

ONTARIO SCHOOL DISTRICT

LONG-RANGE FACILITY PLAN

August 17, 2026

COLE/ARCHITECTS + DLRGROUP

**"Improving student outcomes through educational
adequacy review standards for school facilities"**

For Review
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TABLE OF CONTENTS

04	Acknowledgements
05	Project Overview
08	Physical Condition Assessment & Educational Adequacy
12	Collaboration with Local & State Government
13	Population Projections
16	Community Involvement
18	Historic Buildings
19	10-Year Proposed Plan

ACKNOWLEDGEMENTS

LONG-RANGE FACILITIES PLANNING COMMITTEE

Ontario School District

- Nicole Albisu, Superintendent
- Bob Bennet, Maintenance and Facilities Manager

District Advisor – CM Company

- Anna Sparrell, Vice President
- Jordan Jackson, Project Manager

Ontario School District School Board Members

TBD

Ontario Community Members

TBD

Ontario School District Staff Members

TBD

Design Team

- Heidi Collins, Cole Architects
- Doug Pill, Cole Architects
- Robert Esau, DLR Group
- Kelli Stewart, DLR Group

PROJECT OVERVIEW

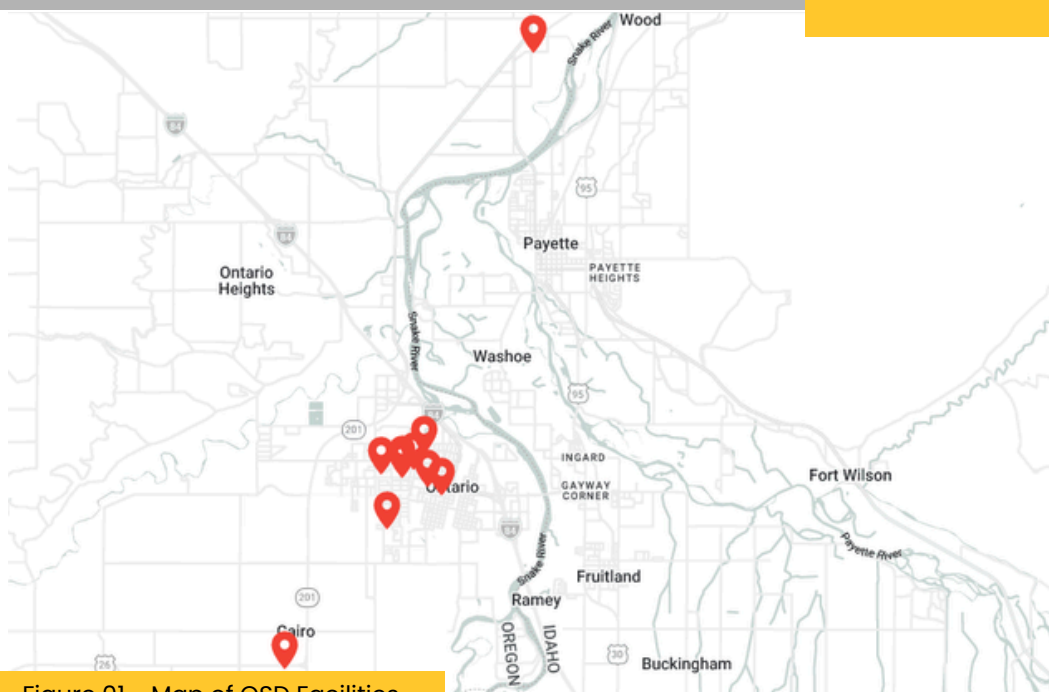


Figure 01 - Map of OSD Facilities

Ontario School District Description

Ontario School District operates seven instructional campuses serving approximately 2,300 students across eastern Oregon. The district's facilities portfolio includes five elementary schools, one middle school, and one high school, along with associated athletic, transportation, maintenance, food-service, and administrative facilities. Many facilities represent significant long-term investments that support educational, extracurricular, and community functions. This Long-Range Facilities Planning process is evaluating the condition, capacity, functionality, and educational adequacy of these assets to establish a strategic roadmap for future capital investments, modernization efforts, and deferred maintenance priorities.

The district's facilities are distributed throughout Ontario and the surrounding area of Malheur County and include a mix of academic, athletic, operational, and support facilities.

