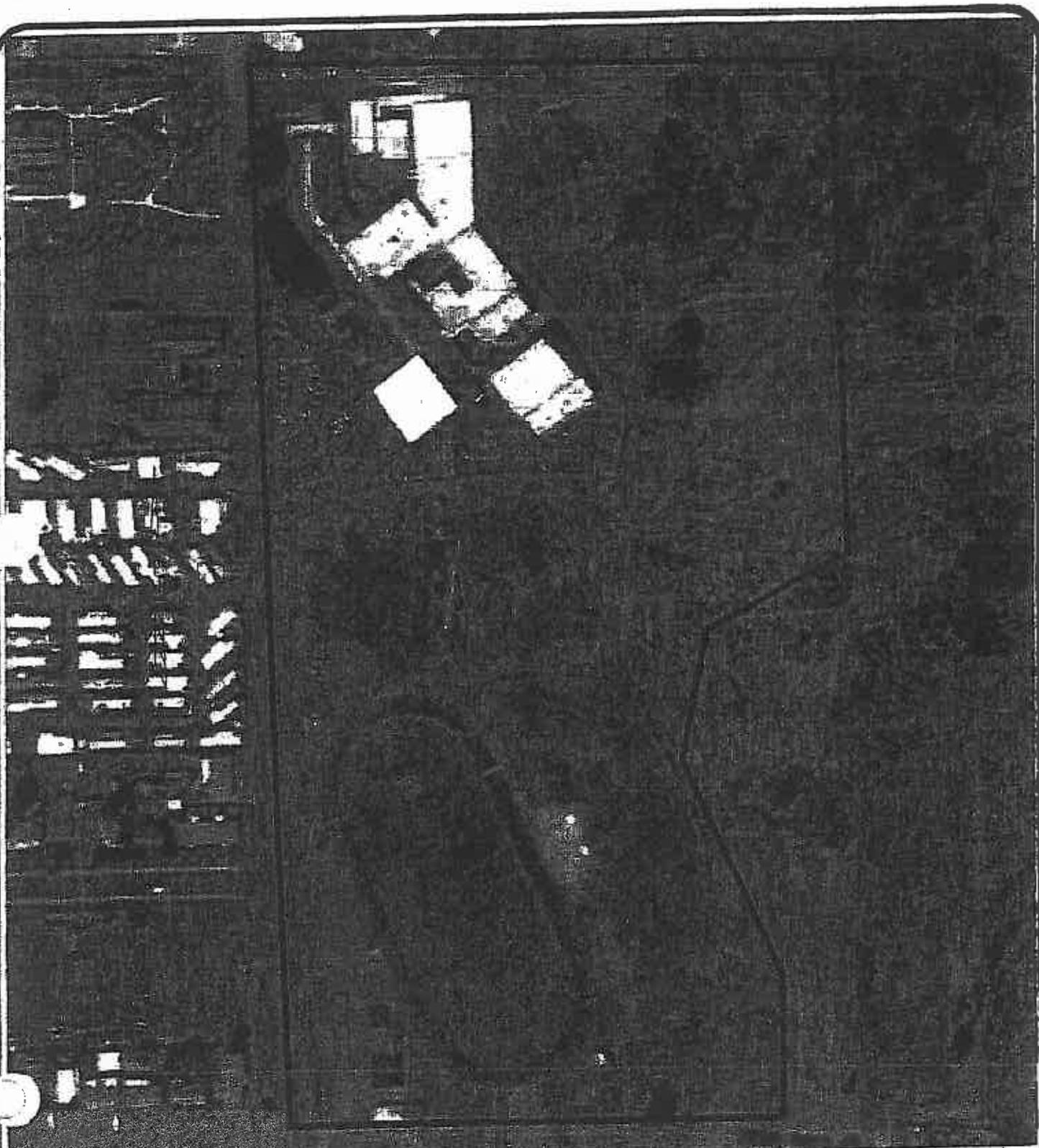
## Major Physical Plant issues

No air conditioning  
Track requires replacement  
Hillside drainage and movement  
Buildings at electrical capacity  
Locker rooms require remodel

## Jo Lane

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	47652.01	2153 NE Vine Roseburg, OR	27 05 07 1100	144543v210p489	26.37

Excluded Cnty road 150 (.48 ac) 299030  
Right of Way walkway 10/61  
Easement - Flury Supply 11/66  
Walk line Easement - Vine St. Baptist 11/66  
Easement - Flury Supply 1/68  
Right of Way Easement - Pacific Power 11/76  
Water pipeline Easement - 1<sup>st</sup> Landmark Missionary Baptist 11/79  
Right of Way Easement - Pacific Power 9/81



JO LANE SCHOOL



**ROSEBURG HIGH  
SCHOOL**

# ROSEBURG HIGH SCHOOL

<u>Square Ft.</u>	<u>Area/Acres</u>	<u># Classrooms</u>	<u>Year Built</u>	<u>Expected Life</u>
312,000	24.8	97	1926 through 2004	50 Years

## Major Modifications and Year

1926 - Main built  
1938 - Humanities built / Removed 2003  
1946 - Band Room built / Removed 2001  
1950 - Library Arts built / Removed 2003  
1950 - Shop built / Removed 2003  
1951 - Humanities built / Removed 2003  
1954 - Gym built  
1964 - Commons built  
1974 - Vocational built  
1985 - North Grandstands built  
2002 - Auxillary Gym built  
2003 - Arts and Rose Theatre built  
2004 - New Main built

