



LINCOLN COUNTY SCHOOL DISTRICT

Bond Projects Update: Oct. 4, 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, overseen by LCSD

GENERAL CONTRACTOR: Quade Commercial Construction Corp., Lincoln City

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Open House/Ribbon Cutting Celebration held Aug. 30 LCSD Staff
- Bleachers installed in new gym week of Sept. 7 – **ALL CONTRACTED WORK DONE** Quade Commercial Construction
- Sod laid around play area, playfield completed LCSD Staff
- Replacement window installation on existing building completed Local Carpenters
- Interior demolition for library/computer lab remodel under way Page Construction, Otis

UPCOMING WORK:

- Final touches on playground to include wall ball and four-square lines 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 January 2013.

GENERAL CONTRACTOR: Quade Commercial Construction Corp., Lincoln City

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Exterior and interior framing 90 percent complete Quade Commercial Construction, Lincoln City
- Framing lumber and siding supplier selected ProBuild, Lincoln City
- Roof trusses installed Quade Commercial Construction, Lincoln City
- Roof sheeting installed Quade Commercial Construction, Lincoln City
- Electrical panel work in existing school completed M & W Electric, Lincoln City
- Metal work supplier for flashings between existing and new school, siding Cushman Heating, Lincoln City
- Gypsum fire wall between new and existing building completed West Coast Drywall, Newport
- Roofing delivered P & G Roofing, Lincoln City
- Plumbing rough-in started Radar Plumbing, Gleneden Beach
- Electrical rough-in started M & W Electric, Lincoln City
- Fire sprinkler rough-in under way Omlid & Swinney Fire Protection, Springfield
- Site work ongoing James Drayton Trucking, Lincoln City
- Roofing under way Quade Commercial Construction, Lincoln City

NORTH AREA IMPROVEMENTS, cont.

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:

- Roof replacement project completed

Garland Industries, Cleveland, Ohio

UPCOMING WORK:

- Water damaged ceiling tiles throughout school to be replaced
- 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 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:

School-based Health Center Remodel:

- Interior framing in progress
- Drywall and insulation bid awarded
- Cabinetry bid awarded
- Flooring bid awarded
- Painting bid awarded
- T-bar ceiling bid awarded
- Heating bid awarded

Tough Construction, Toledo
West Coast Drywall, Newport
Lemons Millwork, Albany
Carpet One, Newport
Three Rivers Construction, Newport
West Coast Drywall, Newport
Groth-Gates Heating, Newport

Classroom Wing and Commons Addition:

- Rough-in plumbing finishing up
- Rough-in electrical finishing up
- Rough-in electrical for fire sprinklers finishing up
- Hydraulics in progress
- Siding in progress
- Painting in progress
- Heating system in progress

Lincoln Plumbing, Newport
Western States Electrical, Newport
Omlid & Swinney Fire Protection, Springfield
Hammerquist, Inc., Corvallis
Three Rivers Construction, Newport
LCSD Staff
Groth-Gates Heating, Newport

UPCOMING WORK:

- School-based health center rough-in electrical wiring and plumbing to begin week of Oct. 8
- Bathrooms at cafeteria, entry at cafeteria to be completed by April 2013

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 completed Sage Walker Construction, Waldport; and Jagow & Son Roofing, Otis
- Roof system construction completed Sage Walker Construction, Waldport; and LCG Pence Construction
- Roofing in progress, to be completed by November Jagow & Son Roofing, Otis
- Electrical rough-in completed Western States Electrical, Newport
- Plumbing rough-in completed Rau Plumbing, Newport
- Exterior brick veneer wainscot completed Davidson's Masonry, Salem
- HVAC duct work installation in progress Groth Gates Heating, Lincoln City
- Insulation and drywall has started West Coast Drywall, Newport
- Sidewalk in front of gym completed RK Concrete Construction, Otis
- Framing of breezeway between gym and existing building in progress Sage Walker Construction, Waldport
- Glass Installation completed Supplier: Lincoln Glass Co., Newport; Labor: Sage Walker Construction, Waldport
- Siding in progress Sage Walker Construction, Waldport

UPCOMING WORK:

- Existing campus sidewalk intersections for handicap accessibility Quality Concrete, Newport
- Painter to be selected soon
- Gym floor finishing
- Classroom and bathroom floor covering

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:

- Playfield north of school regraded and seeded; needs to mature one year; will reopen in September 2013
- Playfield labor Ferris Landscaping, Newport
- Playfield top soil supplier Tri-Agg, Waldport
- Playfield sand supplier Central Coast Excavating, Newport

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 by October 2012; other completed by September 2013.

SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Acoustical ceiling tile installation completed West Coast Insulators, Newport
- Electrical completed E2 Electric, Newport
- Cabinetry completed Jim's Cabinetry, South Beach
- Door installation, trim work completed David M. Jones, Otter Rock; and Robert Matthewson, Newport
- Interior, exterior painting completed LCSD Staff
- Plumbing fixtures installed Lincoln Plumbing, Newport
- Floor tiling and carpet installation in progress Doug's Floor Covering, Newport
- Formica countertops being installed Klete Luther, Newport

UPCOMING WORK:

- Move-in date is Oct. 11, 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 SCIENCE CLASSROOM WORK ACCOMPLISHED SINCE LAST UPDATE:

- Rough-in plumbing completed, inspected Lincoln Plumbing, Newport
- Rough-in electrical completed, inspected J & J Coastal Electric, Newport
- Gas lines completed Lincoln Plumbing, Newport
- Lighting bid awarded Platt Electric Supply, Newport
- Concrete walls cut for windows between classrooms Columbia Concrete Sawing Co., Corvallis
- Cabinet bid awarded Oregon Cabinets, Newport
- Insulation and drywall to get under way this week West Coast Drywall, Newport
- Flooring supplier Carpet One, Newport
- Flooring labor Doug's Floor Covering, Newport

UPCOMING WORK:

- Commons wall and windows facing courtyard to be replaced with new windows and rolling garage door Oct. 25-26
 - Science classroom target occupancy date is Nov. 5
 - 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 summer 2013

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:

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| • Additional slab concrete pour completed; all concrete slabs done | RK Concrete Construction, Otis |
| • Temporary bleachers placed on east side of football field | BDW Woodworks, Yachats |
| • Roof trusses and framing of South Wing (30,000 sq ft) completed | T. Gerding Construction Co. |
| • Framing continues on other parts of school | T. Gerding Construction Co. |
| • Steel trusses for gymnasium being put in place | T. Gerding Construction Co. |
| • Roof trusses for rest of building arrived last week and are being put in place | T. Gerding Construction Co. |
| • Concrete poured for bus drivers building | Mike Dean, Waldport |
| • Framing under way on bus drivers building | BDW Woodworks, Yachats |
| • Roofing material going on this week | T. Gerding Construction Co. |

UPCOMING WORK:

- Window installation to being in next couple of weeks
- Grandstand construction to begin this fall
- Parking lot and bus parking to be completed by November
- Bus drivers building to be completed by January

NOTE: T. Gerding Construction Co. is using many local tradespeople on various phases of the job. They report that 22 of the 26 workers on site are local. Some of the Lincoln County subcontractors and retailers who are being use include: Barrelhead Supply, Copeland Lumber Yards, E2 Electric, Mulder Sheet Metal, Platt Electric Supply, ProBuild, Radar Plumbing, and West Coast Insulators.

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, completed in some schools, will continue next summer.

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.
- **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.