PROJECT OVERVIEW

Instructional Facilities

- Aiken Elementary School
- Alameda Elementary School
- Cairo Elementary School
- May Roberts Elementary School
- Pioneer Elementary School
- Ontario Middle School
- Ontario High School

Support and Ancillary Facilities

In addition to instructional buildings, the district maintains facilities supporting district operations, including:

- District administration offices
- Transportation and bus operations facilities
- Maintenance facilities
- Food service support facilities
- Athletic and recreation facilities associated with school campuses

The district's facility inventory includes:

- Traditional classroom buildings serving K–12 students
- Gymnasiums and physical education spaces
- Athletic fields and outdoor activity areas
- Career and technical education (CTE) spaces at the secondary level
- Cafeterias and food-service facilities
- District support infrastructure for transportation and maintenance operations

A key component of the current LRFP effort has been the evaluation of existing building conditions, including structural assessments of older facilities and long-span timber roof systems at selected campuses by KPFF (see appendix). Earlier planning efforts have focused on identifying long-term capital needs, modernization priorities, deferred maintenance requirements, enrollment-driven facility needs, and opportunities to improve educational adequacy across the district.

PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Administration

- **Parking lot replacement and curb repair**

Approximately 12,482 sq ft of parking lot asphalt to remove and replace

- **Brick façade and sidewalk replacement for proper drainage**

Approximately 190 feet of sidewalk along the north and east sides of the building need to be replaced and slope away from the building. Bottom two feet of brick façade to repair/replace as needed on east and west walls

- **Roof replacement and abatement**

- **Removal of popcorn ceiling material**

Approximately 5,700 sq ft of popcorn ceiling asbestos-containing materials to remove and resurface ceiling

- **North side gutter replacement and wall replacement**

Would include 100 feet of rain gutter inside of parapet wall to replace. Repair/replace brick wall damage from water and ice damage

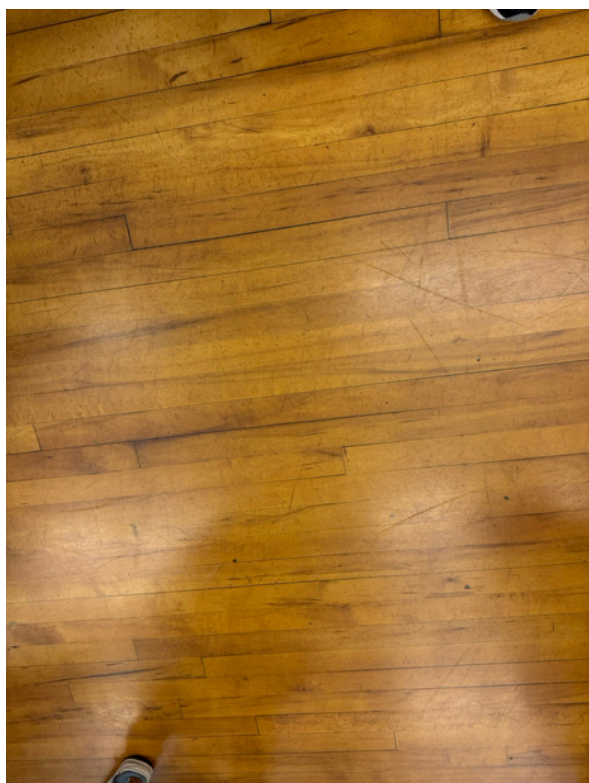
- **Replace remaining outdated HVAC units**



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Aiken

- Roof replacement
- HVAC upgrades
- Sidewalk and curb repairs
- Covered playground equipment
- Aiken Expansion



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Alameda

- New Roof on main building
- Replace all of the original plumbing in the original building (4 quads and office)
- Abate 6 classrooms
- Abate gymnasium floor
- Window replacement for gym windows
- Carpet replacement 9 classrooms
- East gym doors ADA upgrade
- New multipurpose room, approximately 4,300 sf.
- Addition of restrooms and storage to existing soccer field spaces
- Enclosed corridor around north side classrooms to office entry
- Adding parking lot lighting to the west and east parking lots
- Electrical upgrade through quads
- Restroom upgrades to be ADA compliant
- Covered playground structure