## Major Physical Plant Issues

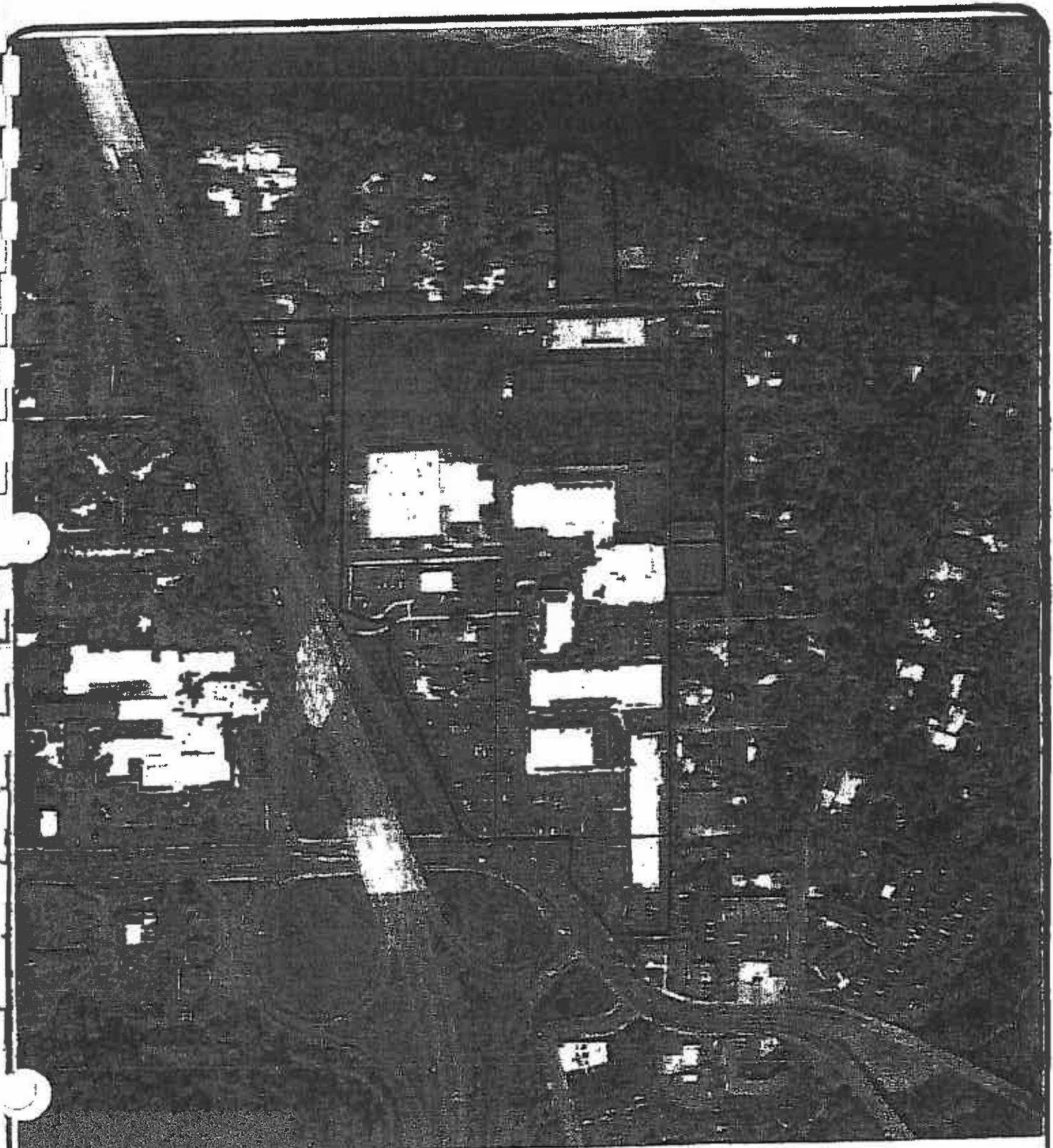
Heritage and Main Gym heating, plumbing and electrical are obsolete or limited  
Inadequate field space  
Heritage fire alarm system  
Technical shops area requires upgrading and should be brought into compliance with current codes

**RHS**

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Bldg	56042.01	400 W Harvard, Roseburg OR	27 06 13 DC 100	5924 v99 p258 60502 v86 p622	15.69
Land	56475	400 W Harvard, Roseburg OR	27 06 13 DC 1500	8001159 v743 p887	.19
Land	56476	400 W Harvard, Roseburg OR	27 06 13 DC 1600	77-15627 v646 p107	.19
Land	56494	400 W Harvard, Roseburg OR	27 06 13 DC 700	816983 v790 p623	2.8
Land	56440	Bowden, Roseburg OR	27 06 13 DD 2000	67737 v384 p940	1.64
Land	56502	618 Finlay, Roseburg OR	27 06 13 DB 6100	717412 v468 p839	1.55
Land	56033	Harvard, Roseburg OR	27 06 24 AB 100	321893 323 p45 V99 p127 (5' strip Eastside)	1.63
Land	R27477	400 W Harvard, Roseburg OR	27 06 13 DC 200	2001-06074	.27
Land	R27469	400 W Harvard, Roseburg OR	27 06 13 DC 300 27 06 13 DC 400	2001-06641	.18 .08
Land	R27461	400 W Harvard, Roseburg OR	27 06 13 DC 500	2001-04329	.30
Land	R27445	400 W Harvard, Roseburg OR	27 06 13 DC 600	2001-16242	.28

**24.80**

Right of Way AJ Bellows 2/26  
 Easement – Pacific Telephone & Telegraph 5/49  
 Easement – Water pipeline 7/49  
 Sewer Easement – City of Roseburg 6/50  
 Right of Way Easement – sewer 9/50  
 Easement – Water pipeline 11/51  
 Drainage Easement 12/53  
 Sewer Easement – City of Roseburg 6/58  
 Right of Way Easement – Pacific Power 8/62  
 Easement – CA Pacific Utilities (gas) 12/62  
 Easement – CA Pacific Utilities 5/63  
 Easement – CA Pacific Utilities 2/67  
 Easement – Pacific Power 9/73  
 Gas line Easement 12/73  
 Easement – Sanitary Sewer 2/74  
 Easement – Pacific Power 4/74  
 Easement – OR Water 10/74  
 Easement – Sewer 11/75  
 Water Right – So. Umpqua River 7/78  
 Right of Way – Pacific Power 11/8/79  
 Water Right – So. Umpqua River 7/86



ROSEBURG HIGH SCHOOL

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

SW1/4SE1/4 - 13 T27S. R6W. WM.  
DOLLAS COUNTY

RECORDED ON  
5-10-84

27 6 13DC  
ROSEBURG

8115

APPROX. 1/28 COR.

