

**WE EXPECT EXCELLENCE****WE INNOVATE****WE EMBRACE EQUITY****WE COLLABORATE**

PURCHASE OF FRONTIER COMMUNICATIONS PROPERTY

POLICY ISSUE / SITUATION:

School Board Policy DFB requires Board approval for the purchase of real property.

BACKGROUND INFORMATION:

As part of the 2014 Bond program, funds were set aside to renovate and expand the Maintenance and Custodial Facility. In the initial planning for the expansion of the facility, space for additional parking was budgeted for and planned.

Several attempts were made to enter into negotiations with adjacent landowners to obtain the needed land. Frontier Communications, which owns the property directly north of the maintenance complex agreed to sell to the district a portion of their parking lot to provide the space needed for the maintenance expansion. A specific area was identified and an appraisal was performed by Appraisal & Consulting Group in May 2015. The area which is approximately 1.43 acres was valued at \$646,357 with the understanding that Frontier would have no access for shared parking but would retain ownership of their very small HUT building and the equipment inside. Beaverton School District will own the land underneath the HUT and will grant an easement to Frontier Communications so that they may have continued access to the building and all associated utilities. Through mutual easements, Frontier Communication vehicles will have access to 170th Avenue through the district lot, and BSD maintenance vehicles will have access directly to Merlo Road through the Frontier lot. In addition, this added space will eliminate the need for employees to park in the residential area by Beaver Acres. Funding for this land purchase is from the 2014 Bond, Maintenance Facility Improvements project. This project will also fund a future renovation of the parking lot.

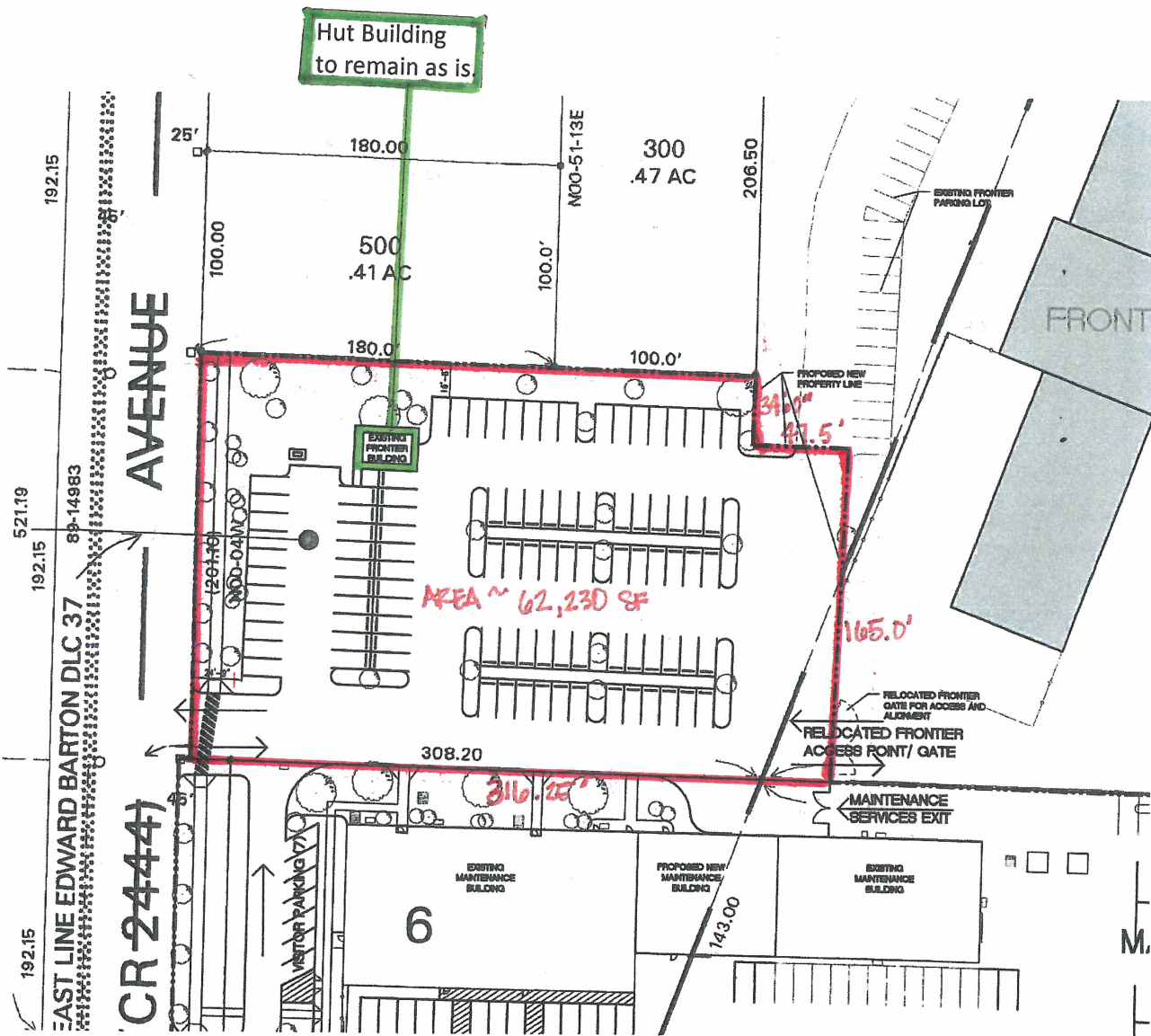
RECOMMENDATION:

It is recommended that the School Board approve the purchase of real property authorizing acquisition of approximately 1.43 acres of property at 16870 SW Merlo Road as depicted on the attached site plan.

(15-578) BE IT RESOLVED that the Beaverton School District Board of Directors authorizes the Superintendent or designee to execute appropriate documents to acquire approximately 1.43 acres of property at 16870 SW Merlo Road, Beaverton for the sum of \$646,357 plus associated closing costs.

District Goal: All students will show continuous progress toward their personal learning goals, developed in collaboration with teachers and parents, and will be prepared for post-secondary education and career success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.



APPROXIMATE LAND AREAS

5/11/15

FFA
Architecture
+ Interiors

2014 Bond
 Maintenance Facility Improvement Project

Site/School	Maintenance Facility		
Project Title	Facility Improvements	Cost Estimate	Cost Est. Date
		\$10,000,000	2013

Description of Project Purpose / Problem to be Corrected

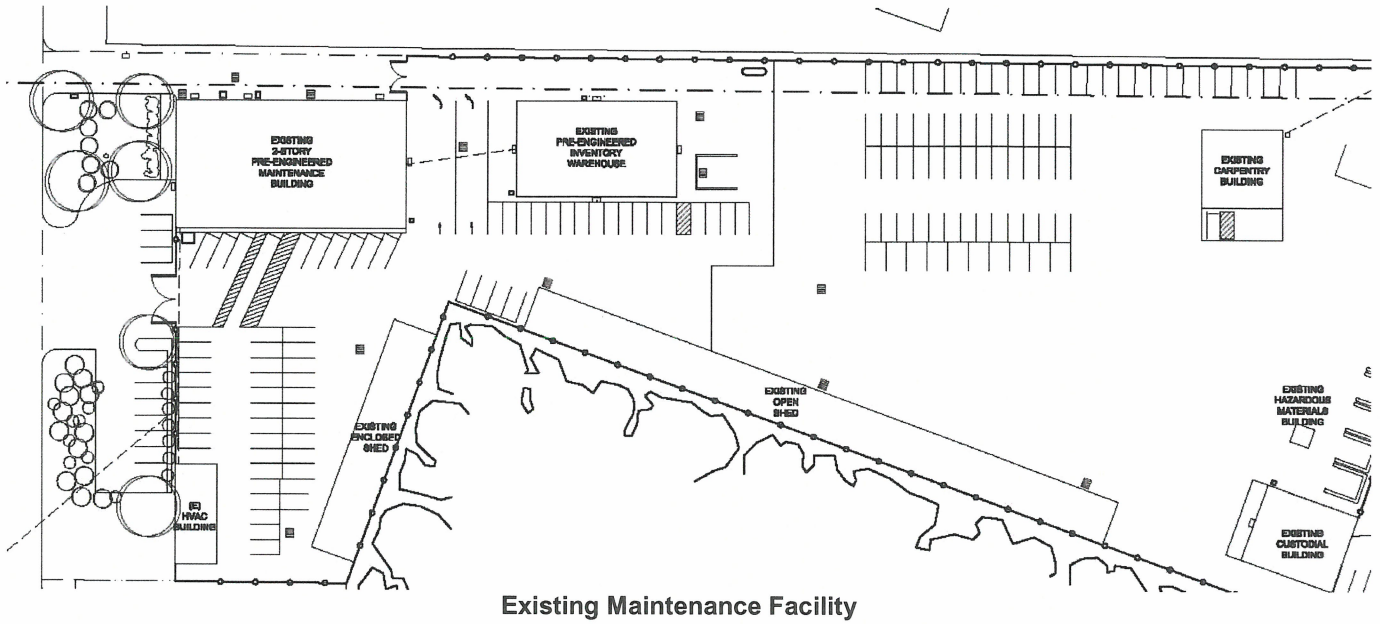
The current Maintenance and Custodial Facility was acquired in 1971. It now serves more than 50 schools and over 5 million square feet of space, is the same in size and functionality as when the district had only 28 schools in 1971. The buildings are worn-out and severely undersized for the staff that cleans, maintain, and keep our buildings open, which results in significant operational challenges. Equipment parking needs have expanded, causing staff parking to overflow into the surrounding neighborhood.