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

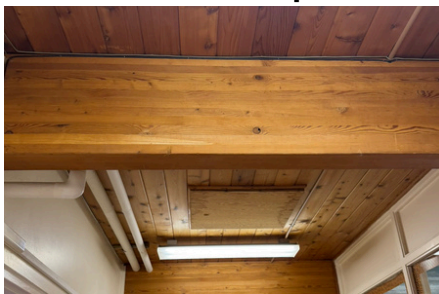
Bridges Academy

- New front access to ADA compliant ramp and steps (\$50,000)
- ADA ramp and roof extension at outdoor space for lunch and activities
- Access control
- Cameras
- Sidewalk additions

PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

May Roberts

- Roof replacement administration / kitchen / gym / 100 hall
- New gym floor
- Carpet replacement 4 classrooms
- Abate floor tile in nine classrooms and hallway
- New carpet to ¾ of 9 classrooms
- Adding parking lot lighting to the northwest section of the north parking lot
- Electrical upgrade in original sections of the building
- Restroom upgrades in 200 hall ADA compliant
- New cafeteria
- Additional age appropriate outdoor playground equipment with covers
- Front and north parking access remodel
- Sidewalk and curb replacement on NW 8th Street
- Fire alarm upgrade to voice activation, additional horn strobes and relocation of pull stations



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

OHS

- All wood floor framing brought back to a level setting
- All wood floors sanded and refinished throughout the main building
- Cafeteria floor replacement
- New field house all practice facility
- Tennis courts resurfaced or replaced
- Football press box, restrooms and announcers booth remodel
- Floor abatement in 400 hall to polished concrete
- Plumbing and lighting upgrade to vo-tech shops
- Floor repair or replacements in 100 and 300 hall classrooms wood floors
- Vo-tech shop heaters to be replaced
- Parking lot replacements throughout
- Plumbing upgrade to domestic water and sewer
- Enclosed corridor between 400 hall and vo-tech building
- Enclosed corridor on north side of band and gym
- Access control needed for 12 exterior existing doors and 10 interior existing doors
- Sidewalk and curb improvements and additions



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

OMS

- Varsity Softball field complex upgrades
- Discovery and Cub Gym roof replacement
- Discovery office abatement and carpet replacement
- Discovery building hvac replacements and ddc controls
- Cub gym hvac replacement and DDC controls
- Tennis courts resurfaced or replaced
- North parking lot resurfaced
- Boys and Girls Club roof to be replaced
- Adding parking lot lighting to the north parking lots
- Door Access Control
- Sidewalk and curb improvements



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Transitions Academy

- **ADA access to front door**
- **ADA access out into back courtyard**
- **Access control for two doors**
- **Cameras throughout - inside and outside**
- **Sidewalk and curb improvements along SW 11th Street and Idaho Ave.**

PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Transportation

- Asphalt resurfacing
- Expansion of bus barn
- Expansion of driver lounge

PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Warehouse

New building needed: approximately 9,000 sf. To includes spaces for all of following:

- **Food service bay**
- **Custodial inventory bay**
- **Maintenance & Grounds bay**
- **Grounds equipment storage**
- **Service vehicle parking**

PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Cairo Elementary

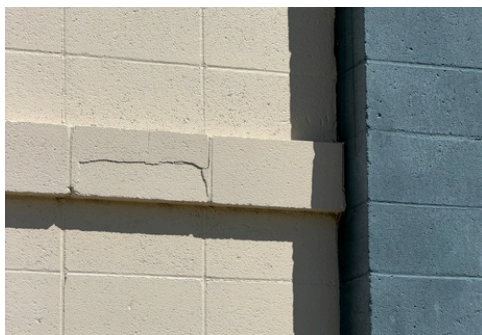
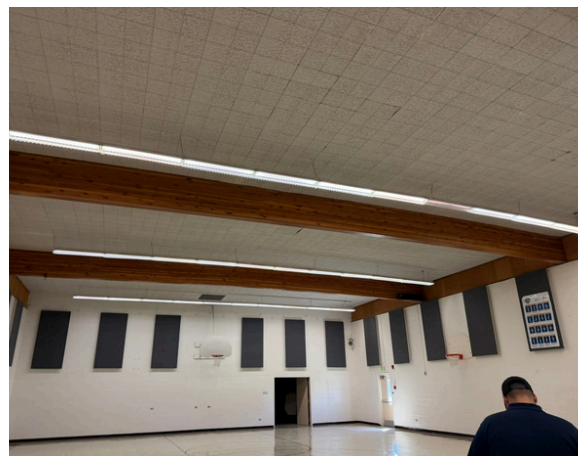
- New roof
- RTU replacements
- New HVAC for gym, boiler removal
- Enlarged asphalt for bus lane
- New asphalt surface along south side of breezeway
- If reopened, new 3,000 sqft cafeteria addition
- Window reduction in classrooms for climate control and safety purposes
- Restroom expansion and upgrades
- Access control for 12 doors