SEE MAP 27 6 13DB

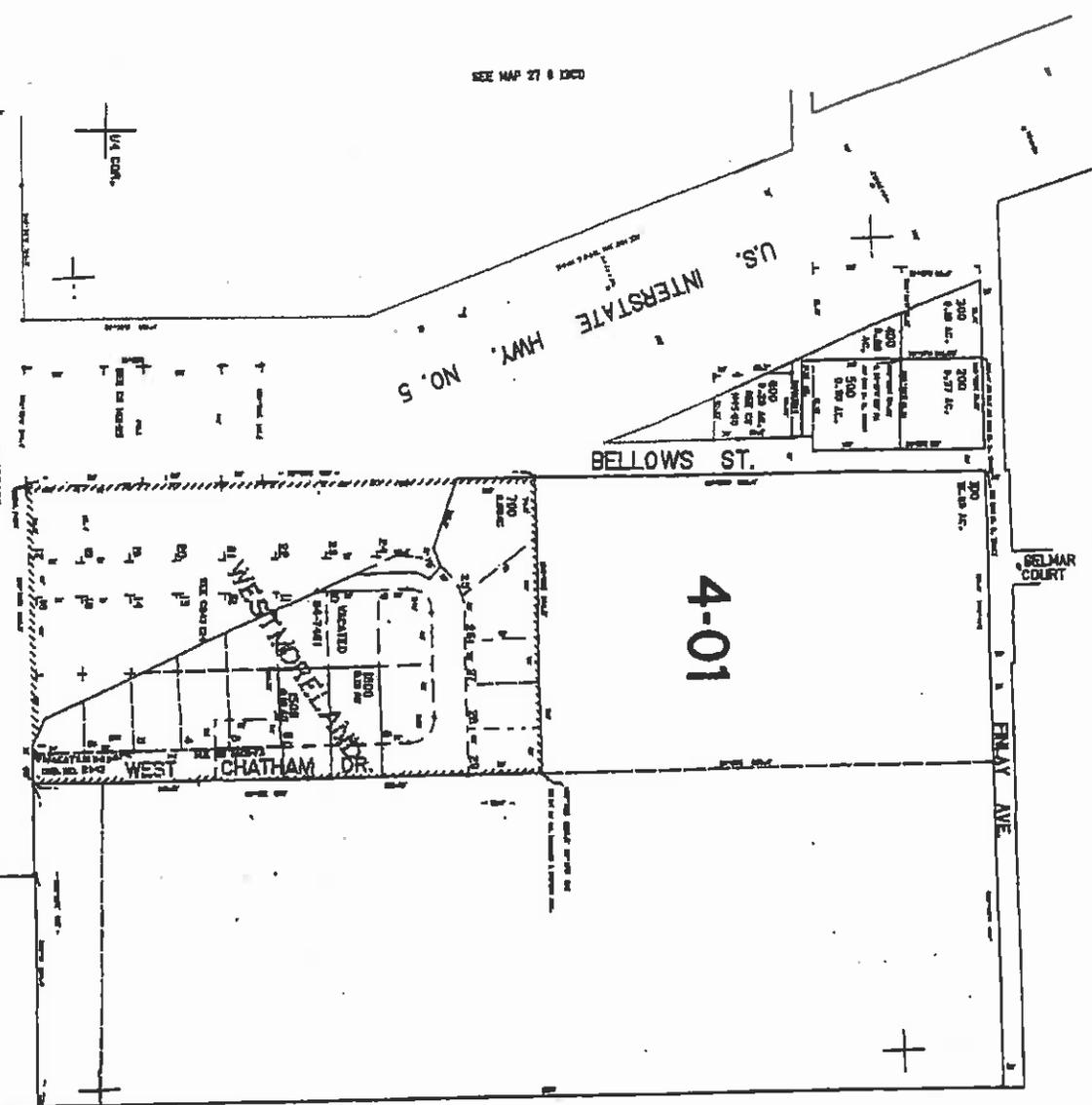
APPROX. 1/28 COR.

DIMENSIONS IN FEET  
800 900 1000  
1100 1200 1300  
1400 1500 1700

SEE MAP 27 6 13DC

SEE MAP 27 6 13DC

578,000



HARVARD AVE.  
220,000

SEE MAP 27 6 13AB

STREET

U.S. COR.

