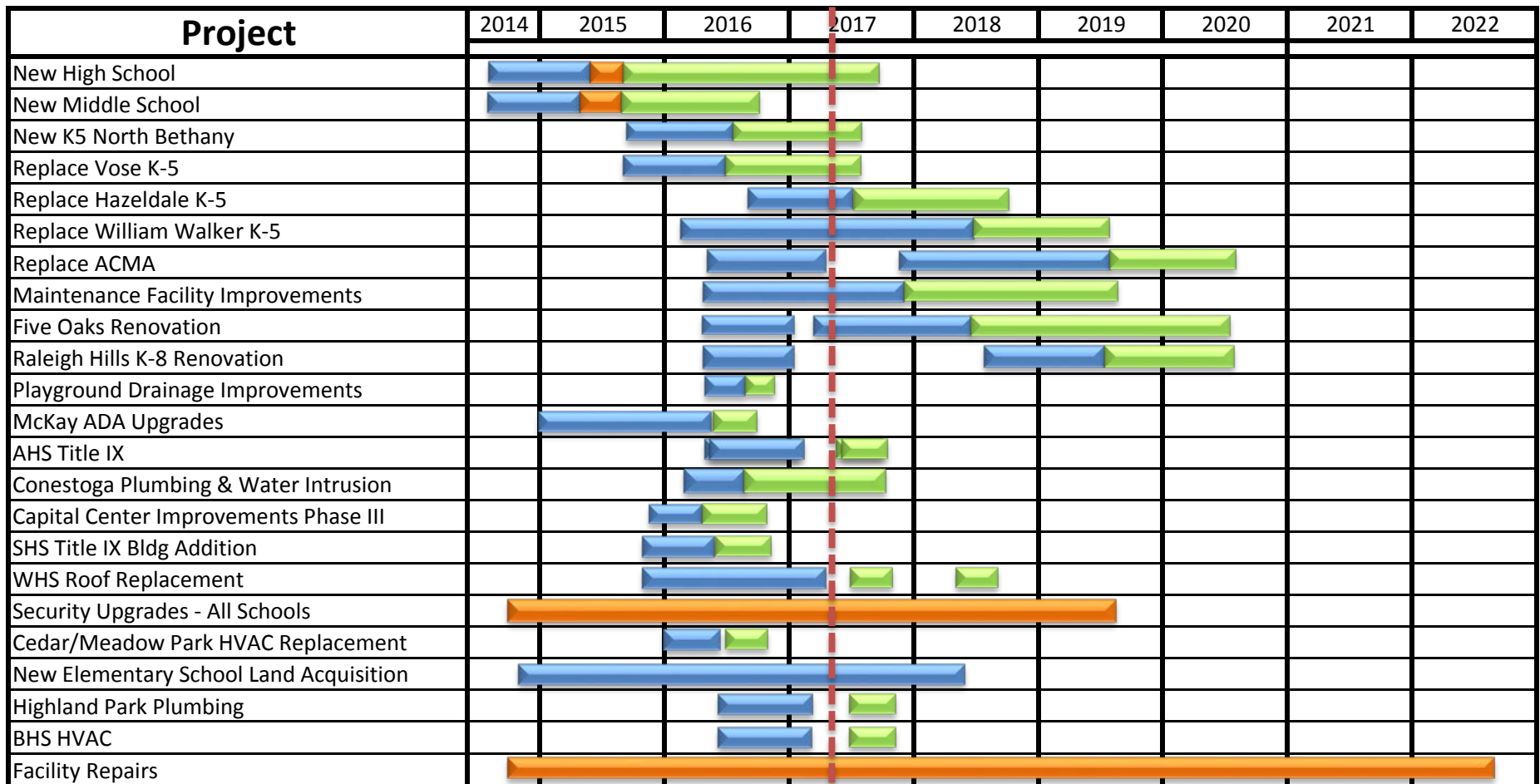




# Bond Program Status Report

Through March 2017

<b>2014 Bond Projects as Approved by Voters</b>	<b>Cost Estimate (\$M)</b>
<b>Modernization: Replacement Projects</b>	
Arts and Communication Magnet Academy (ACMA)	\$28.3
Hazeldale K-5	\$24.6
Vose K-5	\$24.8
William Walker K-5	\$24.6
<b>Modernization: Renovation Projects</b>	
Capital Center Improvements	\$5.0
Critical Equipment Purchases	\$24.0
Five Oaks Middle School Remodel and Expansion	\$21.1
Maintenance Facility Improvements	\$10.0
Physical Facility Improvements (District-wide Facility Repairs)	\$98.0
Raleigh Hills K-8 Remodel & Expansion	\$9.7
School Kitchen Improvements	\$0.8
Springville K-8 Improvements	\$2.0
<b>Modernization: Regulatory Compliance</b>	
Districtwide ADA Compliance	\$2.0
Domestic and Fire Protection Separation	\$0.8
Green Energy Technology	\$5.0
High School Title IX Compliance; SHS and AHS	\$4.0
McKay ADA Upgrades	\$0.4
Security Upgrades	\$10.0
Seismic Upgrades	\$4.2
<b>New Capacity</b>	
New Elementary School Site, Land Acquisition - South Cooper Mtn.	\$3.0
New High School – South Cooper Mtn.	\$109.0
New K-5 in North Bethany	\$25.0
New Middle School on Timberland Site	\$51.6
<b>Technology</b>	
HVAC Control System Upgrade	\$0.8
IT Data Center at Capital Center	\$2.9
Learning Technology: Classroom Systems	\$56.0
Unified Communication System	\$7.2
<b>Program Implementation Requirements</b>	
Pre-bond Planning Reimbursement	\$1.0
Program Contingency @ 10% of Total Project Value	\$45.4
Cost Inflation @ 3.0%/ year of Total Project Value	\$52.8
Bond Implementation/Management Costs @ \$2.5 million/year	\$20.0
Bond Issuance Services @ 1% of Bond Value	\$6.0
<b>Grand Total</b>	<b>\$680.0</b>



## **BEAVERTON SCHOOL DISTRICT RESILIENCE PLANNING FOR HIGH SCHOOL AT SOUTH COOPER MOUNTAIN AND MIDDLE SCHOOL AT TIMBERLAND**

### **BEAVERTON, OREGON**

---

July 10th, 2015  
SEFT Project Number: B14030.00



New High School at South Cooper Mountain



New Middle School at Timberland



## Foreword

At the behest of the State Legislature, the Oregon Seismic Safety Policy Advisory Commission completed *The Oregon Resilience Plan* in February 2013. This Plan outlines the risks and challenges facing Oregonians from the next Cascadia Subduction Zone mega-earthquake, which seismologists say is inevitable. The Plan provides very sobering predictions about the impacts from this earthquake, including durations for restoring the critical service lifelines of electricity, water, and highways ranging from months to a year or more in the Willamette Valley. *The Oregon Resilience Plan* is a call to action for all Oregonians, especially for those of us in public service.

