



# LINCOLN COUNTY SCHOOL DISTRICT

Bond Projects Update: Nov. 6, 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:** Remodel 2 classrooms for library/computer lab. Install new unit ventilators in existing classrooms.

**GOALS:** Work to be completed by January 2013

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

- Final touches on playground completed (wall ball and four-square lines)
- Interior demolition for library/computer lab remodel in progress
- Ceiling support girders being placed

LCSD Staff  
Page Construction, Otis  
Page Construction, Otis

**UPCOMING WORK:**

- Interior framing to begin in two weeks, followed by electrical, then sheetrock
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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.

**GOAL:** Work to be completed by January 2013

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

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

- Exterior and interior framing completed
- Rough-in plumbing completed
- Rough-in electrical completed
- Fire sprinkler work completed
- Roofing completed
- Windows installed
- Insulation, sheetrocking in progress
- Siding in progress, to be completed by Dec. 1

Quade Commercial Construction, Lincoln City  
Radar Plumbing, Gleneden Beach  
M & W Electric, Lincoln City  
Omlid & Swinney Fire Protection, Springfield  
Quade Commercial Construction, Lincoln City  
Quade Commercial Construction, Lincoln City  
West Coast Drywall, Newport  
Quade Commercial Construction, Lincoln City

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#### TAFT 7-12 HIGH SCHOOL

**PROJECTS:** Athletic field improvements. Replace metal roofing. Repair/upgrade heating system.

**GOALS:** Pervious pavement and concession stand/restrooms in baseball field to be completed by March 2013. HVAC by mid-summer 2013.

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

- Roof replacement project completed
- Concession stand/restroom plans completed

Garland Industries, Cleveland, Ohio  
Kyle Luther Construction, Newport

**UPCOMING WORK:**

- Concession stand/restroom plans ready to submit to city for approval
  - Bid to be let for concession stand foundation, work to begin in December and finish by March 1
  - Parking lot work to follow
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# LCSD Bond Projects Update

## EAST AREA IMPROVEMENTS

### TOLEDO JR/SR HIGH SCHOOL

**PROJECTS:** *Approx. 13,500 sq. ft. of new construction.* Construct 4 classrooms and commons area. Install new unit ventilators for existing classrooms. Replace section of roof. Remodel school-based health center.

**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 completed Tough Construction, Toledo
- Rough-in electrical wiring completed LCSD Staff
- Rough-in plumbing completed LCSD Staff
- Insulation done West Coast Drywall, Newport
- Sheet rocking in progress West Coast Drywall, Newport
- Cabinet bids to go out this week LCSD
- Finish work to be completed by Dec. 10 Local Carpenters

##### Classroom Wing and Commons Addition:

- Rough-in plumbing completed Lincoln Plumbing, Newport
- Rough-in electrical completed Western States Electrical, Newport
- Rough-in electrical for fire sprinklers completed Omlid & Swinney Fire Protection, Springfield
- Hydraulics completed Hammerquist, Inc., Corvallis
- Siding completed Three Rivers Construction, Newport
- Painting in progress Three Rivers Construction, Newport
- Heating system in progress Groth-Gates Heating, Newport
- Sheet rocking in progress West Coast Drywall, Newport

#### UPCOMING WORK:

- SBHC interior paint to begin LCSD Staff
- SBHC heating system installation to begin Groth Gates Heating, Lincoln City
- 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:

- Roofing completed Jagow & Son Roofing, Otis
- HVAC duct work completed Groth Gates Heating, Lincoln City
- Insulation and drywall completed West Coast Drywall, Newport
- Breezeway framing completed Sage Walker Construction, Waldport
- Siding completed Sage Walker Construction, Waldport
- Interior finishing In progress Jim's Cabinetry, South Beach; and Sage Walker Construction, Waldport
- Painting in process Shields Painting Corp., Happy Valley
- Ceramic tile in restrooms being installed Carpet One, Newport
- Acoustical ceiling grid being installed West Coast Insulators, Newport

# LCSD Bond Projects Update

## WEST AREA IMPROVEMENTS, cont.

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### UPCOMING WORK:

- Gym equipment (basketball backboards, etc.) to be installed this week LCG Pence Construction
- Formica work to be completed this week Klete Luther, Toledo
- Curbs and sidewalks to be out for bid this week
- Gym flooring to be installed mid-November Brandsen Hardwood Floors, Portland
- Parking lot bids to go out the week of Nov. 19
- Existing campus sidewalk intersections for handicap accessibility Quality Concrete, Newport

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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:** Summer 2013

**GOAL:** Work completed by September 2013

### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Plans to be completed by Jan. 1 DH Goebel, Architect, Newport
- Bids to go out in March LCSD Staff

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### NEWPORT PREPARATORY ACADEMY