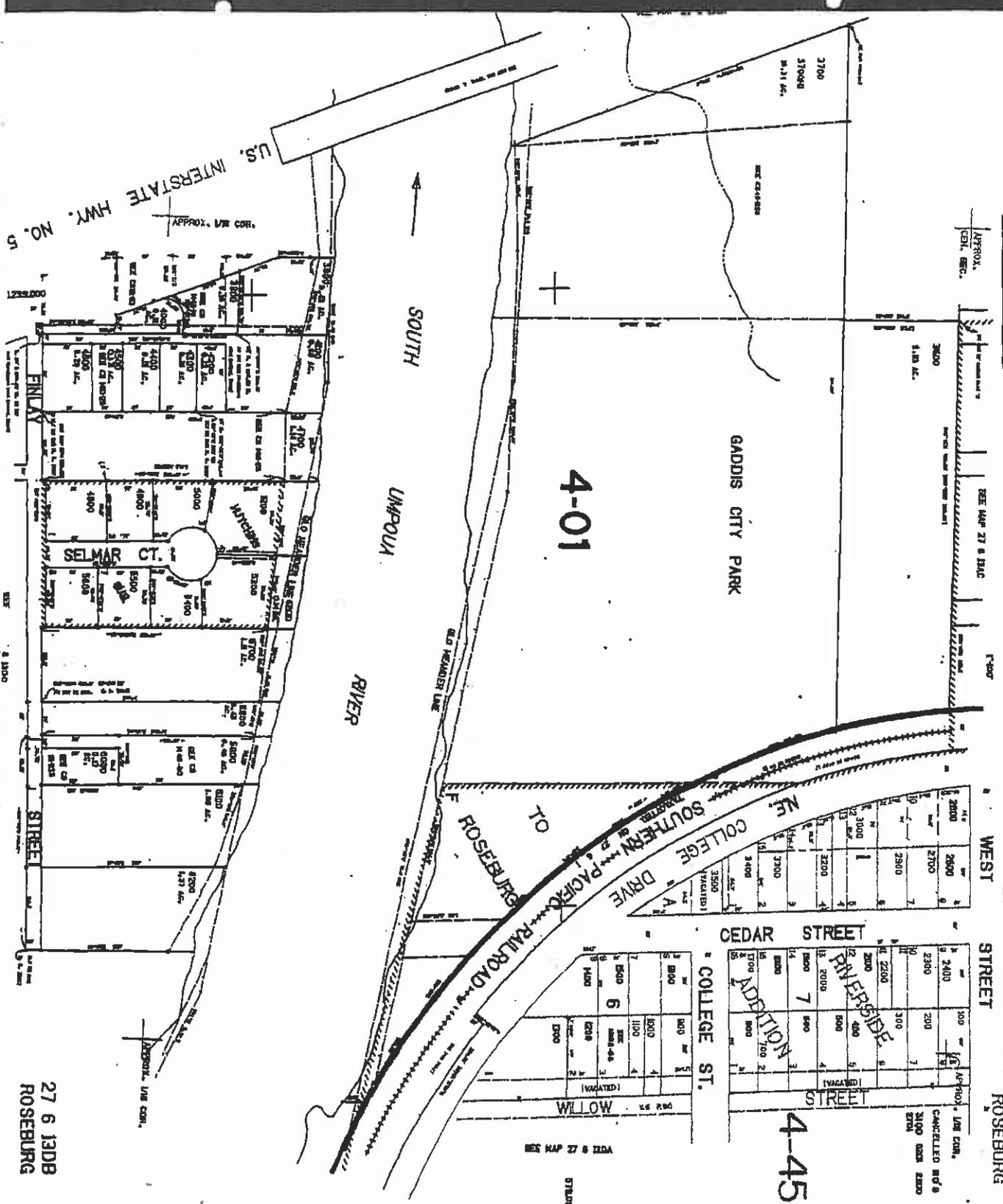
APPROX. 1/28 COR.

27 6 13DC  
ROSEBURG

THIS MAP WAS PREPARED FOR  
AMERICAN PATENT ONLY.

NW1/4SEL  
DU  
AS COUNTY

27 6 13L  
ROSEBURG



U.S. INTERSTATE HWY. NO. 5  
APPROX. L&M COR.

SOUTH

UMPOUA RIVER

GADDIS CITY PARK

4-01

SELMAR ST.

CEDAR STREET

COLLEGE ST.

WILLOW ST.