Schools are different from most public facilities. Not only do they shelter thousands of our children, they are distributed in neighborhoods and walkable from homes nearby. With enlightened forward planning, they could be significant resources in helping their communities recover in the aftermath of the earthquake...if we plan.

Beaverton School District has a special opportunity—perhaps even a responsibility. Our community approved a very large capital construction bond program in 2014 that includes building three brand new school buildings and replacing four more. In order to better support our community during an emergency, our District has determined that we should build these seven schools to exceed building code requirements in certain critical aspects in order to respond to *The Oregon Resilience Plan*. Operating within a very compressed timeframe to keep our projects on schedule and within constrained budgets, we launched an effort to translate the concepts of the Plan for our first two schools into design criteria for our architects and engineers.

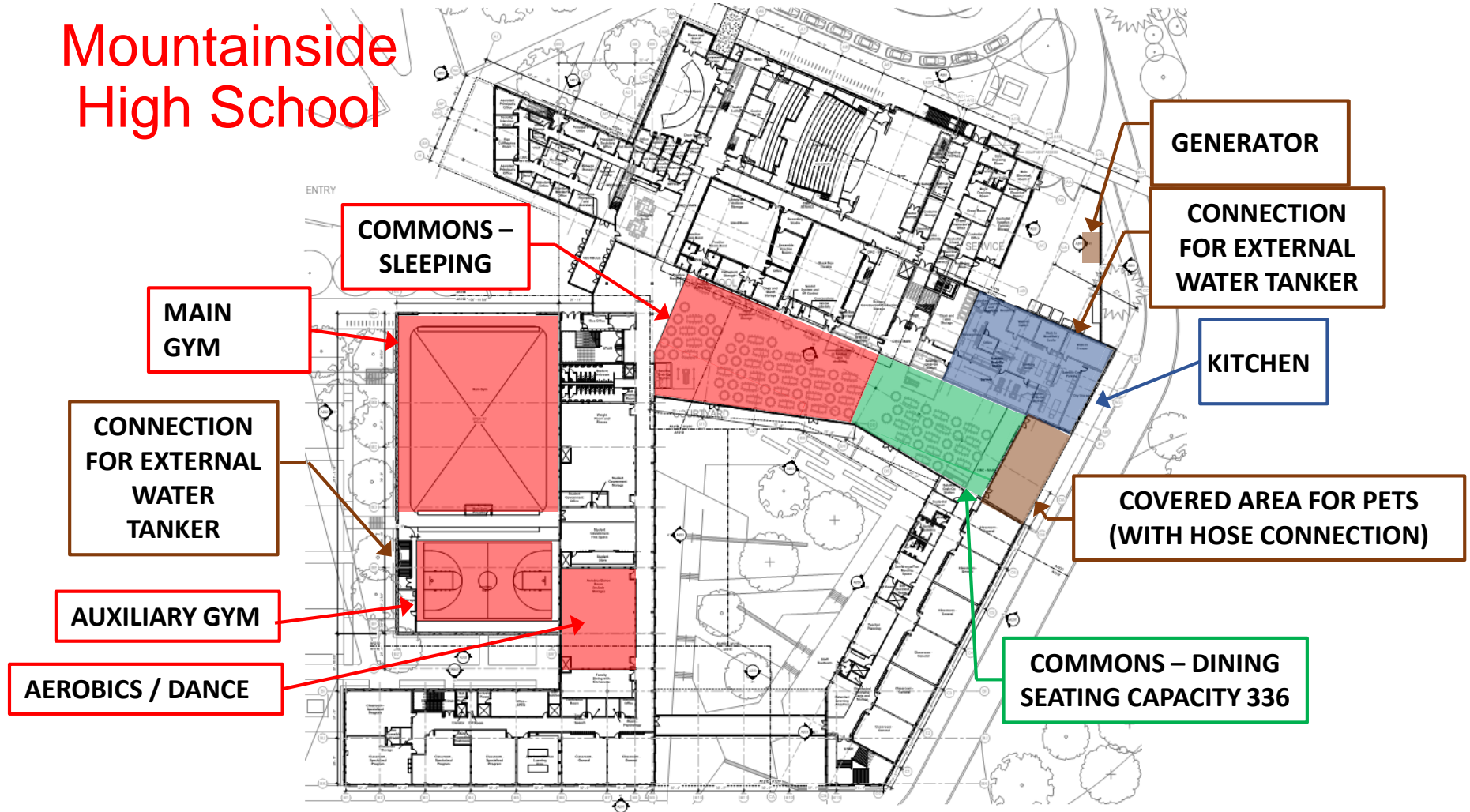
This report summarizes that effort and provides the conclusions we reached. It is imperfect, and will only affect seven of our 50 schools and only seven of the 1,200 public schools in Oregon. But we must start somewhere, with the hope that Oregon has decades to build many new schools and other public buildings before the mega-earthquake strikes. Beaverton School District hopes that publishing this report and sharing our work with other school districts will provide a beginning framework for creating a new standard for resilient school buildings.

