



LINCOLN COUNTY SCHOOL DISTRICT

Bond Projects Update: Sept. 5, 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: HVAC and library/computer lab remodel by January 2013.

GENERAL CONTRACTOR: Quade Commercial Construction Corp., Lincoln City

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

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| • Playground paved | Road & Driveway, Newport |
| • New classroom furniture delivered | School Specialty, Inc., Portland |
| • New playground equipment installed | LCSD Staff |
| • Punch list work completed | Quade Commercial Construction |
| • Final punch list inspection | LCSD Staff and Quade Construction |
| • Classroom, hallway remodeling in progress | LCSD Staff |
| • Play area and walking track completed | Road & Driveway, Newport |
| • Installation of replacement windows on existing building in progress | Local Carpenters |

UPCOMING WORK:

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| • Bleachers to be installed in new gym week of Sept. 3 | Quade Commercial Construction |
| • Sod to be laid around play area week of Sept. 3 | LCSD Staff |
| • Sod playfield to be completed by Oct. 1 | 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:

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|---|---------------------------------------|
| • Slab foundation poured | Quade Commercial Construction |
| • Concrete finishing | RK Concrete Construction, Otis |
| • Concrete supplier | Central Coast Ready Mix, Lincoln City |
| • Lumber supplier | ProBuild, Lincoln City |
| • Running plumbing connections between existing school and new construction | Radar Plumbing, Gleneden Beach |
| • Running electrical connections between existing school and new construction | M&W Electric Inc., Lincoln City |
| • Framing in progress, main walls up | Quade Commercial Construction |

UPCOMING WORK:

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| • Roof trusses to be delivered week of Sept. 10 | |
| • Siding to begin at end of September | Quade Commercial Construction |
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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:

- Batting cage and dugouts painted
- Roof replacement project 95% complete, will finish by Sept. 15

Ed Townsend Painting, Newport
Garland Industries, Cleveland, Ohio

UPCOMING WORK:

- Concession stand/restroom plans in process, to be completed by March 2013
- Pervious pavement to be laid in the Pit baseball field by March 2013

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. **ALL PROJECTS COMPLETED.**

GENERAL CONTRACTOR: T. Gerding Construction Co., Corvallis

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Former office remodel, classroom and kitchen renovation completed
- New roof for existing building completed
- Existing school building exterior painting completed
- Drop ceilings installed in remodeled areas
- Hallway painting completed
- Classroom floor covering completed
- Cabinetry installation completed
- Electrical completed
- New classroom furniture delivered
- Bid awarded for classroom insulation, drywall and acoustical ceiling tile
- Bid awarded for kitchen rolling doors

Local Contractors and LCSD Staff
Maier Roofing Co., Corvallis
Greenroom Contracting, Newport
West Coast Drywall, Newport
LCSD Staff
Doug's Floor Covering, Newport
Lemons Millwork, Albany
LCSD Staff
School Specialty, Inc., Portland
West Coast Insulators, Newport
Garage Door Sales, Lincoln City

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: Classrooms, commons completed by January 2013.

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

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Boiler installation completed
- Classrooms/commons roof sheeting completed

Tom Stevens Boiler Repair, Clackamas
T. Gerding Construction Co., Corvallis

LCSD Bond Projects Update

EAST AREA IMPROVEMENTS, Toledo Jr/Sr High cont.

- Exterior painting of school building completed Greenroom Contracting, Newport
- Concrete demolition and repour of west walkway completed Page Concrete Construction, Otis
- Excavation/rocking/grading/rolling of bus zone/perimeter driveway completed W.W. Construction, Newport
- West parking lot/bus zone/perimeter driveway excavation completed W.W. Construction, Newport
- Steps constructed from locker rooms to football field Quality Concrete, Newport
- Retaining wall extension completed Rodney Jensen Construction, Toledo
- Interior framing of school-based health center 75% complete Sigman Construction, Neotsu & Cochran Construction, Otis
- Curbs for parking area completed Gelco Construction Co., Salem
- Parking lots and driveway paving completed Road & Driveway, Newport
- Locker room floors stained Quality Concrete, Newport
- Exterior work completed at School-Based Health Center Local Carpenters