ROSEBURG PACIFIC RAILROAD

WEST

STREET

4-45

27 6 13DB  
ROSEBURG

ROSEBURG  
CANCELED 10/15  
2000

SEE MAP 27 & 13DA

THIS MAP WAS PREPARED FOR

SEVA SEVA SEC. 975. R.6 W. W.M. DOUGLAS COUNTY

RECORD ON 1448

27 6 13L ROSEBURG

RM5

CANCELLED NOT 2200

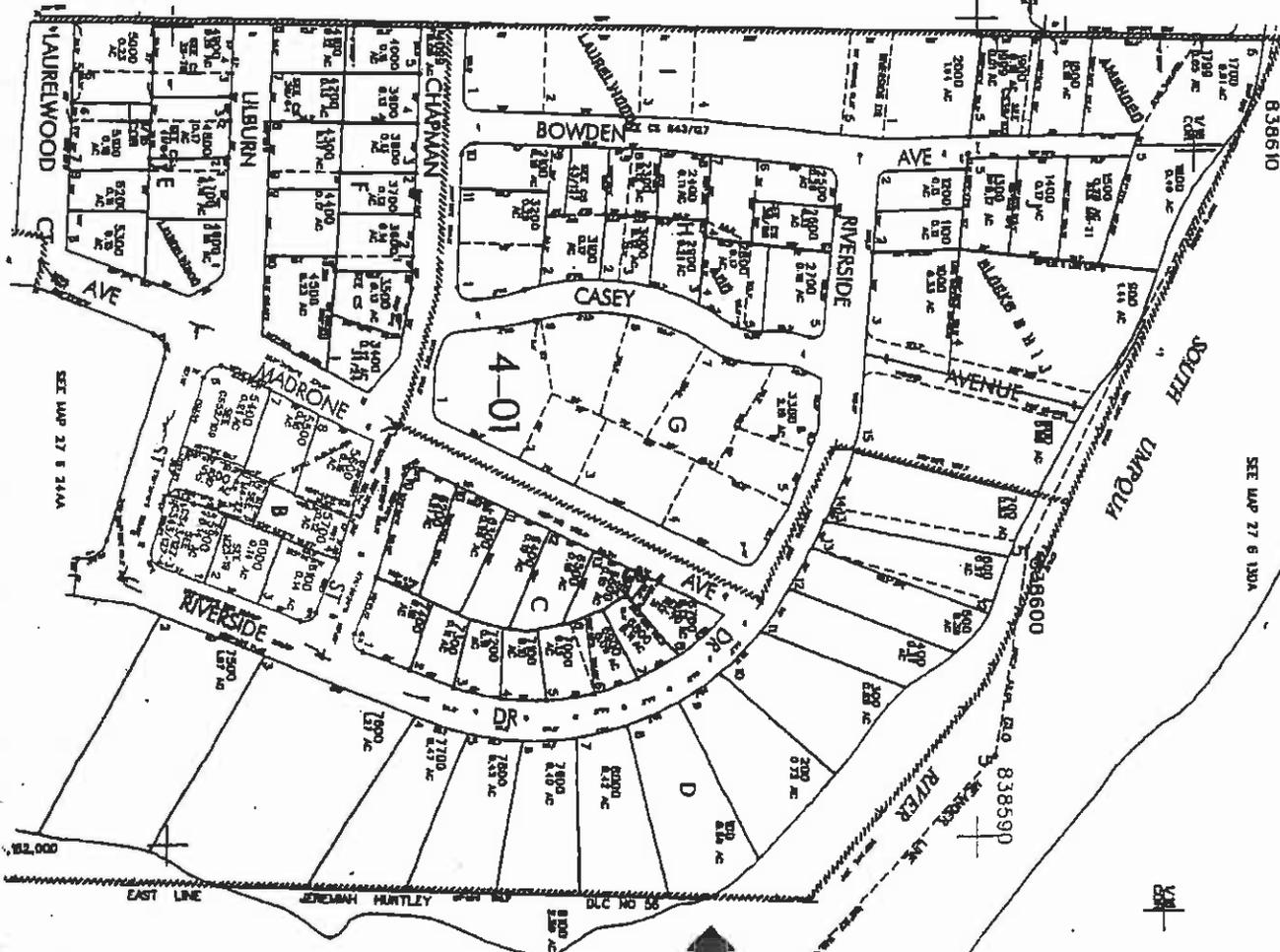
SEE MAP 27 6 130C

SEE MAP 27 6 130A

SEE MAP 27 6 134A

SEE MAP 27 6 13

577,000



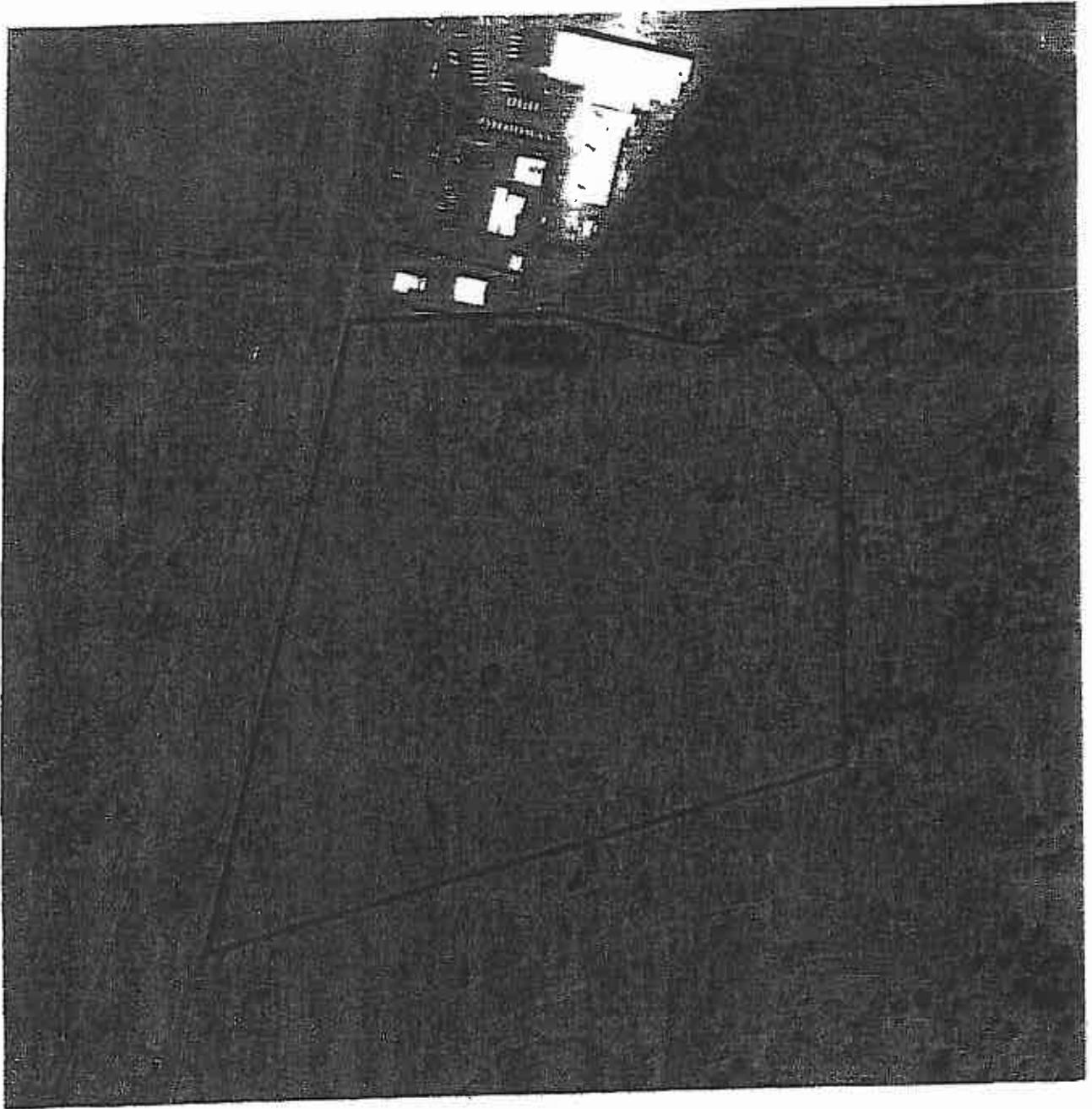
13  
18  
27 6 13DD  
ROSEBURG



**2<sup>ND</sup> HIGH SCHOOL  
SITE/JACKSON RANCH**

## 2<sup>nd</sup> High School Site / Jackson Ranch

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Land	R123611	Winchester, OR	26 05 19 00300 26 06 24 00100	2003-023347	70.6