Richard L. Steinbrugge, P.E.  
Executive Administrator for Facilities



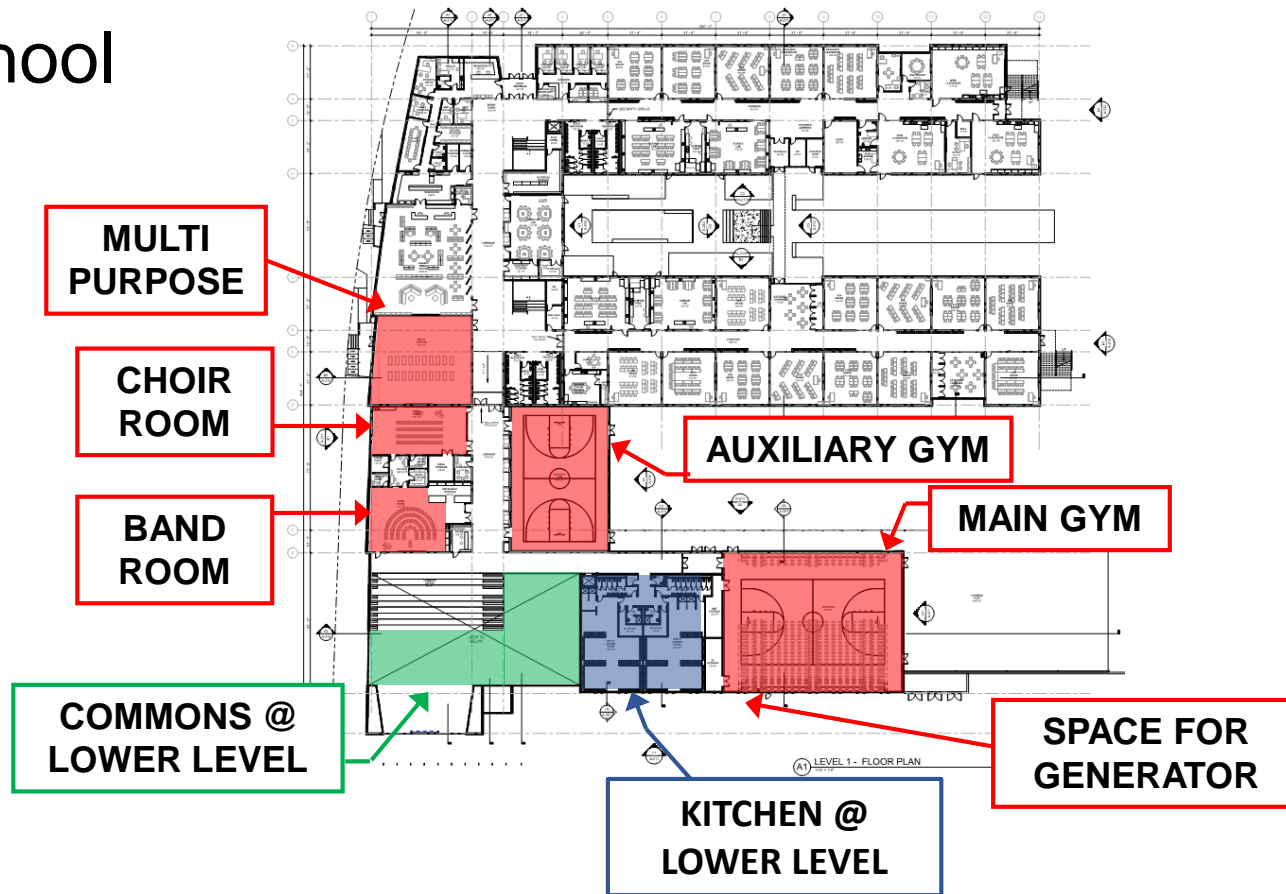
# Special Resilience Features

## Mountainside High School



# Special Resilience Features

## New Middle School



# Special Resilience Features

Middle  
School  
Building

Typical  
Structural  
Braced  
Frame





Information from the Beaverton School District

July 2016

- North parking lot paving underway
- Netting in covered play area complete
- Pouring cement sidewalk along NW Stone Mountain
- Partitions and mirrors in the restrooms nearly complete
- Appliance installation underway
- Casework in commons area underway
- South parking lot complete
- South parking lot bus loop nearly complete
- Mirror installation in multi-purpose room
- Auxiliary and main gym floor installation continues
- Athletic field work begins
- Cement pour of ADA ramp at south entry complete
- South plaza grading and paving underway
- Light fixture installation continues
- Cabinet installation in media center continues
- Crosswalks at NW Holly and 118<sup>th</sup> underway

General Contractor: Skanska USA



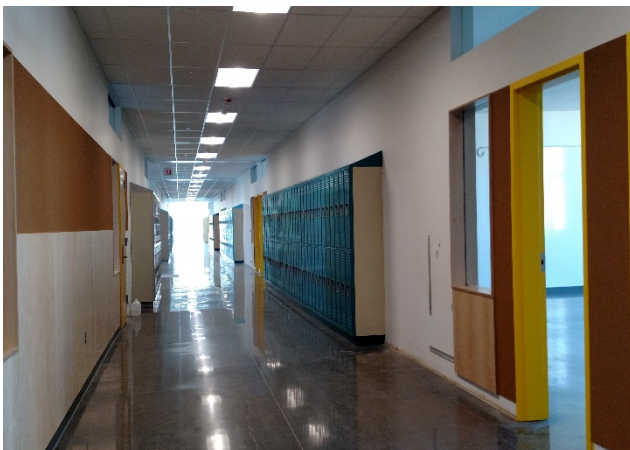
Site view aerial - looking northeast



Media Center/Hallway



Multi-purpose room



Lockers in the classroom wing



Kitchen/Food Prep

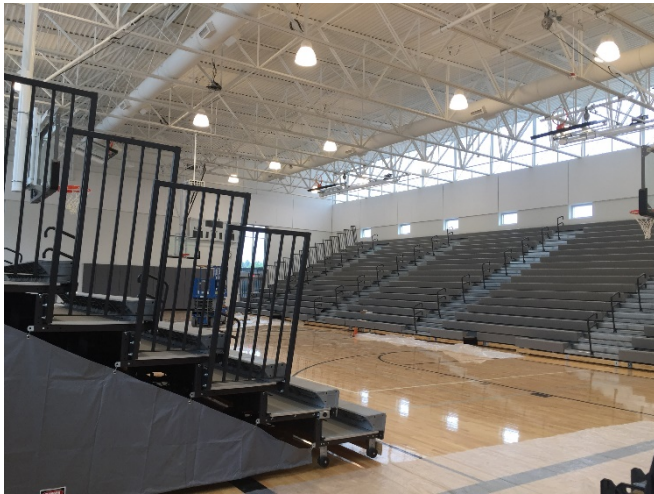


## Information from the Beaverton School District

September 2016

The new Middle School has design Energy Use Index (EUI) of 38 kBtu/SF/Yr. This is well below the Oregon Department of Energy and ASHRAE 90.1 *Energy Standard for Buildings* target EUI of 47 kBtu/SF/Yr. The most significant energy efficient building systems that contribute to the low EUI include:

- High Efficiency Condensing Boilers save, 8000 Therms of energy annually which equates to about \$8,000/year.
- High Efficiency Condensing Hot Water Heaters save, 700 Therms and \$700/year.
- Heat Recovery in the locker rooms saves, 2000 Therms and \$2,000/year.
- LED Lighting vs. Code Lighting saves, 17,000 kWh and \$10,000/year.



Gym LED Lighting



Music Room LED Lighting



One of Two Condensing Boilers



Condensing Hot Water Heaters



Watch our progress on the time-lapse web cam:  
<http://dwpwebcams.com/scmhs/>

**Work Completed:**

- Courtyard brick
- Scoreboards installed

**Work Underway:**

- Final roof detailing
- Main electrical panels
- Painting, drywall, taping, ceiling grid, flooring, kitchen and bathroom tile
- Grading for courtyard design
- Skylights in Commons
- Exterior brick
- Steel installation in Auditorium
- Turf on Baseball Field
- Stadium Press Box
- Landscaping
- Grading for tennis court installation

**General Contractor: Hoffman Construction**

*Anticipated completion date: August 2017*



Aerial looking west



Athletic fields



Auditorium



Football stadium



Kitchen



Watch our progress on the time-lapse web cam:  
<http://dwpwebcams.com/vose>

General Contractor: Triplett Wellman

**Work Completed:**

- Gas meter installation
- Kindergarten classrooms concrete slab
- Stud framing in North classroom wing
- Windows on North side of building

**Work Underway:**

- Interior and exterior stud framing
- Exterior sheathing, waterproofing and window flashing
- Mechanical, plumbing and electrical rough-in
- Exterior window installation
- Roof installation
- Interior sheet rock and wall insulation
- Steel structure welding and roof decking
- Storm water piping

*Anticipated completion date: August 2017*



Aerial looking south



2nd floor classroom concrete pour



Classroom insulation and backing



Windows at entry



Roofing



Watch our progress on the time-lapse web cam:

<http://oxblue.com/open/beavertonschooldistrict/kaiser>

**Work Completed:**

- Paving of west parking lot
- Installation of freezer/cooler and range hoods

**Work Underway:**

- Metal siding
- Concrete sidewalks
- Roofing
- Mechanical, electrical and plumbing
- Window installation
- Courtyard flat work
- Painting

**General Contractor: Skanska USA**

*Anticipated completion date: July 2017*



Aerial looking north



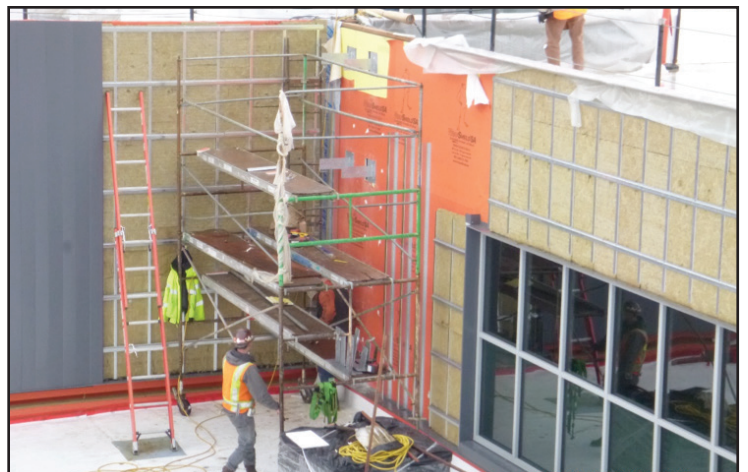
Parent drop off



Exterior metal paneling



Gym windows



Roofing above kitchen

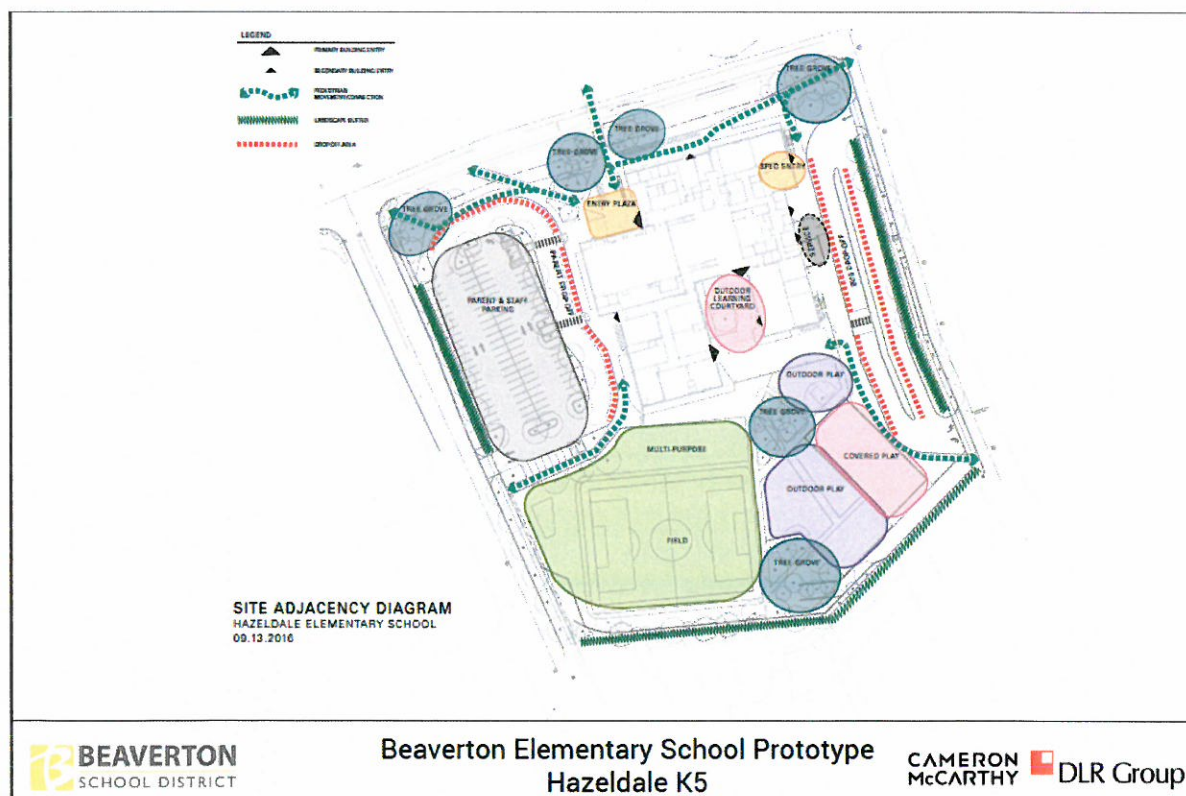
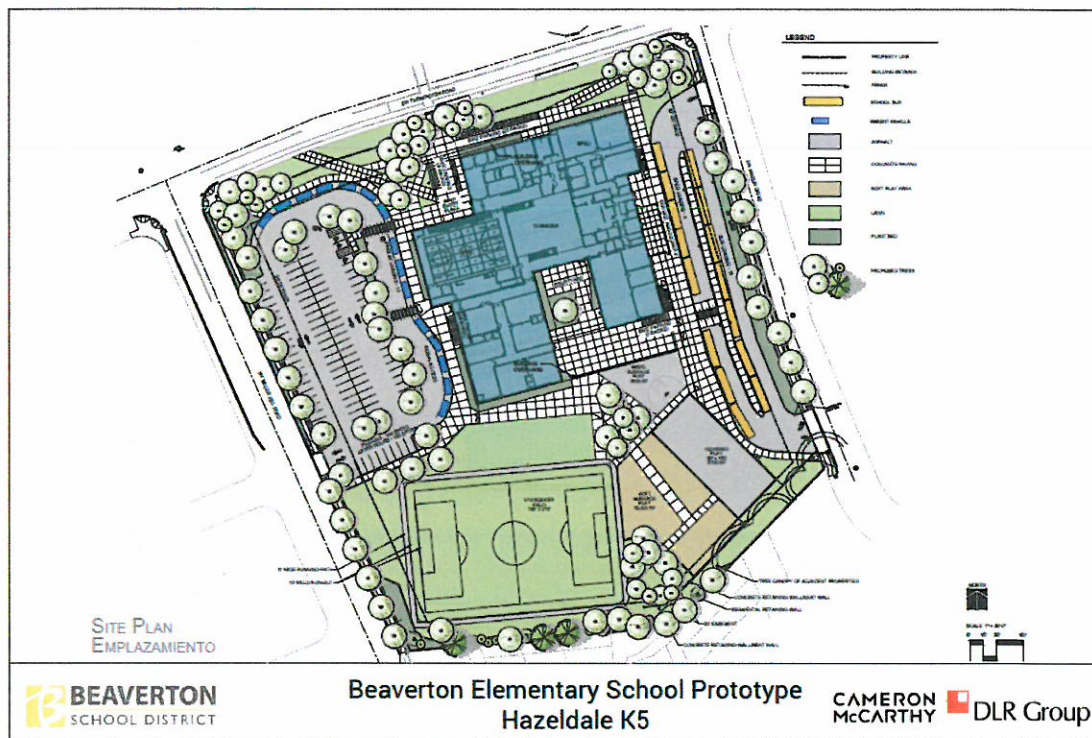