**PROJECTS:** *Approx. 3,500 sq. ft. of new construction.* Phase 2 construction: teen parent classroom & school-based health center. 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:

- Floor tiling and carpet installation completed Doug's Floor Covering, Newport
- Formica countertops installation completed Klete Luther, Newport
- Second Phase Classroom addition **COMPLETED** LCSD Staff
- Teen Parent Classroom and School Based Health Center moved into new areas Oct. 11-12 LCSD Staff
- Portables demolished Oct. 25 Central Coast Excavating, Newport
- Finishing tile work in girls and boys restrooms Doug's Floor Covering, Newport

### UPCOMING WORK:

- Plumbing fixtures to be set in girls and boys restrooms, restrooms completed by Nov. 26 LCSD Staff
- Decorative, protective laminated wall panels to be installed in hallway of new addition LCSD Staff

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### NEWPORT HIGH SCHOOL

**PROJECTS:** *Approx. 9,700 sq. ft. of new construction.* Install new unit ventilators where needed and new heating control system. Replace section of roof. Update 2 science classrooms. Remodel classroom into commons. Install energy efficient windows.

**GOALS:** All by September 2013.

### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

#### Science Classroom Remodel:

- Insulation and drywall completed West Coast Drywall, Newport
- Drop ceilings completed West Coast Drywall, Newport
- Heating system installation completed Groth Gates Heating, Lincoln City
- Windows between classroom and lab installed Tough Construction, Toledo
- Finish work completed David M. Jones Carpentry, Newport; and Tom Springer Construction, Otter Rock
- Fire sprinkler system installation nearly complete Omlid & Swinney Fire Protection, Springfield

# LCSD Bond Projects Update

## WEST AREA IMPROVEMENTS, cont.

- Electrical installation in progress J & J Coastal Electric, Newport
  - Cabinet installation in progress Oregon Cabinets, Newport
  - Science classroom target occupancy date is Nov. 13
- Classroom/Commons Remodeling:**
- New windows, rolling garage doors installed labor: S & J Construction, Newport;  
materials: Garage Door Sales, Lincoln City, and Lincoln Glass Co., Newport
  - Electrical rough-in completed LCSD Staff
  - Sheetrock to start this week Local Carpenters

### UPCOMING WORK:

- Painting, drop ceiling in remodeled commons
- New roof work awaiting plan design, plan approval

## 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

### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

- Planning has begun for remodeling of south wing, restructuring of rooms LCSD Staff

### 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 April 2013. School completed by August 2013.

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

### SUMMARY OF WORK ACCOMPLISHED SINCE LAST UPDATE:

#### High School Building and Gym:

- Framing completed T. Gerding Construction Co.
- Roof trusses in place T. Gerding Construction Co.
- Structural welding in gym completed T. Gerding Construction Co.
- Air handlers delivered Robert Lloyd Sheet Metal, Independence
- 35,000 sq. ft. of building is roofed in T. Gerding Construction Co.
- Windows to be delivered this week Copeland Lumber Yards, Newport
- Electrical in progress E2 Electric, Newport
- Plumbing in progress Slayden Construction, Stayton
- Hydronics in progress Radar Plumbing, Gleneden Beach
- HVAC rough-in in progress Robert Lloyd Sheet Metal, Independence

**NOTE:** T. Gerding Construction Co. is using many local tradespeople on various phases of the job. They report that 24 local carpenters are at work on site. Some of the local subcontractors now on site are: E2 Electric of Newport, Radar Plumbing of Gleneden Beach, and Mulder Sheet Metal of Newport.

T. Gerding also comments that the site's erosion control (done this last summer and fall) has weathered the storms just as planned with no issues whatsoever.

## SOUTH AREA IMPROVEMENTS, cont.

### Bus Drivers Building:

- Framing and siding completed BDW Woodworks, Yachats
- Roofing completed Tough Construction, Toledo
- Electrical completed J & J Coastal Electric, Newport
- Plumbing completed LCSD Staff
- Insulation and sheetrock in progress West Coast Drywall, Newport
- Painting to begin next week LCSD Staff

### Grandstand/Concession Stand

- Concession stand foundation setup this week Page Construction, Otis
- Underground power to be completed by Dec. 1 J & J Coastal Electric, Newport; and CT Thissell, Inc., Tidewater
- Grandstand construction to begin this fall
- Parking lot to be paved by August 2013

## DISTRICT-WIDE IMPROVEMENTS

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

### 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 temporarily being used as a library, 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. Metal roof and roof system replaced.

### 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 returned to Sturdevant Road campus. Parking lot expanded and paved. Former office space remodeled into 2 classrooms with 1 break-out room constructed. 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** – 2 classrooms constructed. Exterior walkway enclosed. Courtyard remodeled. West parking lot paved. School-based health center constructed. 2 portable classroom buildings demolished.
- **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.
- **WALDPORST 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.