



# LINCOLN COUNTY SCHOOL DISTRICT

Bond Projects Update: March 14, 2012

## LCSD BOND FACILITIES IMPROVEMENT CENTER

351 SE Harney St. | Newport, Oregon 97365 | 541-265-2298

### NORTH AREA IMPROVEMENTS

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#### OCEANLAKE ELEMENTARY SCHOOL

**PROJECTS:** *Approx. 23,400 sq. ft. of new construction.* Construct 5 classrooms, learning center, music room, stage, gym, restrooms, and school offices. Remove 5 portable buildings. Remodel 2 classrooms for library and computer lab. Install 2 new boilers and unit ventilators for existing classrooms. Upgrade 7 classrooms.

**GOALS:** Classroom wing completed by Aug. 15, 2012. HVAC and library/computer lab remodel by September 2012.

**GENERAL CONTRACTOR:** Quade Commercial Construction Corp., Lincoln City

#### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Gym, classroom wing roofing and flashing completed
  - Interior design (flooring, paint, cabinetry, etc.) decisions being finalized
  - Interior framing in progress
  - Plumbing in progress
  - HVAC in progress
  - Window installation under way
- Jagow & Son Roofing, Otis  
Lincoln County School District  
Quade Construction, Lincoln City  
Arrowhead Plumbing, Toledo  
Robert Lloyd Sheet Metal, Independence  
Quade Construction, Lincoln City

#### UPCOMING WORK:

- Kindergarten class to be moved to portable classroom for remainder of year during Spring Break (March 26-30)
- Vacated kindergarten classroom to be remodeled into new school office

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#### TAFT ELEMENTARY SCHOOL

**PROJECTS:** *Approx. 10,400 sq. ft. of new construction.* Construct 6 classrooms, 2 student restrooms, 2 staff restrooms and utility room. Remove 4 portable classrooms. Replace unit ventilators throughout. Upgrade roofing.

**CONSTRUCTION SCHEDULED TO BEGIN:** June 15, 2012

**GOAL:** Work completed by February 2013

#### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Surveying under way
  - Geotechnical engineering for foundation under way
  - Design development under way
  - Permitting process under way
  - Committee selects Construction Manager/General Contractor, subject to 1-week appeal period and School Board approval on March 20
- Denison Surveying, Newport  
Lincoln County School District  
Lincoln County School District  
Pavitt Land Use Consulting, Newport  
Quade Commercial Construction, Lincoln City

# LCSD Bond Projects Update

## NORTH AREA IMPROVEMENTS, continued

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### TAFT 7-12 HIGH SCHOOL

**PROJECTS:** Resurface track. Construct baseball field in Pit. Install synthetic turf on softball infield. Replace metal roofing. Repair and upgrade heating system. Install new heat control system.

**GOALS:** Roof repair by September 2012. HVAC by mid-summer 2013.

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- Permits approved for dugouts and batting cage
  - Foundations poured for dugouts and batting cage
  - Construction under way on dugouts
- Pavitt Land Use Consulting, Newport  
Page Construction, Otis  
work to be done by local carpenters

**UPCOMING WORK:**

- School Board to approve Garland Industries for roof replacement at meeting on March 20
  - Dugouts, batting cage to be completed by April 1
  - Baseball field parking lot to be paved
  - Roof replacement project (all new aluminum, flashings, gutters, etc.) to begin June 15
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## EAST AREA IMPROVEMENTS

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### TOLEDO ELEMENTARY SCHOOL

**PROJECTS:** *Approx. 26,500 sq. ft. of new construction.* Remove 11 portable buildings. Construct 10 classrooms, cafeteria, and school offices. Remodel current school office into 2 classrooms. Replace roofing. Renovate kitchen.