## New Hazeldale Elementary School Rendering

Construction Begins: June 2017  
Completion Schedule: July 2018



# New Hazeldale Site Plan





**New William Walker**

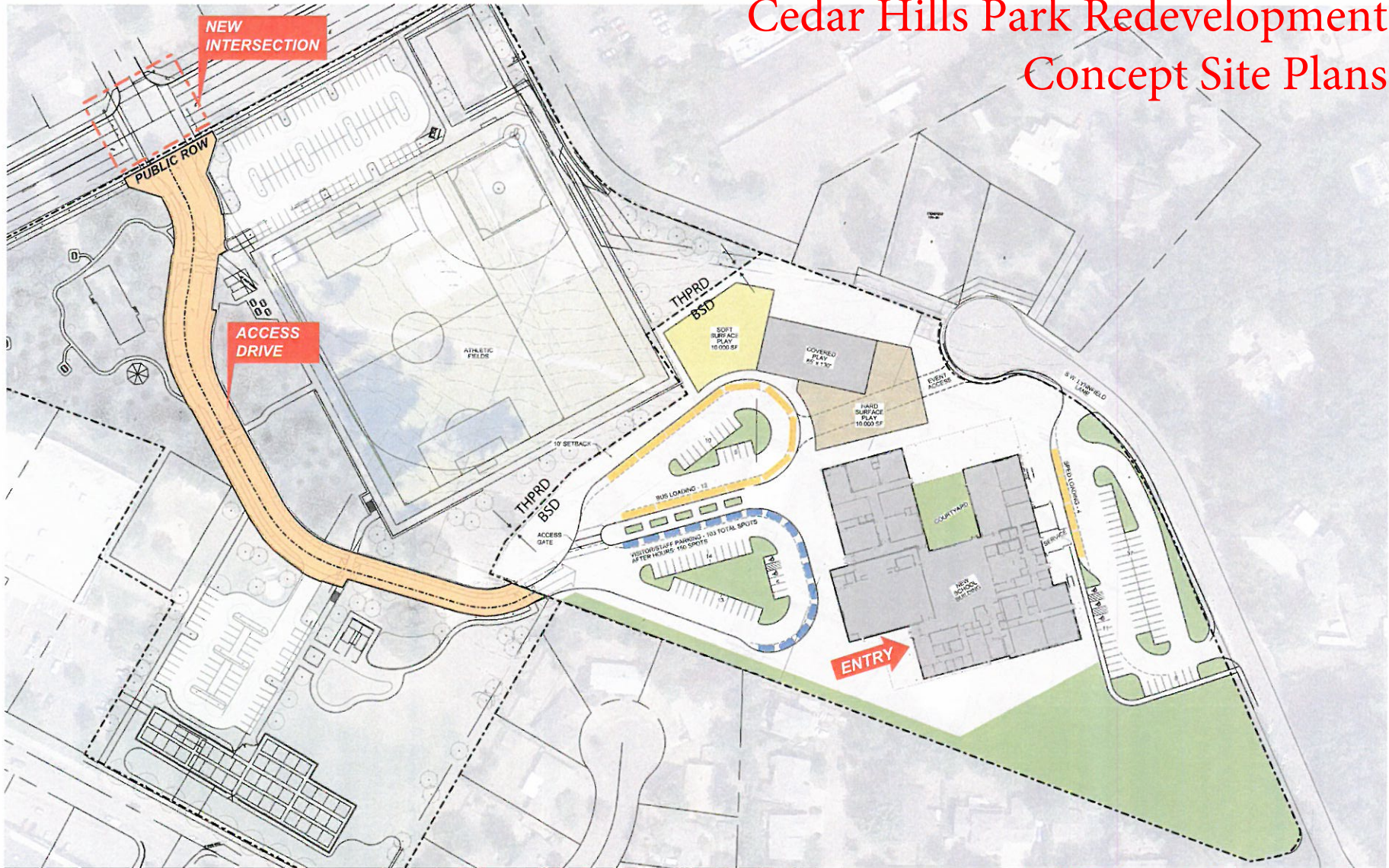
Construction Begins: June 2018  
Completion Schedule: July 2019



© 2016 Beaverton School District



# William Walker K-5 Replacement Cedar Hills Park Redevelopment Concept Site Plans





# ARTS & COMMUNICATION MAGNET ACADEMY

Replacement School Concept Design

## BEAVERTON SCHOOL DISTRICT

11375 S.W. CENTER STREET  
BEAVERTON, OR 97005

DECEMBER 28, 2016

### INDEX OF DRAWINGS

.GENERAL		.ARCHITECTURAL	
0.0	COVER SHEET	CP1.1	CODE PLAN
		CP1.2	CODE PLAN
		A1.1	FIRST FLOOR
		A1.2	SECOND FLOOR
		A1.3	BUILDING AXONOMETRICS
		A4.1	ROOF PLAN
		A5.1	EXTERIOR ELEVATIONS
		A5.2	EXTERIOR ELEVATION
		A6.1	BUILDING SECTIONS
		A6.2	BUILDING SECTIONS
		A9.1	DOOR AND FRAME SCHEDULE



Construction Begins: June 2019  
Completion Schedule: July 2020

SD PRICING SET

COVER SHEET  
ARTS & COMMUNICATION MAGNET ACADEMY  
BEAVERTON SCHOOL DISTRICT

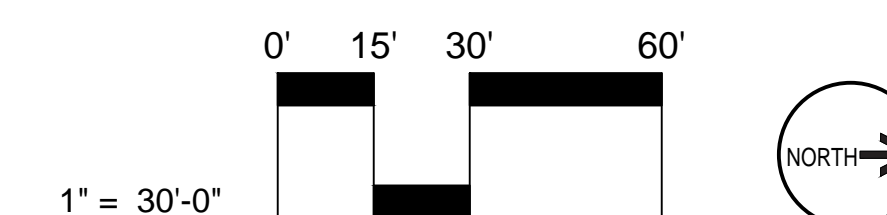
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7/4/16 10:05:00  
12/28/2016  
Revised