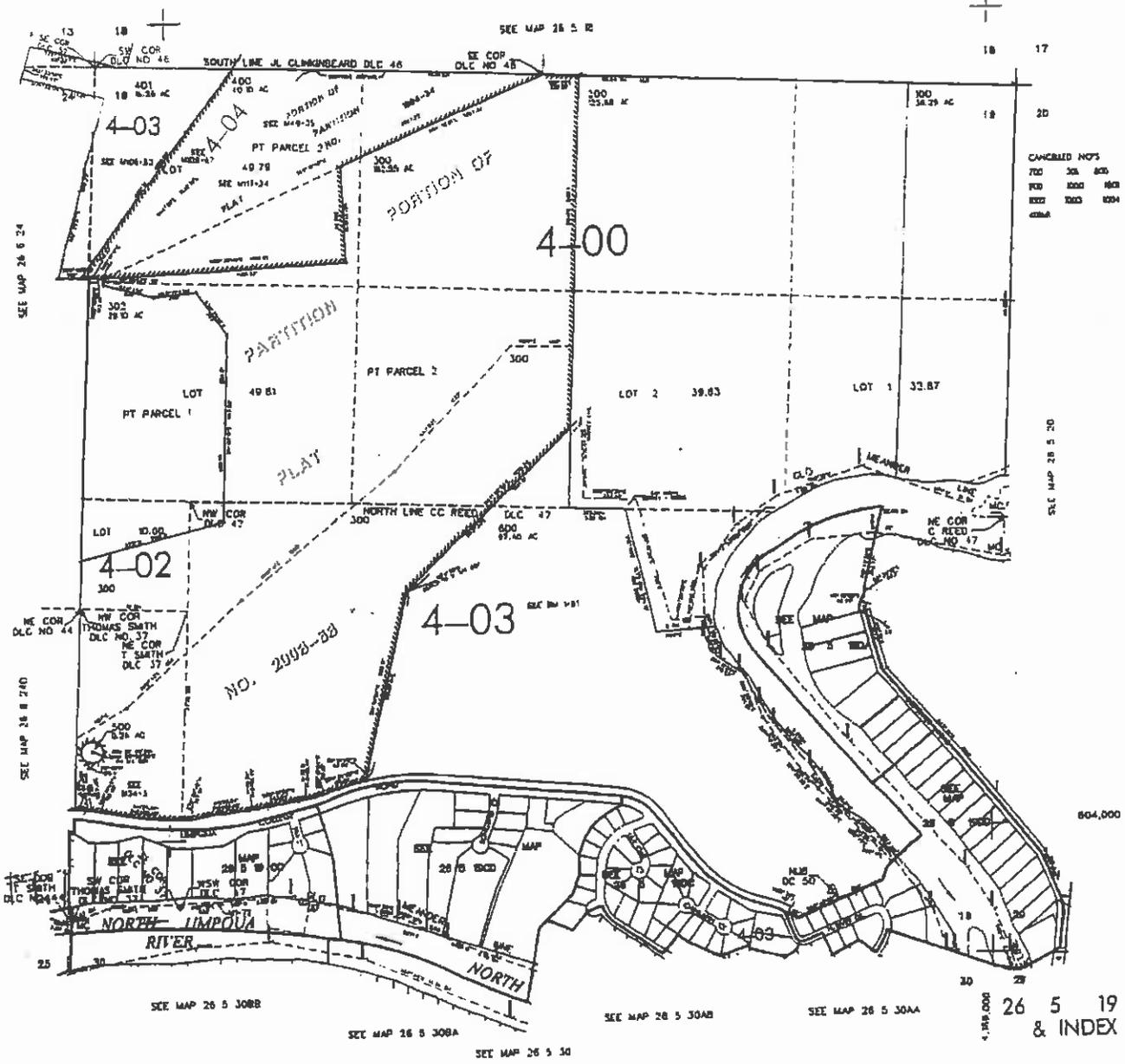
NEW PROPERTY

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SEC. 19 T.26S. R.5 W. W.M.  
DOUGLAS COUNTY

REVISED BY  
8-25-03

26 5 19  
& INDEX



CHECKED NOS

700	800	900
1000	1100	1200
1300	1400	1500
1600	1700	1800

26 5 19  
& INDEX

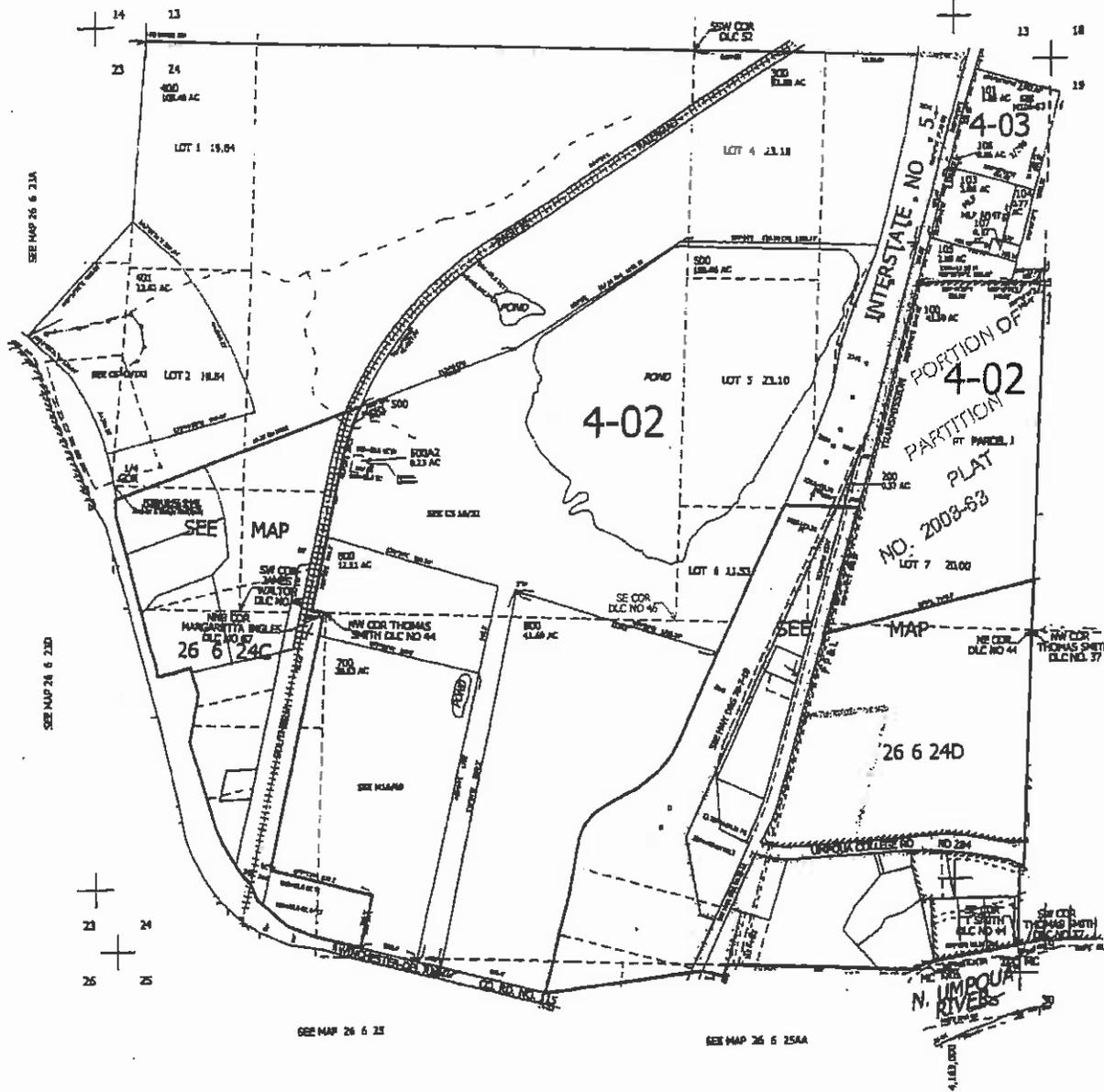
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