**GOAL:** Work completed by Aug. 15, 2012.

**GENERAL CONTRACTOR:** T. Gerding Construction Co., Corvallis

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- Electrical completed
  - Exterior siding completed
  - HVAC system nearly complete
  - Sheetrock work under way
- E2 Electric, Newport  
work being done by local carpenters  
Groth-Gates Heating & Sheet Metal, Lincoln City  
West Coast Drywall, Newport

**UPCOMING WORK:**

- Design of existing office remodel, kitchen remodel and parking area
  - Trim work to begin and tiles installed once sheetrock is completed
  - Existing office to move into new office space on May 1
  - Classroom wing to be ready for occupancy by June 15 (two months ahead of schedule)
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# LCSD Bond Projects Update

## EAST AREA IMPROVEMENTS, continued

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### TOLEDO JR/SR HIGH SCHOOL

**PROJECTS:** *Approx. 13,500 sq. ft. of new construction.* Construct 4 classrooms, commons area, weight room, locker rooms, elevator, and entryway. Remove 7 portable buildings. Lower parking lot to entrance grade. Remodel gym. Upgrade track, football field, baseball field and softball field. Do facelift for west side of school. Install new boilers. Install new unit ventilators for all classrooms. Replace section of roof.

**GOALS:** Elevator, locker rooms and weight room completed by April 1, 2012. Classrooms and commons completed by January 2013.

**GENERAL CONTRACTOR FOR LOCKER ROOM PROJECT:** T. Gerding Construction Co., Corvallis

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- HVAC completed Groth Gates Heating, Lincoln City
- Fire sprinkler system completed Omlid & Swinney Fire Protection, Springfield
- Sheetrock work completed West Coast Drywall, Newport
- Wall and floor tiling completed Decorating Den Interiors, Newport
- Elevator shaft 60% complete work being done by local carpenters

**UPCOMING WORK:**

- Locker rooms and weight room to be ready for occupancy by March 15
- School Board to approve Construction Manager/General Contractor at meeting on March 20, subject to 1-week appeal period (for gym remodel, classroom expansion, commons) T. Gerding Construction Co., Corvallis
- Demolition of gym mezzanine to begin March 23
- Portable classrooms to be removed and excavation/rock work to begin during Spring Break (March 26-30)

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## WEST AREA IMPROVEMENTS

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### SAM CASE PRIMARY SCHOOL

**PROJECTS:** *Approx. 10,200 sq. ft. of new construction.* Construct 2 classrooms and gym. Install energy efficient windows. Install electric unit ventilators and controls for each classroom. Upgrade water system. Upgrade classrooms.

**WORK SCHEDULED TO BEGIN:** June 15, 2012

**GOAL:** Work completed by January 2013

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- Playground Committee discussing playground relocation, new play equipment Lincoln County School District
- Committee selects Construction Manager/General Contractor, subject to 1-week appeal period and School Board approval on March 20 LCG Pence Construction, Salem

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### NEWPORT INTERMEDIATE / ISAAC NEWTON MAGNET SCHOOL

**PROJECTS:** *Approx. 4,900 sq. ft. of new construction.* Construct covered play structure. Make major heat system repairs, plumbing system upgrades, and heating system controls.

**WORK SCHEDULED TO BEGIN:** June 2012 **GOAL:** Play shed done by September 2012; other by September 2013.

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- Play shed preplanning in progress Lincoln County School District
- Plans under way DH Goebel, Architect, Newport

## WEST AREA IMPROVEMENTS, continued

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### NEWPORT PREPARATORY ACADEMY

**PROJECTS:** *Approx. 3,500 sq. ft. of new construction.* Construct 3 classrooms (first phase: one classroom; second phase: teen parent classroom & school based health center). Remodel courtyard/adjoining classrooms. Remove 2 portable buildings. Install new boilers and unit ventilators. Update 8 classrooms.

**WORK SCHEDULED TO BEGIN:** March 1, 2012      **GOALS:** Second phase classroom addition to be completed during Summer 2012. Other completed by September 2013.