# ACMA Replacement School Site Plan



SITE PLAN



SD PRICING SET

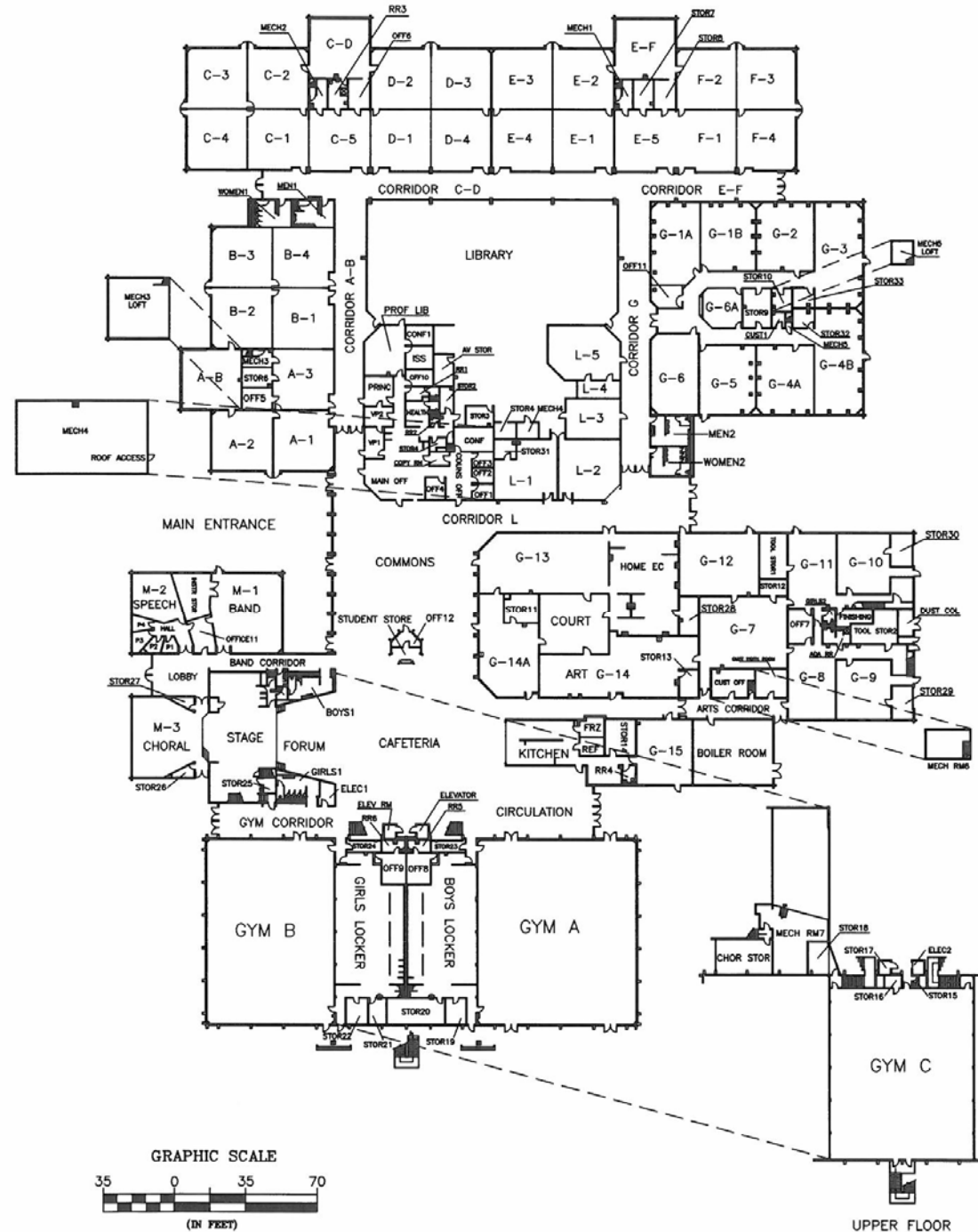
SITE PLAN  
ARTS & COMMUNICATION MAGNET ACADEMY  
BEAVERTON SCHOOL DISTRICT

L1.0  
74-16109-00  
12/28/2016  
Roshan



# EXISTING BUILDING /

## Five Oaks Middle School Renovation and Expansion



Construction  
June 2018 to  
August 2019



## PROGRAM SPACES

- 37 CLASSROOMS (33 General, 4 Resource)
- 5 SCIENCE CLASSROOMS
- 3 SMALL RESOURCE ROOMS
- 6 SCIENCE LABS
- 3 LAB PREP
- 5 SPECIAL EDUCATION PROGRAMS
- 4 TEACHER PLANNING
- 5 CONFERENCE ROOMS
- 13 RESTROOMS
- 6 FLEX SPACE
- 1 COMPUTER LAB
- 1 TECH. LAB
- 1 ADMINISTRATION
- 1 COUNSELING
- 1 MEDIA CENTER & RESOURCE

- A ADD WINDOWS TO CLASSROOMS IN EXISTING BUILDING, REMOVE EXTERIOR DOORS
- B SKYLIGHT IN NEW CENTRAL FLEX AREA AND MEDIA CENTER
- C UPDATE FINISHES AND TECHNOLOGY IN EAST CLASSROOM WING, ADD NEW DOORS TO SCIENCE LABS, UPDATE HVAC AND ELECTRICAL
- D CREATE HALLWAY, ADD RESOURCE ROOM AND RENOVATE COUNSELING AREA, UPDATE FINISHES, HVAC, ELECTRICAL AND TECHNOLOGY
- E NEW FURNITURE IN MEDIA CENTER
- F REMOVE OPERABLE PARTITIONS, ADD NEW PARTITIONS, FINISHES, HVAC, ELECTRICAL AND TECHNOLOGY
- G REMOVE PORTABLES, NEW LANDSCAPED SITE AREA
- H REMOVE ALL CARPET AND REFINISH CONCRETE FLOORS

## PLAN SPACES KEY

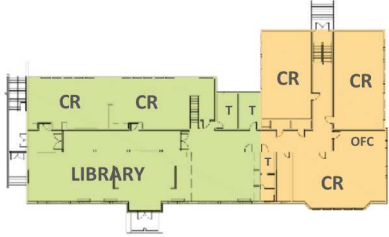
- CLASSROOM
- SCIENCE LAB & PREP
- SUPPORT SPACES
- FLEX LEARNING
- TEACHER RESOURCES
- SPECIALTY SPACES
- (IE) OUTDOOR LEARNING
- NEW LANDSCAPE WORK

## ABBREVIATIONS

- CL COMPUTER LAB
- CR CLASSROOMS
- C CONFERENCE
- FLEX FLEX LEARNING
- P LAB PREP ROOMS
- PR PRACTICE ROOM
- R RESTROOM
- RC RESOURCE CLASSROOM
- SL SCIENCE LAB
- TP TEACHER PLANNING