PHYSICAL CONDITION ASSESSMENT & EDUCATIONAL ADEQUACY

Pioneer Elementary

- Roof replacement on classrooms and gym
- HVAC replacements and upgrades
- Radon mitigation to east room off gym
- New space for Music, ELD, PIC, Title Specialist, Counselor, OT/PT Therapist, ESD staff, sick room, and SPED classroom
- Restroom remodels to meet ADA compliance
- Access control for 12 doors
- New enclosed hallway to gym and music along with a cover over the ADA ramps Breezeway



COLLABORATION WITH LOCAL & STATE GOVERNMENT

Implementation of the Ontario School District Long-Range Facilities Plan (LRFP) will require coordination with several local and state agencies responsible for building safety, code compliance, land use, and educational facility oversight. Early engagement with these agencies can help clarify regulatory requirements, streamline project approvals, and reduce implementation risks.

City of Ontario Community Development

The City of Ontario Building Division within Community Development serves as the primary authority for building permit review, inspections, and enforcement of applicable Oregon construction codes. Renovation, modernization, and addition projects will generally require review for structural, mechanical, electrical, plumbing, accessibility, and life-safety compliance.

Ontario Fire & Rescue

Ontario Fire & Rescue is responsible for fire and life-safety oversight within the district. Projects may require review of fire alarm systems, sprinkler systems, means of egress, emergency access, and fire protection measures to ensure compliance with adopted fire codes and public safety requirements.

Oregon Building Codes Division (BCD)

The Oregon Building Codes Division administers the Oregon State Building Code and provides code interpretations, appeals, and statewide regulatory oversight. School facility projects must comply with applicable state structural, mechanical, electrical, plumbing, energy, and accessibility codes.

Planning and Public Infrastructure Agencies

Depending on project scope, coordination may also be required with City planning and public works departments for site development, utility improvements, stormwater management, transportation access, parking modifications, and other infrastructure related considerations.

COLLABORATION WITH LOCAL & STATE GOVERNMENT

Agency

- City of Ontario Community Development
- Ontario Fire & Rescue
- Oregon Building Codes Division State
- City of Ontario Planning Department
- City of Ontario Public Works Department