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- Concrete foundation bid awarded for teen parent/health center addition      Page Construction, Otis

**UPCOMING WORK:**

- Excavation, underslab plumbing, electrical, foundation pour to take place during Spring Break (March 26-30)

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### NEWPORT HIGH SCHOOL

**PROJECTS:** *Approx. 9,700 sq. ft. of new construction.* Construct 3 classrooms, drafting room and band/choir room. Remove 5 portable buildings. Upgrade football field, baseball field and softball field. Install new unit ventilators where needed and new heating control system. Replace section of roof. Update 2 science classrooms. Make electrical upgrades. Install energy efficient windows.

**GOALS:** All other by September 2013.

**SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:**

- Final punch list work in progress      Lincoln County School District
- Decorative/protective laminated hallway panels being installed      local contractors

**UPCOMING WORK:**

- Final overlay and striping of east parking lot to be done during Spring Break (March 26-30)
- Design of roof section at east campus to tie into new construction      DH Goebel, Architect, Newport
- New roof work to be done this summer
- Science classrooms to be remodeled mid-April
- Tack board to be installed
- Sound-deadening panels to be installed

## SOUTH AREA IMPROVEMENTS

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### CRESTVIEW HEIGHTS SCHOOL

**PROJECTS:** Move playground and install some new play equipment. Remodel approx. 12,000 sq. ft. to allow for high school use. Make heating system improvements and air handler system improvements.

**GOALS:** HVAC controls to be installed by Aug. 1, 2012

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## SOUTH AREA IMPROVEMENTS, continued

### WALDPORT HIGH SCHOOL

**PROJECTS:** *Approx. 56,000 sq. ft. of new construction.* Construct new high school adjacent to Crestview Heights School. Construct football field, baseball field and track. Upgrade softball field. Construct grandstands. Remove 6 portable buildings.

**GOALS:** Grandstand done by Sept. 1, 2012. School construction to begin April 2012 with occupancy by September 2013.

#### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Batting cage roofing and siding completed Sage Walker Construction, Waldport
- Gravity sewer and pressure line work for new school under way W.W. Construction, Newport
- Block backstop, netting work in progress Community Volunteers
- Architects, engineers working on replacement of 300 feet of 6-inch line with 10-inch line
- Engineer working on relocation and design of sewer pump station
- Committee selects Construction Manager/General Contractor, subject to 1-week appeal and School Board approval on March 20 T. Gerding Construction Co., Corvallis

#### UPCOMING WORK:

- Application for building permit for foundation to be submitted for approval
- Existing pump station at Crestview Heights School to be relocated during Spring Break (March 26-30)

## DISTRICT-WIDE IMPROVEMENTS

**PROJECT:** Standardize HVAC controls at all schools throughout district.

**GOALS:** HVAC controls to be installed at Crestview Heights, Newport High, Newport Intermediate, Toledo Elementary and Toledo Jr/Sr High by Aug. 1, 2012.

#### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Clima-Tech Corp. working on pricing for controls at Newport High, Oceanlake Elementary, Toledo Elementary and Toledo Jr/Sr High

## PROJECTS COMPLETED TO DATE

### NORTH AREA

- **OCEANLAKE ELEMENTARY:** Fire access road constructed. Parking lot and sidewalk constructed.
- **TAFT 7-12 HIGH:** Track resurfaced. Baseball field constructed in Pit. Softball field upgraded.

### EAST AREA

- **TOLEDO ELEMENTARY:** 11 portable buildings removed.
- **TOLEDO JR/SR HIGH:** 3 portable buildings removed. Track rebuilt and resurfaced. Football field, baseball field and softball field upgraded. Parking lot lowered to entrance grade.

### WEST AREA

- **NEWPORT PREP ACADEMY:** 1 classroom constructed. Exterior walkway enclosed. Courtyard remodeled.
- **NEWPORT HIGH:** 5 portable buildings removed. 3 classrooms, drafting room and band/choir room constructed. Courtyard remodeled. Football field, baseball field and softball field upgraded.

### SOUTH AREA

- **CRESTVIEW HEIGHTS:** Playground relocated and additional new play equipment installed.
- **WALDPORT HIGH SCHOOL:** New football field, baseball field and track constructed at site of new high school. Softball field upgraded. New baseball dugouts constructed.