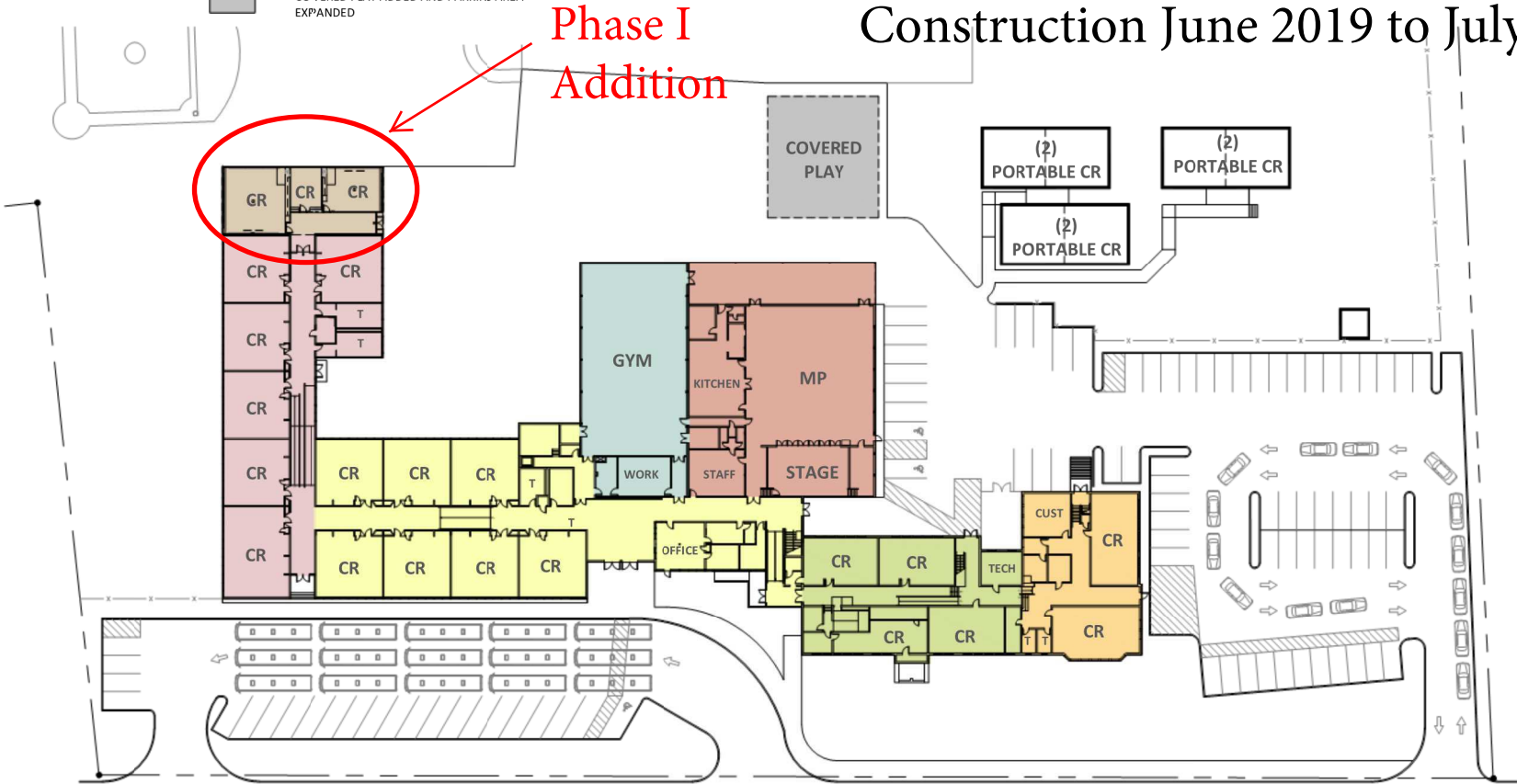
# Raleigh Hills K-8 Existing Building

- 1927 - ORIGINAL CONSTRUCTION:**  
ORIGINAL PLANT OF 2 CLASSROOMS, OFFICE AREA, LARGE FOYER, RESTROOMS, AND FULL SIZE UNFINISHED BASEMENT CONSTRUCTED
- 1930 - EXPANSION:**  
ADDED THREE CLASSROOMS AND RESTROOMS ON UPPER FLOOR, AND THREE CLASSROOMS, RESTROOMS, AND BOILER ROOM IN BASEMENT
- 1950 - EXPANSION:**  
TWO CLASSROOMS ADDED TO EACH FLOOR. BASEMENT FINISHED (SINCE DEMO'D). GYMNASIUM ADDED
- 1954 - EXPANSION:**  
ADDITION INCLUDED SEVEN CLASSROOMS, RESTROOMS, BOILER ROOM AND OFFICE COMPLEX
- 1956 - EXPANSION:**  
SIX CLASSROOMS AND RESTROOMS ADDED TO SOUTH END OF BUILDING
- 1962 - EXPANSION (2015 ADDITION):**  
COVERED PLAY ADDED (CLASSROOM ADDITION)
- 1967 - EXPANSION:**  
MULTIPURPOSE ROOM AND STAGE AREA REMODELED TO PRESENT GYMNASIUM AND SMALL CLASSROOM
- 1990 - EXPANSION:**  
COVERED PLAY ADDED AND PARKING AREA EXPANDED



SECOND FLOOR PLAN

## Remodel and Expansion Construction June 2019 to July 2020



Phase I Addition

FIRST FLOOR PLAN





Information from the Beaverton School District

September 2015

#### Completed work:

- Addition of two classrooms and planning space under one of the existing covered play areas
- Removal of drop ceiling in the gymnasium
- Improved security with new visitor entrance door into office



