



# LINCOLN COUNTY SCHOOL DISTRICT

Bond Projects Update: Dec. 4, 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:**

- Interior demolition completed, ceiling support girders placed Page Construction, Otis
- Interior framing completed Sage Walker Construction, Waldport; and John Wiles Jr. Construction, Waldport
- Electrical and insulation completed LCSD
- Painting to begin week of Dec. 3 LCSD
- Sheetrocking to be completed by Dec. 5 West Coast Drywall, Newport

**UPCOMING WORK:**

- Cabinetry to be delivered week of Dec. 10 Bob McDonald Construction, Lincoln City
- Flooring and cabinetry to be installed
- T-bar to be repaired and replaced
- Target occupancy date is Jan. 7

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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:**

- Insulation, sheetrocking complete West Coast Drywall, Newport
- Siding in progress, approx. 66% complete Quade Commerical Construction, Lincoln City
- Exterior site utilities complete James Drayton Excavating, Lincoln City
- Exterior, interior painting in progress Quality Painting Service, Neotsu
- Suspended ceiling work in progress West Coast Drywall, Newport
- Target occupancy date is Jan. 7

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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.

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

- Concession stand/restroom plans submitted to city, awaiting approval

**UPCOMING WORK:**

- Bid to be let for concession stand foundation once plan approval received; work to finish by March 1
  - Parking lot work to follow
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## 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:

- Painting, electrical wiring and trim completed LCSD
- Sheetrocking and drop ceiling completed West Coast Drywall, Newport
- Lighting bid awarded Platt Electric Supply, Newport
- Cabinet bid awarded Oregon Cabinets, Newport
- Heating system installation in final stages Groth Gates Heating, Lincoln City
- Target occupancy date is Dec. 26

##### Classroom Wing and Commons Addition:

- Sheet rocking completed West Coast Drywall, Newport
- Painting completed Three Rivers Construction, Newport
- Heating system completed Groth-Gates Heating, Newport
- VCT tile installed Carpet One, Newport
- Ceramic tile installed Michael Bradley, Lincoln City
- Work to be done by Dec. 17 with target occupancy date of Dec. 26

#### UPCOMING WORK:

- 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:

- Interior finishing complete Jim's Cabinetry, South Beach; and Sage Walker Construction, Waldport
- Exterior and interior painting complete Shields Painting Corp., Happy Valley
- Ceramic tile in restrooms installed Carpet One, Newport
- Acoustical ceiling grid installed West Coast Insulators, Newport
- Formica work completed Klete Luther, Toledo
- Gym flooring installation complete Brandsen Hardwood Floors, Portland
- All other floor coverings complete Carpet One, Newport
- Restroom fixtures, partitions completed Lincoln Plumbing, Newport
- All gym equipment (basketball backboards, etc.) installed LCG Pence Construction
- Concrete curb replacement complete Quality Concrete, Newport
- Handicapped accessible sidewalks complete RK Concrete Construction, Otis
- Sidewalks complete Mike Dean, Waldport
- Bid awarded for parking lot paving Road and Driveway, Newport
- Interior doors and hardware in progress Sage Walker Construction, Waldport
- Bleachers to be delivered week of Dec. 3 Northwest School Equipment, Gladstone
- Target completion date is Dec. 17

## WEST AREA IMPROVEMENTS, cont.

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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, 2013 DH Goebel, Architect, Newport
- Bids to go out in March 2013 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:**

- Plumbing fixtures set, flooring in girls and boys restrooms completed Doug's Floor Covering, Newport; and LCSD

**UPCOMING WORK:**

- 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 Lab Classroom Remodel:**

- Fire sprinkler system installation complete Omlid & Swinney Fire Protection, Springfield
- Electrical installation complete J & J Coastal Electric, Newport
- Cabinet installation complete Oregon Cabinets, Newport
- Science lab classrooms **COMPLETED and OCCUPIED** as of Nov. 26; punch list work to be completed LCSD

**Classroom/Commons Remodeling:**

- Sheetrocking completed Local Carpenters

**UPCOMING WORK:**

- Painting, drop ceiling in remodeled commons
  - New roof work awaiting plan design, plan approval
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## 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 summer 2013

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

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

LCSD Staff

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### 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 concession stands/restrooms. 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:**

- 70% of roofing is completed
- 50% of windows have been installed, to be completed by Dec. 7
- Electrical rough-in continues
- Plumbing rough-in continues
- Hydronics rough-in continues
- HVAC rough-in in progress
- Insulation in progress
- Fire sprinkler installation in progress
- Sheetrocking has begun
- Brick pillars being constructed at front entrance

Prater Construction, Florence  
Copeland Lumber Yards, Newport  
E2 Electric, Newport  
Slayden Construction, Stayton  
Radar Plumbing, Gleneden Beach  
Robert Lloyd Sheet Metal, Independence  
West Coast Drywall, Newport  
BDH Fire Protection Systems, Eugene  
West Coast Drywall, Newport  
Pat Walsh, Newport

**NOTE:** T. Gerding Construction Co. is using many local tradespeople on various phases of the job. They report that 19 local carpenters are at work on site.

**Bus Drivers Building:**

- Insulation and sheetrock completed
- Flooring installed
- Painting completed
- Electrical completed
- Cabinetry to be installed this week
- Target completion date is Dec. 17

West Coast Drywall, Newport  
Doug's Floor Covering, Newport  
LCSD Staff  
J & J Coastal Electric, Newport  
Oregon Cabinets, Newport

**Concession Stand/Restrooms:**

- Concrete slab poured
- Underslab plumbing completed
- Framing bid to be awarded Dec. 4
- Underground power completed
- Target completion date is March 1

Page Concrete Construction, Otis  
Lincoln Plumbing, Newport  
J & J Coastal Electric, Newport; and CT Thissell, Inc., Tidewater

## 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. 2 science classroom labs extensively remodeled.

### SOUTH AREA

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