



LINCOLN COUNTY SCHOOL DISTRICT

Bond Projects Update: Aug. 8, 2012

LCSD BOND FACILITIES IMPROVEMENT CENTER

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

NORTH AREA IMPROVEMENTS

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. 1, 2012. HVAC and library/computer lab remodel by January 2013.

GENERAL CONTRACTOR: Quade Commercial Construction Corp., Lincoln City

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Electric completed Western States Electrical, Newport
- Interior painting completed Quality Painting, Lincoln City
- Finish trim completed Lee Thurman, Lincoln City
- Gutters, downspout, other sheet metal work completed Cushman Heating & Sheet Metal, Lincoln City
- Drop ceiling installation completed West Coast Drywall, Newport
- Lighting installation completed Western States Electrical, Newport
- Classroom flooring installation completed Carpet One, Newport
- Classrooms cleaned, floors waxed Sodexo, Toledo
- Exterior completed, construction cleanup done Quade Commercial Construction, Lincoln City
- Final grading of grounds completed James Drayton Trucking, Lincoln City
- Parking lot and striping completed Allen & Sons, Newport
- **CLASSROOM WING COMPLETED ON SCHEDULE** **Quade Commercial Construction, Lincoln City**
- Punch list & walk-through completed LCSD, gLAs Architects, and Quade Commercial Construction
- Portable classrooms removed and/or demolished week of July 23 James Drayton Trucking, Lincoln City
- Playground paving bid awarded July 27 Road & Driveway, Newport
- Old asphalt removed from playground Road & Driveway, Newport
- Office furniture, supplies, etc., moved into new office week of July 30 Community Service Workers
- Classroom, library, hallway remodeling in progress Gilbert's Building & Maintenance, Otis;
and Curry Page, Otis

UPCOMING WORK:

- New classroom furniture to be delivered week of Aug. 13
- Play area and walking track to be completed by Sept. 1 Lincoln County School District
- New playground equipment to be installed by Sept. 1 Northwest Playground Equipment, Issaquah, Wash.;
with installation by LCSD staff

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.

GOAL: Work completed by February 2013

GENERAL CONTRACTOR: Quade Commercial Construction Corp., Lincoln City

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Underslab plumbing completed Radar Plumbing, Gleneden Beach
- Block retaining wall completed Rodney Jensen Construction, Toledo
- Foundation to be poured week of Aug. 6 Quade Commercial Construction
- Framing to get under way week of Aug. 13 Quade Commercial Construction

NORTH AREA IMPROVEMENTS, continued

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:

- Sprinkler system start up completed
- Roof replacement project approximately 60% complete
- Batting cage and dugouts to be painted week of Aug. 6

LCSD Staff
Garland Industries, Cleveland, Ohio
Ed Townsend Painting, Newport

UPCOMING WORK:

- Concession stand/restroom plans in process
- Pervious pavement to be laid in the Pit baseball field in October

EAST AREA IMPROVEMENTS

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: Remodeling, renovation to be completed by Aug. 15, 2012.

GENERAL CONTRACTOR: T. Gerding Construction Co., Corvallis

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Classroom wing punch list work completed
- Former office remodel, classroom and kitchen renovation in progress
- New commercial refrigerator/freezer installed in kitchen
- Kitchen floor tile installed
- Southwest break-out room drywall completed
- New roof for existing building under way
- Existing school building exterior painting in progress
- Drop ceilings installed in remodeled areas week of Aug. 6
- Classroom painting completed
- Hallway painting to be completed week of Aug. 6
- Electrical rough-in of kitchen completed
- Floor covering in progress
- Existing heating system redone
- Cabinetry installed week of Aug. 6
- Kindergarten cabinetry installed

T. Gerding Construction Co., Corvallis
Local Contractors and LCSD Staff
Coastal Refrigeration, Newport
Doug's Floor Covering, Newport
West Coast Drywall, Newport
Maier Roofing Co., Corvallis
Greenroom Contracting, Newport
West Coast Drywall, Newport
LCSD Staff
LCSD Staff
LCSD Staff
Doug's Floor Covering, Newport
Groth-Gates Heating, Lincoln City
Lemons Millwork, Albany
Jim's Cabinetry, South Beach

UPCOMING WORK:

- Electrical to be completed week of Aug. 13
 - Remodeling of classrooms, kitchen, and office to be completed by Aug. 20.
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EAST AREA IMPROVEMENTS, continued

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 completed by June 1, 2012. Classrooms, commons and gym remodel completed by January 2013.

