

## FACILITIES DEVELOPMENT

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- Title:** Provide Adequate Capacity and Renovations to Support a Quality Learning Environment
- Objective:** Execute 2014 Bond Construction Program Delivering Quality Facilities, on Time, and within Program Budget
- Data Sources:** (1) Reports to the Bond Accountability Committee
- (2) 2014 Bond Program Status Report, *July 2017*; located at:  
<https://www.beaverton.k12.or.us/depts/facilities/Bond%20Accountability%20Committee/Bond%20Financial%20Summaries/2017%20Financial%20Summaries/August%2c%202017%20BAC%20Report.pdf>
- (3) 2017 Construction Activity Map; located at:  
[https://www.beaverton.k12.or.us/depts/facilities/Documents/Aug\\_2017\\_Bond\\_Projects\\_Update\\_08.07.17.pdf](https://www.beaverton.k12.or.us/depts/facilities/Documents/Aug_2017_Bond_Projects_Update_08.07.17.pdf)

### Analysis

Currently in the fourth year of the 2014 \$680 M Bond Program, Facilities Development has just completed the busiest construction period to date. Three ground-up schools were successfully completed and opened on time: Mountainside High School, Sato Elementary School, and Vose Elementary School. Though three schools were built, four complete school moves were required as Vose students moved out and Hazeldale students moved in to our swing school (the middle school at 118<sup>th</sup>, now in its second year of operation).

Based on lessons learned from the previous year, Facilities Development anticipated that the local logistics community would not have enough capacity due to high demand and, with the assistance of the BSD Maintenance Department, hired a crew of 15 college students to assist with logistics. In the largest collaborative effort to date, Facilities Development, Maintenance and Custodial Services, and many Central Office volunteers unpacked, cleaned, and were ready for all of BSD's 41,000 students opening day.

In addition to new construction, improvement projects were completed at 23 other schools (see map) including security upgrades, re-pipes, re-roofs, HVAC upgrades, Title IX upgrades, flooring replacements, and playground upgrades. \$400M of work is now in place and the program reserve remains steady at a healthy \$49.2M.

Concurrently with these construction projects, Facilities Development has been planning for upcoming projects. Preliminary scoping for the four remaining large projects, "The Big 4," has been completed: ACMA Replacement, Five Oaks Middle School Renovation and

Expansion, Raleigh Hills K-8 Improvements, and Maintenance Facility Improvements. Facilities Development is currently in design with CM/GC (Construction Manager General Contractor) partners under contract for Five Oaks and the Maintenance Facility with construction beginning in 2018 and is in the process of negotiating design contracts for ACMA and Raleigh Hills with construction timelines beginning in 2019. Other smaller scale projects are in design for summer 2018 construction.

Facilities Development's third elementary prototype is also currently underway. Hazeldale Elementary School was demolished in July and the new building is coming up out of the ground as can be viewed on the real-time web cam: <http://www.dwpwebcams.com/hazeldale/>. Significant efficiencies and savings have already been realized from using a prototype design. The Facilities Development team has incorporated lessons learned from Vose and Sato into the designs for Hazeldale and William Walker (fourth prototype elementary school - construction begins 2018). The team has also been working very closely with THPRD to develop the plan for their new Cedar Hills Park, providing main entrance access to William Walker with a new northern entrance from Cedars Hill Blvd. Facilities Development and THPRD strategically participated in a joint land-use hearing at the City of Beaverton successfully securing approval for both projects.

## Issues

The primary challenge for the Bond Program continues to be the overall market conditions in the metro area. An abundance of new construction is straining an already tight market. Many subcontractors are not able to find enough workers to perform the work, which leads to additional costs and compromised time lines. This has been exacerbated recently by very large capital school construction bonds passed in Portland, Tigard, Vancouver, Gresham, Clackamas, Sherwood, and West Linn. Additionally, Hillsboro School District has a construction bond on the November ballot. It is now more important than ever that BSD remain a good Owner with which our contracting community desires to work. This means clear bid packages, realistic schedules, collaborative problem-solving, prompt payment, and fair contracting procedures.