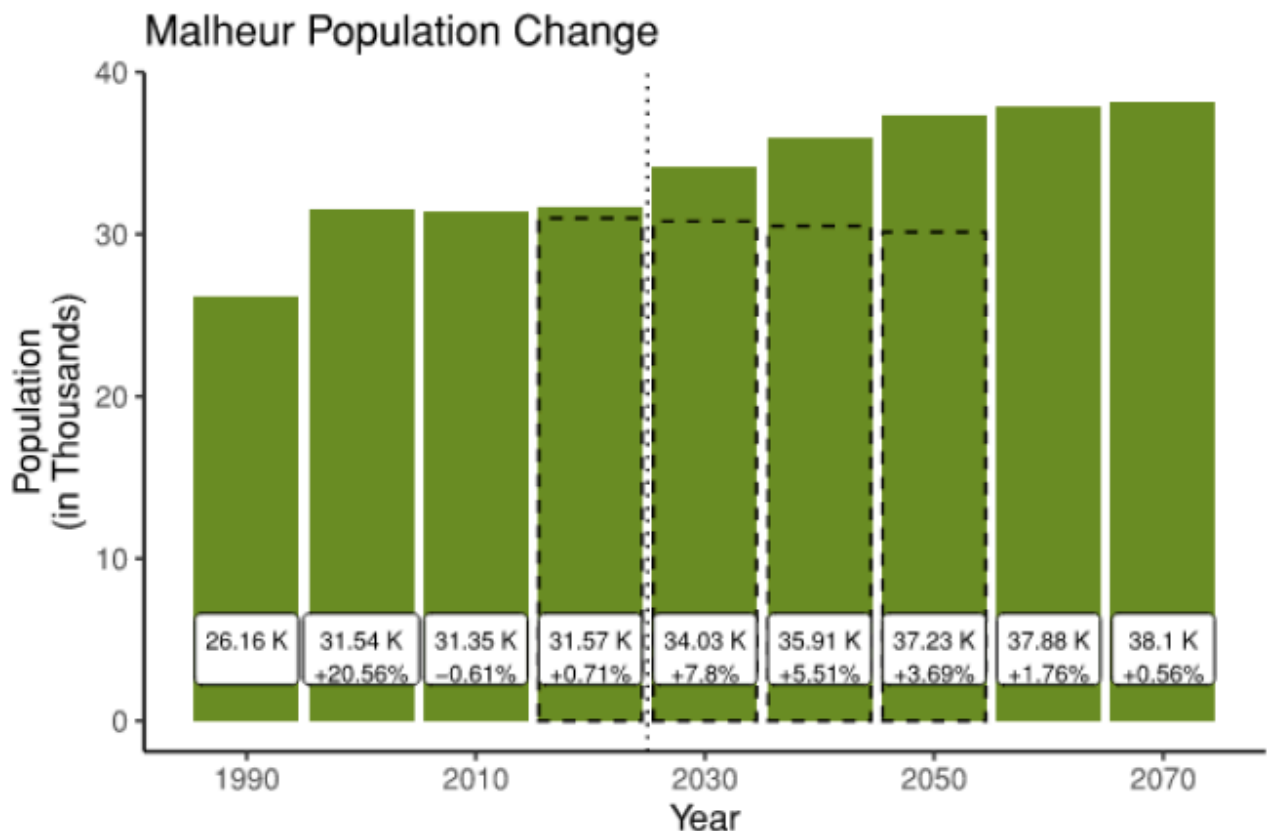
Primary Role

- Building permits, plan review, inspections, code compliance
- Fire/life-safety review, emergency access, alarm/sprinkler systems
- State code administration, interpretations, appeals
- Land use and development review (when applicable)
- Utilities, stormwater, access, infrastructure impacts



POPULATION PROJECTIONS

Demographic forecasts prepared by the Portland State University Population Research Center project population growth within Malheur County, the primary service area of Ontario School District. Available demographic forecasts for the next ten years, however, do not indicate significant population growth.



Source: Coordinated Population Forecast 2023 Through 2073, Malheur County UGB Coordinated Forecasts, June 25, 2023. Portland State Population Research Center. Previous county forecasts shown in dotted line.

COMMUNITY INVOLVEMENT

HISTORIC BUILDINGS

A – List of School Facilities with Date of Construction

Building Name	Year of Bldg Completion
Aiken Elementary	1957
Alameda Elementary	1964
May Roberts Elementary	1960
Ontario High School Main Building	1951
OHS Science Wing	2012
OHS Vo-Tech Building	1981
Bridges Academy	2008
Transitions	2017
Nazarene Church-Teen Parent Program	1997
OHS Stadium Building	1963
OHS Baseball Concessions	2007
Ontario Middle School Main Bldg	2012
OMS Discovery Building	1964
OMS Tiger Gym	1981
OMS Cub Gym	1927
OMS Odyssey Building	1939
OMS West Wing	2024
OMS - Concessions	2025
Administration Building	1990
Maintenance Building	1981
Bus Garage	1963
Cairo Elementary	1957
Pioneer Elementary	1915
Pioneer Elementary - Gym	1964
Pioneer Elementary - Teacherage	1950
Cairo - Teacherage	1957

B – State Historic Preservation Office (SHPO) Requirements

SHPO requirements are typically triggered when a project involves historic resources, publicly owned buildings, ground disturbance on public land, or the use of federal or state funding, permits, or approvals. For Ontario School District, the most likely trigger for SHPO review would be work involving facilities that are 50 years old or older, as such buildings may be subject to evaluation for potential historic significance.

10-YEAR PROPOSED PLAN

Facility	Repairs / Renovation	New Construction	Budget	Total
Administration				\$2,175,000
	Parking Lot		\$205,000	
	Brick façade and sidewalk		\$150,000	
	Roofing		\$215,000	
	Ceiling		\$100,000	
	Exterior wall		\$45,000	
	HVAC		\$1,460,000	
Aiken Elementary				\$1,505,000
	Roofing		\$710,000	
	HVAC		\$785,000	
	Sidewalk		\$10,000	
				\$15,500,000
		Covered Play Structure	\$200,000	
		Expansion	\$15,300,000	
Alameda				\$3,435,000
	Roofing		\$675,000	
	Plumbing		\$900,000	
	Classrooms		\$250,000	
	Flooring		\$200,000	
	Windows		\$400,000	
	Flooring - carpet replacement		\$100,000	
	Gym doors		\$20,000	
	Restroom addition		\$300,000	
	Parkin Lot lighting		\$200,000	
	Electrical Upgrade		\$350,000	
	Restroom ADA upgrades		\$40,000	
				\$5,809,000
		Multipurpose Room	\$3,010,000	
		Enclosed Connecting Corridor	\$2,184,000	
		Covered Play Structure	\$615,000	