SEC.24 T.26S. R.6W. W.M.  
DOUGLAS COUNTY  
1" = 400'

4-11-05

20 0 27  
& INDEX

SEE MAP 26 6 13



CANCELLED NOS  
102 100 706A2  
700A1 500A1

PARCEL 102  
1. SURVEYED BY  
2. SURVEYED BY  
3. SURVEYED BY  
4. SURVEYED BY

PARCEL 202  
1. SURVEYED BY  
2. SURVEYED BY

SEE MAP 26 6 19

604,000

26 6 24  
& INDEX

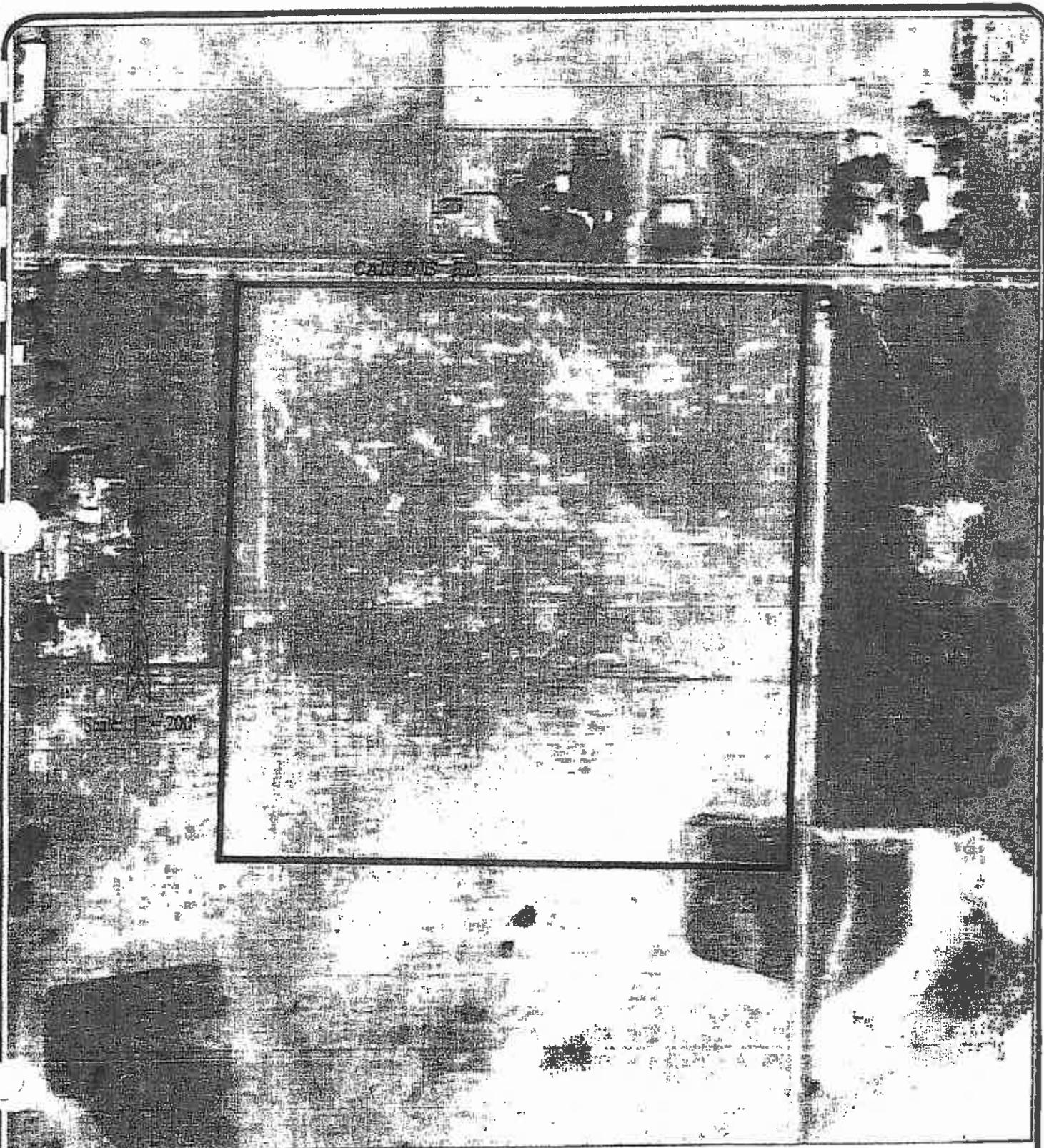
# CHARTER OAKS

✓

## Charter Oaks

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Land	9084.01	Troost Roseburg, OR	27 06 15 CA 1800	8909085 v1063p358	17.5

Right of Way - EW Carter, OR Water Corp. 9/54  
Right of Way - CA OR Power 4/55



CHARTER OAKS

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

NE1/4 SW1/4 15 T27S. R6W. W1M  
DOUGLAS COUNTY  
PLANNED

CHARTER DATES  
27 6 15CA

SEE MAP 27 6 15D

SEE MAP 27 6 15C

SEE MAP 27 6 15

APPROX  
1/8" COR.