Project Scope

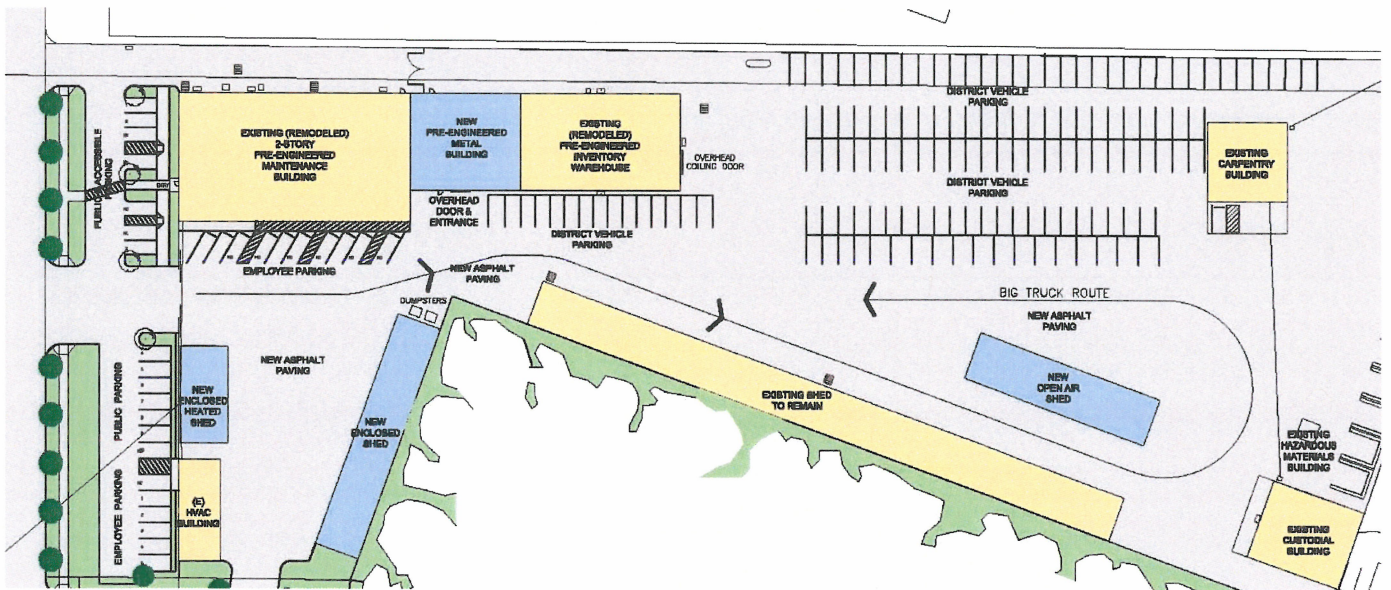
Renovation of both the site and buildings to provide a functional Maintenance Facility including a 4,050 square feet addition, increased parking, and remodeling of the current floor plan to provide more appropriate space utilization, upgraded to current ADA, structural, electrical, heating, and cooling codes.

Project Photo / Illustration of Current Maintenance Facility and Site





Existing Maintenance Facility



Proposed Maintenance Facility Site Plan