With our construction timelines (specifically summers) shrinking, there will also be an increase in the amount of occupied construction required. Careful planning and increased management will be required to ensure proper sequencing of work to minimize disruption and provide safe separation from the building occupants. Not surprisingly, these work restrictions placed upon our contractors come at a cost in both dollars and time. Maximum flexibility and participation is needed from the building occupants to help us control costs. The Facilities Development team also sees this as an opportunity to engage and educate students about exciting opportunities in the field of construction engineering, and also for our community to see their dollars at work in their schools. Facilities Development continues to work hard to develop and maintain relationships with our consulting and contracting community.

## Successes

Since the April report to the Board, we have been in the height of the construction season and the height of our 8-year bond program:

- Mountainside High School – opened for students September 2017
- Vose Elementary Replacement – opened for students September 2017
- Sato Elementary– opened for students September 2017
- Aloha High School Title IX, Locker/Team Rooms – will be complete October 2017
- Aloha High School Career Technical Education Expansion (non-Bond) – complete
- Beaverton High School HVAC Upgrade and Partial Reroof– complete
- Highland Park Plumbing Upgrades – complete
- Westview High School Reroof – Phase 1 complete, Phase 2 will occur summer 2018
- Cedar Park Middle School Electrical Service Upgrade – complete
- Meadow Park Middle School Electrical Service Upgrade – complete
- Conestoga Middle School –moisture intrusion repairs complete and sensors in place
- Hazeldale Elementary Replacement – design complete; construction began June 2017
- District-wide Facility Repairs completed at various locations
- District-wide Security Upgrades – design and construction continue
- William Walker Elementary Replacement – design continues
- District-wide Auditoriums – design continues
- Beaverton High School Vision Project (donor projects) – design continues
- ACMA Replacement – design in progress
- Five Oaks Middle School Renovation – carpet removal complete, design in progress
- Maintenance Facility Improvements – design in progress
- Sexton Mountain Elementary Roof – design in progress
- Ridgewood Elementary HVAC – design in progress

Additional Long-Range Planning successes include:

- Completed the acquisition of an 11.23 acre parcel in South Cooper Mountain area for future elementary school.
- Published the District's *Futures Study*, an evaluation of 50-year growth scenarios.
- Obtained land use approval for the William Walker Elementary replacement project.
- Completed the elementary school boundary adjustment for opening Sato Elementary.

## Action Plan

### This year

- Design and construction work is on track for major projects to be executed in 2017-2018 and beyond:
  - Hazeldale Elementary Replacement –will open for the 2018-19 school year
  - District-wide Security Upgrades – design and construction continue
  - William Walker Elementary Replacement – design continues, access road to be constructed spring of 2018, demolition of school in June 2018
  - District-wide Auditorium Repairs – phased construction and design continue
  - BHS Vision Project (donor projects) – design continues
  - ACMA Replacement – design in progress for construction in 2019
  - Five Oaks Middle School Renovation – carpet removal complete, design in progress, construction to begin summer 2018
  - Maintenance Facility Improvements – design in progress
  - Raleigh Hills K8 Phase II – design in progress for construction in 2019
  - Sexton Mountain Elementary Roof – design in progress, summer 2018 construction
  - Merlo Station HS Roof – design in progress, summer 2018 construction
  - BHS Gym Truss Repairs –design in progress, summer 2018 construction
  - Westview HS Reroof – Phase 2 design in progress, summer 2018 construction
  - District-wide Facility Repairs (projects at various locations)
- Develop priorities with Bond Accountability Committee to shape decision-making regarding future use of program reserve.
- Additional Long-Range Planning activities include:
  - Obtain land use approval for the ACMA replacement project
  - Obtain construction permit approvals for the William Walker Elementary replacement project.

### Long-term

- Continue to evaluate the need for elementary school boundary adjustments as new residential development occurs throughout the District.
- Continue to evaluate the need for portable classrooms throughout the District.
- Develop goals and strategy for conducting a boundary adjustment process for middle schools in preparation for the middle school at 118th campus becoming a middle school in Fall 2020.

- Develop a timeline and implementation plan for Futures Study recommendations.
- Develop a scope of work for a comprehensive update to the 2010 Facilities Plan.