SEE MAP 27 6 15

SEE MAP 27 6 15

4-02

CALKINS

GO.

RD.

NO. 144

APPROX  
1/8" COR.

FELT ST.

CLOAKE ST.

ST.

PIXIE AVE.

CHARTER

Meadows

MADELENE AVE.

CHARTER

ALVINE AVE.

ACACIA ST.

BARRY AVE.

PARK

APPROX  
1/8" COR.

SEE MAP 27 6 15D

679000

SEE MAP 27 6 15D

27 6 15CA

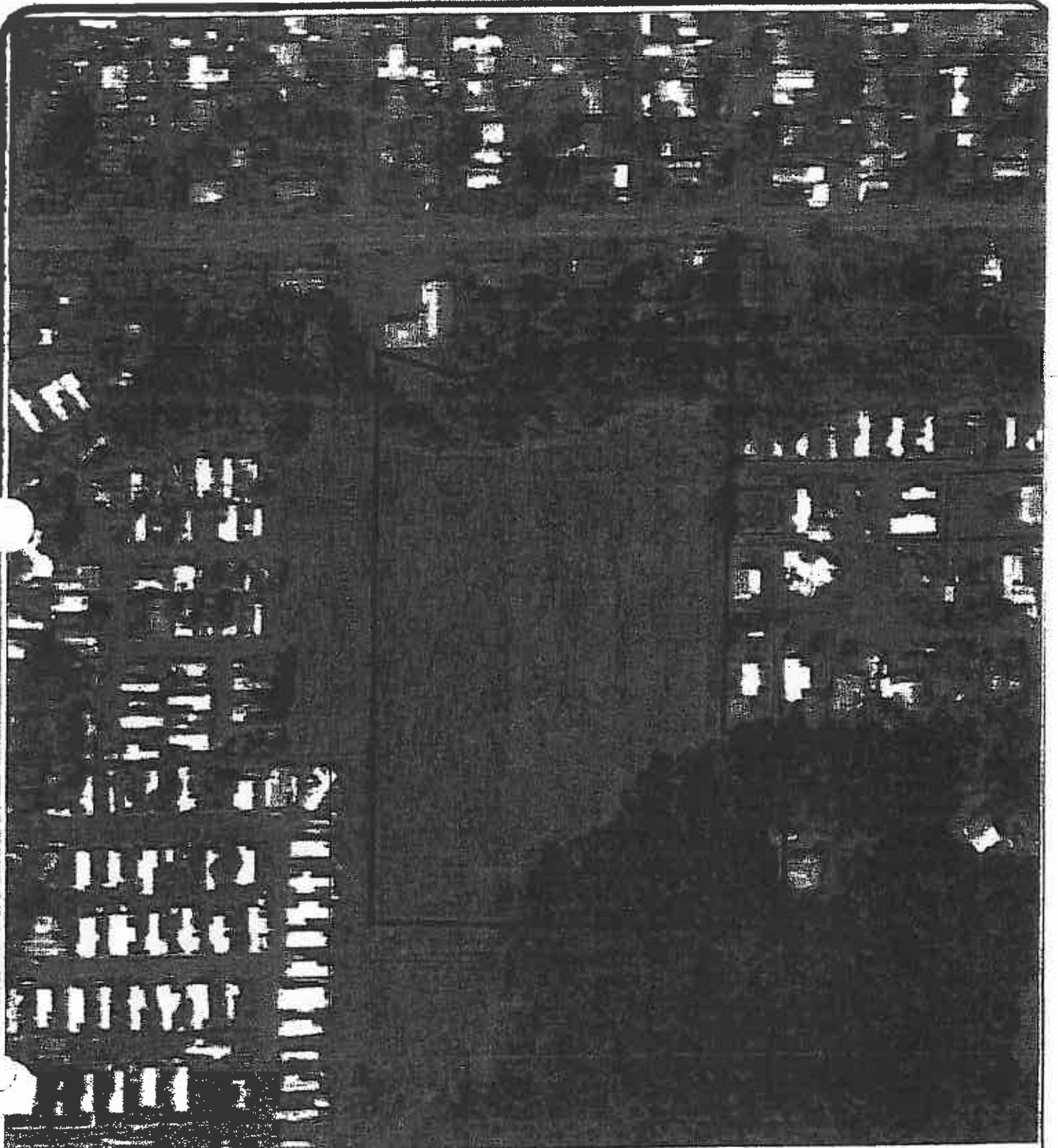
# NEWTON CREEK



### Newton Creek

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Land	42576.01	? Roseburg, OR	27 05 07 BB 4100	6510087 v354p826	10.94

Easement - N. Roseburg Sanitary Dist. 9/69  
Right of Way - Pacific Power



NEWTON CREEK

VINE STREET

STREET

182,000

4100  
10354

NEWTON CREEK

TRACT 1

ROSEBURG

ORCHARDS COMPANY

4-02

PLAT 1

SEE MAP 27 5 6C2

NW1/4 NW1/4 7 T.27S. R.5 W.W.M.

DOUGLAS COUNTY

1"=100'

This map was prepared for  
contractual purposes only.

SEE MAP 27 5 7B8

PEGGY 4-03 AVENUE

VISTA

RANCHO

ESTATES

RD. NO. 322

PARKER RD.

CO.

KIRBY

SUBDIVISION

REVISED ON  
8-10-85

LEWIS CREEK

27 5 7BB

SEE MAP 27 5 8B0

CANCELLED NO. 6  
101  
500

SEE MAP 27 5 7B8

517,000

27 5 7BB



# ROLLING HILLS

## Rolling Hills

	<u>Tax Acct.</u>	<u>Address</u>	<u>Legal</u>	<u>Deed</u>	<u>Acres</u>
Land	65273.01	Rolling Hills, Roseburg OR	28 06 10 CD 201	9310705v1236p783	9.54
Land	65272.07	Rolling Hills, Roseburg OR	28 06 10 CD 301	9317419v1252p174	1.95
Land	65272.06	Holgate, Roseburg OR	28 06 10 CD 401	9310125v1235p429	2.10
					13.59