UPCOMING WORK:

- Bathrooms at cafeteria, entry at cafeteria to be completed by April 2013
- Bids to be let as soon as possible for framing, flooring, sheetrocking, painting of School-Based Health Center

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:

- Classroom framing in progress Sage Walker Construction, Waldport; and Jagow & Son Roofing, Otis
- Swings and playground installed LCSD Staff
- East driveways, sidewalks completed RK Concrete Construction, Otis
- Roof system construction under way Sage Walker Construction, Waldport; and LCG Pence Construction
- Paving and patchwork done Allen & Sons, Newport

UPCOMING WORK:

- Roofing to be completed by November 2012
- Siding and window installation to begin soon

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:

- Working on plans DH Goebel, Architect, Newport
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WEST AREA IMPROVEMENTS, cont.

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.

GOALS: Second phase classroom addition to be completed during Summer 2012. Other completed by September 2013.

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Parking lot paving overlay completed Road & Driveway, Newport
- Parking lot striping completed Allen & Sons, Newport
- Acoustical ceiling tile installation in progress West Coast Insulators, Newport
- Electrical in progress E2 Electric, Newport
- Cabinetry bid awarded Jim's Cabinetry, South Beach
- Fire sprinkler system completed Omlid & Swinney, Springfield
- Parking lot striping completed Allen & Sons, Newport
- Flooring completed Doug's Floor Covering, Newport
- Doors, trim work to get under way this week Local Carpenters
- Interior, exterior painting in progress LCSD Staff

UPCOMING WORK:

- Cabinets to be installed by mid-September
 - Projected move in date is Oct. 1, 2012
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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:

- Science classrooms remodeling under way: steel beams in place S & J Construction, Newport
- Parking lot striping completed Allen & Sons, Newport
- Science classrooms underground plumbing in progress Lincoln Plumbing, Newport
- Science classrooms underground electrical in progress J & J Coastal Electric, Newport
- Gas lines LCSD Staff

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
 - Pour concrete floor
 - Electrical work in walls and ceiling J & J Coastal Electric, Newport
 - T-bar ceiling to be let for bid
 - Sheetrock walls to be let for bid
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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

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 March 2013. School completed by August 2013.

GENERAL CONTRACTOR: T. Gerding Construction Co., Corvallis

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Parking lot laid out and paved Road & Driveway, Newport
- Erosion controls measures are in place, site is weathered in T. Gerding Construction Co.
- Water testing of pump station completed LCSD Staff
- Additional slab concrete pour completed; concrete slabs are 98% done RK Concrete Construction, Otis
- Block retaining wall completed Rodney Jensen Construction, Toledo
- Putting up roof trusses and framing South Wing (30,000 sq ft) T. Gerding Construction Co.

UPCOMING WORK:

- Gymnasium trusses to be delivered Monday and put in place week of Sept. 10 T. Gerding Construction Co.
- Temporary bleachers to be placed on east side of football field Sept. 14 BDW Woodworks, Yachats
- Grandstand construction to begin this fall
- Parking lot, bus parking and bus drivers room to be completed by November

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 (24,000 sq. ft. of new construction and 1,000 sq. ft. of remodeling includes 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.

PROJECTS COMPLETED TO DATE, cont.

- **TAFT 7-12 HIGH** – Track resurfaced. Baseball field, dugouts, and batting cage constructed in Pit. Softball field upgraded.

EAST AREA

- **TOLEDO ELEMENTARY** – All scheduled capital improvement projects completed, as follows: 11 portable classroom buildings removed. Classroom wing constructed (26,500 sq. ft. addition includes 10 classrooms, 5 break-out rooms, school offices, staff rooms, restrooms). Arcadia campus classrooms relocated to main campus. Parking lot expanded and paved. Former office space remodeled into 2 classrooms. Roofing replaced. Kitchen renovated.
- **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. Former commons remodeled into classroom. Former classroom remodeled into commons.

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.