TOTAL: \$28,424,000.00

10-YEAR PROPOSED PLAN

Facility	Repairs / Renovation	New Construction	Budget	Total
Bridges Academy				\$450,000
	ADA front access		\$50,000	
	ADA ramp and Roof extension		\$150,000	
	Access control		\$100,000	
	Cameras		\$100,000	
	Sidewalk		\$50,000	
May Roberts				\$2,238,000
	Roofing		\$523,000	
	Gym floor		\$150,000	
	Carpet (13 classrooms)		\$170,000	
	Floor abatement		\$50,000	
	Parking lot lighting		\$75,000	
	Electrical Upgrade		\$880,000	
	Restroom ADA upgrades		\$50,000	
	Outdoor playground equipment		\$100,000	
	Parking access		\$150,000	
	Sidewalk		\$15,000	
	Fire alarm		\$75,000	
				\$2,800,000
		Cafeteria	\$2,800,000	

TOTAL: \$5,488,000.00

10-YEAR PROPOSED PLAN

Facility	Repairs / Renovation	New Construction	Budget	Total
OHS				\$3,482,000
	Wood framing		\$1,500,000	
	Wood flooring		\$200,000	
	Cafeteria floor		\$50,000	
	Tennis courts		\$500,000	
	Football press box		\$150,000	
	Floor abatement 400 hall		\$45,000	
	Plumbing & lighting (vo-tech shops)		\$50,000	
	Flooring in 100 and 300 classrooms		\$160,000	
	HVAC		\$15,000	
	Parking lot		\$337,000	
	Plumbing		\$300,000	
	Access control		\$150,000	
	Sidewalk		\$25,000	
				\$5,010,000
		Field House	\$3,000,000	
		Connecting corridor (Vo-tech)	\$1,050,000	
		Connecting corridor (Band & Gym)	\$960,000	
OMS				\$11,970,000
	Softball field upgrades		\$300,000	
	Roofing		\$2,700,000	
	Abatement		\$75,000	
	Discovery Building HVAC		\$400,000	
	HVAC		\$20,000	
	Tennis courts		\$600,000	
	North Parking Lot		\$6,900,000	
	Boys & Girls Club Roofing		\$375,000	
	Parking Lot lighting		\$80,000	
	Access Control		\$120,000	
	Sidewalk		\$400,000	

TOTAL: \$20,462,000.00

10-YEAR PROPOSED PLAN

Facility	Repairs / Renovation	New Construction	Budget	Total
Transitions Academy				\$158,000
	ADA front access		\$20,000	
	ADA courtyard access		\$20,000	
	Access control - doors		\$9,000	
	Cameras		\$9,000	
	Sidewalk		\$100,000	
Transportation				\$2,210,000
	Paving		\$730,000	
	Bus barn expansion		\$1,000,000	
	Driver lounge expansion		\$480,000	
Warehouse				\$2,700,000
		New Warehouse	\$2,700,000	
Cairo Elementary				\$1,090,000
	Roofing		\$260,000	
	HVAC RTU replacements		\$150,000	
	HVAC at gym		\$100,000	
	Bus lane		\$100,000	
	Paving adjacent to breezeway		\$75,000	
	Access control for doors		\$15,000	
	Window replacement		\$250,000	
	ADA restroom upgrades		\$80,000	
	Access control		\$60,000	
				\$2,250,000
		Cafeteria	\$2,250,000	
Pioneer Elementary				\$1,415,000
	Roofing		\$250,000	
	HVAC		\$100,000	
	Radon mitigation		\$250,000	
	ADA restroom upgrades		\$50,000	
	Access control for doors		\$15,000	
	Enclosed hall to gym and music		\$750,000	
				\$960,000
		Music expansion	\$960,000	

GRAND TOTAL: \$65,157,000.00

TOTAL: \$10,783,000.00