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

GENERAL CONTRACTOR FOR CLASSROOM WING, COMMONS, AND GYM REMODEL: T. Gerding Construction Co., Corvallis

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

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| • Boiler installation in progress, to be completed by Aug. 15 | Tom Stevens Boiler Repair, Clackamas |
| • Classrooms/commons exterior and interior framing completed | T. Gerding Construction Co., Corvallis |
| • Classrooms/commons trusses set | T. Gerding Construction Co., Corvallis |
| • Classrooms/commons roof sheeting in progress | T. Gerding Construction Co., Corvallis |
| • Gym floor sanded, painted, finished | A-Games, Portland |
| • Exterior painting of school building in progress | Greenroom Contracting, Newport |
| • Bid awarded: concrete demolition and repour of west walkway | Page Concrete Construction, Otis |
| • Exterior painting of batting cage and dugouts completed | Sigman Construction, Neotsu |
| • Bid awarded: excavation/rocking/grading/rolling of bus zone/perimeter driveway | W.W. Construction, Newport |
| • West parking lot/bus zone/perimeter driveway excavation work in progress | W.W. Construction, Newport |
| • Interior framing of school-based health center in progress | Sigman Construction, Neotsu & Cochran Construction, Otis |

UPCOMING WORK:

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| • Bathrooms at cafeteria, entry at cafeteria, boiler replacement | |
| • Bids to be let as soon as possible for framing, flooring, sheetrocking, painting of School-Based Health Center | |
| • Locker room floors to be stained | Quality Concrete, Newport |
| • Steps to be constructed from locker rooms to football field | Quality Concrete, Newport |
| • Curbs for parking area to be completed week of Aug. 13 | Gelco Construction Co., Salem |

WEST AREA IMPROVEMENTS

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.

GOAL: Work completed by January 2013

GENERAL CONTRACTOR: LCG Pence Construction, Salem

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

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| • West window replacement completed | John Wiles Jr. Construction & Sage Walker Construction, Waldport |
| • Playground rock base completed | Kauffman Crushing, Waldport |
| • Electrical service upgrade completed | J & J Coastal Electric, Newport |
| • Playground relocated | LCSD Staff |
| • Concrete foundation and tilt-up walls poured | Dan Kauffman Excavating, Lincoln City |
| • Gymnasium tilt-up walls erected | LCG Pence Construction, Salem |
| • Classroom framing in progress | Sage Walker Construction, Waldport |
| • Playground asphalt | Road & Driveway, Newport |
| • West driveway and walk installed | RK Concrete Construction and Knottworks Construction, Otis |
| • Swings to be installed week of Aug. 6 | LCSD Staff |

UPCOMING WORK:

- East driveways to be installed week of Aug. 20

WEST AREA IMPROVEMENTS, continued

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: Summer 2013

GOAL: Work completed by September 2013

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- North end of play field regraded and seeded Ferris Landscaping, Newport

UPCOMING WORK:

- Permitting process to get under way
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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:

- Sheetrocking completed West Coast Drywall, Newport
- Bid awarded July 20 for parking lot paving overlay Road & Driveway, Newport
- Tile installed in Cubby Preschool and hall Doug's Floor Covering, Newport

UPCOMING WORK:

- Bids to go out for cabinets, painting, flooring, interior doors and trim
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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:

- Electrical power supply to campus, switchboard replacement completed J & J Coastal Electric, Newport
- Drywall and paint completed in remodeled commons/classroom LCSD Staff
- Flooring in remodeled commons/classroom in process Doug's Floor Covering, Newport
- Final window, cabinet trim in commons/classroom completed Klete Luther, Toledo
- Science classrooms remodeling under way: steel beams in place S & J Construction, Newport
- Interior demolition of classroom to be remodeled into commons completed LCSD Staff
- Parking lot to be striped week of Aug. 6 Allen & Sons, Newport

UPCOMING WORK:

- Design of roof section at east campus to tie into new construction DH Goebel, Architect, Newport
 - New roof work awaiting plan design, plan approval
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SOUTH AREA IMPROVEMENTS

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

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Sidewalk constructed on north side of entry

Mike Dean Concrete, Waldport

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 completed by December 2012. School completed by August 2013.

GENERAL CONTRACTOR: T. Gerding Construction Co., Corvallis

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Reviewing/revising grandstand plans as original plans are cost-prohibitive Kyle Luther, Newport
- 28,000 square-foot concrete slab and gym tilt-up walls poured T. Gerding Construction Co., Corvallis; and
RK Concrete Construction, Otis
- Excavation for office area, classrooms, commons completed Terry Thissel, Waldport
- Pump station electrical completed All Electric Service, Tidewater
- Pump station roofing completed Whisler Construction, Otis
- Gymnasium tilt-up walls erected T. Gerding Construction Co., Corvallis
- Storm lines complete
- Fire booster pumps complete
- Parking lot laid out and scheduled to be paved week of Aug. 13
- Framing has begun on the east side of the building T. Gerding Construction Co., Corvallis
- Additional concrete footings poured week of July 30
- Concrete curbs poured Gelco Construction Co., Salem
- Water testing of pump station scheduled for Aug. 8
- Additional slab concrete pour scheduled for Aug. 8

UPCOMING WORK:

- Parking lot, bus parking and bus drivers room to be completed by late September
- Temporary bleachers with seating for 200 to be placed on east side of football field Sept. 14
- Grandstand construction to begin this fall

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 September 2012.

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Clima-Tech Corp. working on controls

PROJECTS COMPLETED TO DATE

NORTH AREA

- **OCEANLAKE ELEMENTARY:** Fire access road constructed. Parking lot and sidewalk constructed. 2 new boilers installed. Classroom wing constructed (23,500-square-foot addition including 5 classrooms, learning center, music room, stage, gymnasium, restrooms, school offices and entry). 5 portable classroom buildings removed. 5 classrooms upgraded.
- **TAFT ELEMENTARY:** 4 portable classroom buildings removed. Sidewalks extended.
- **TAFT 7-12 HIGH:** Track resurfaced. Baseball field, dugouts, and batting cage constructed in Pit. Softball field upgraded.

EAST AREA

- **TOLEDO ELEMENTARY:** 11 portable classroom buildings removed. Classroom wing constructed (26,500-square-foot addition including 10 classrooms, 5 break-out rooms, school offices, staff rooms, restrooms). Arcadia campus classrooms relocated to main campus. Parking lot expanded and paved.
- **TOLEDO JR/SR HIGH:** 7 portable classroom buildings removed. Track rebuilt and resurfaced. Football field, baseball field and softball field upgraded. East parking lot lowered to entrance grade. Boys and girls locker rooms constructed. Weight room constructed. Gym mezzanine removed and gym floor extended. Elevator installed and elevator lobby completed.

WEST AREA

- **NEWPORT PREP ACADEMY:** 1 classroom constructed. Exterior walkway enclosed. Courtyard remodeled. West parking lot paved.
- **NEWPORT HIGH:** 4 portable classroom buildings removed. 3 classrooms, drafting room and band/choir room constructed. Courtyard remodeled. Football field, baseball field and softball field upgraded. East parking lot repaved. Electrical supply upgraded.

SOUTH AREA

- **CRESTVIEW HEIGHTS:** Playground relocated with additional new play equipment installed.
- **WALDPORT HIGH:** New football field, baseball field, track, dugouts and batting cage constructed at site of new high school. Softball field upgraded. Pump station and lines completed.