Covered play before classroom addition



Classrooms under construction



Completed classroom



Care taken to match fir wainscot in hallway

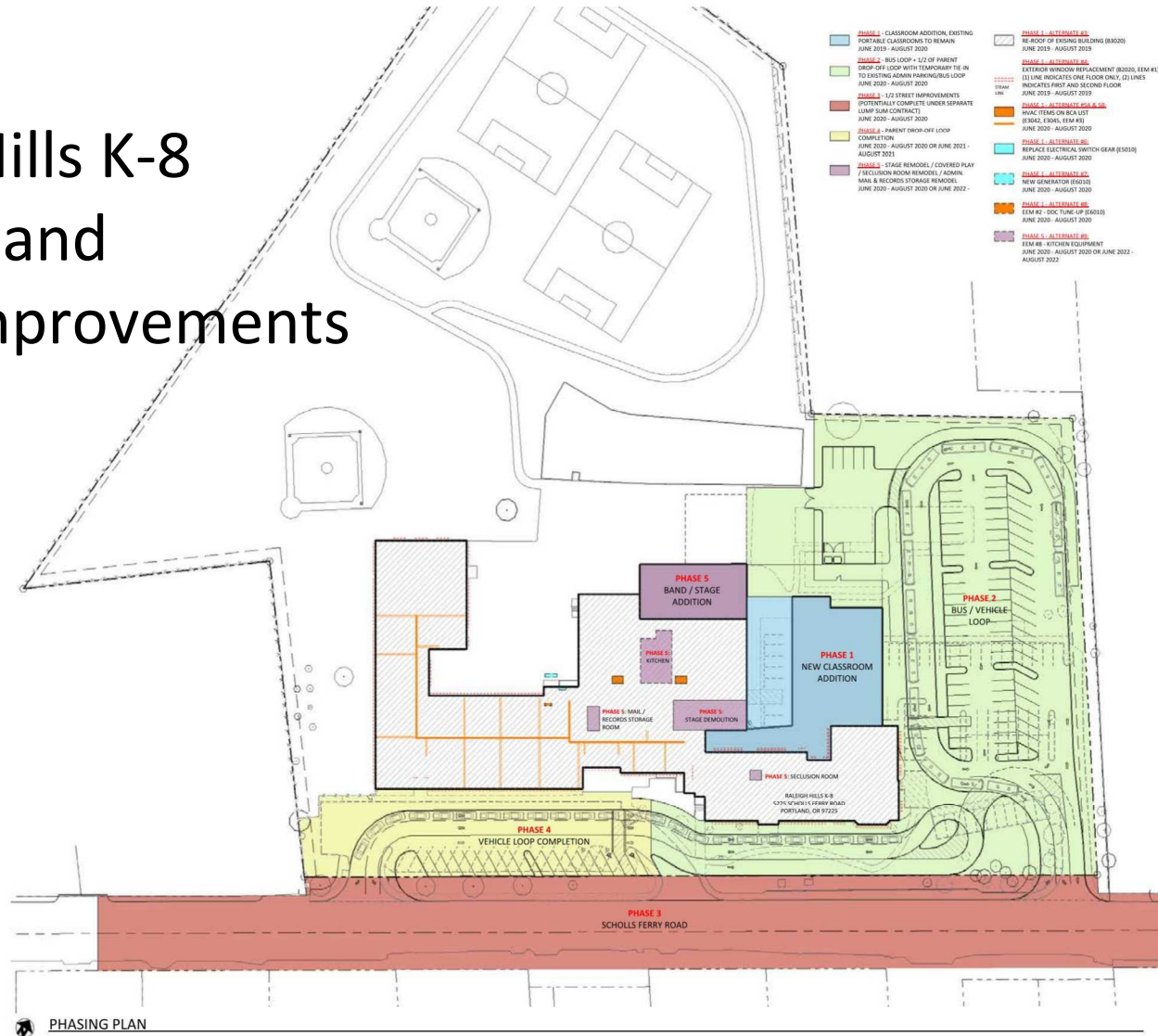


Gymnasium work underway

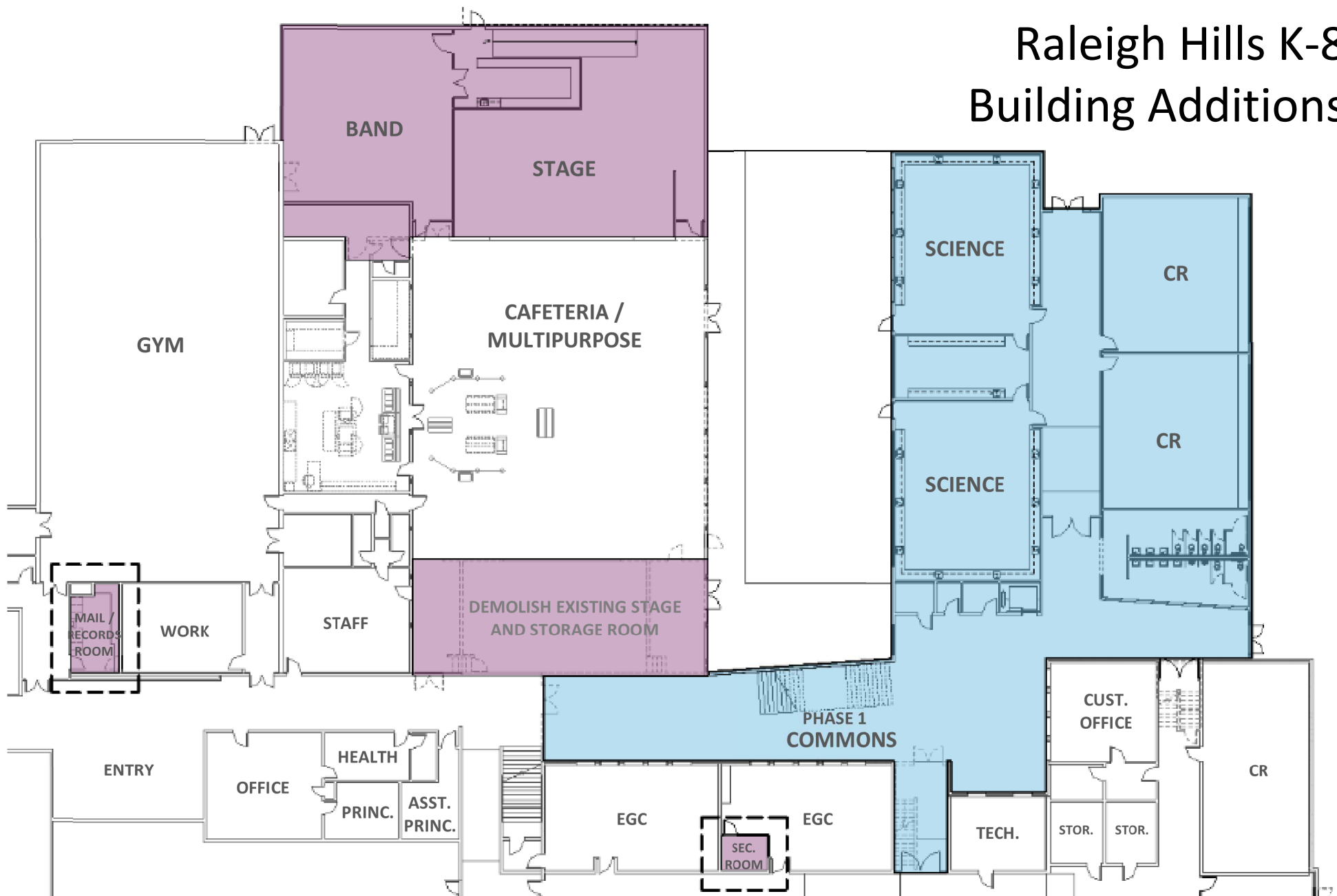


Completed gymnasium

# Raleigh Hills K-8 Site Plan and Traffic Improvements



# Raleigh Hills K-8 Building Additions



**MULTIPURPOSE REMODEL & STAGE / BAND /  
CHOIR ADDITION: PHASE 5**



School	Permitting Authority	Scope of Work - Summary	Impact		Funding
			Location	Dates	
High Schools					
Aloha	Wash Co	locker room renovation	map provided to site contact	5/1/17-8/8/17	Bond
Aloha	Wash Co	CTE expansion	map provided to site contact		Gen Fund
Aloha	Wash Co	gym floor recoat & bleacher inspection/repairs	all gym spaces	7/3/17-7/30/17	GF/Maint
Aloha	Wash Co	drop ceiling replacement	entire interior	6/2017-9/2017	Bond
Beaverton	City of Beav	HVAC upgrades	map provided to site contact	6/2017-8/2017	Bond
Beaverton	City of Beav	Campus Vision	map provided to site contact		Donor
Beaverton	City of Beav	ceiling replacement	main and balcony gyms	6/2017-9/2017	Bond
Beaverton	City of Beav	JV softball field (Merle Davies field) revision	existing softball field on Farmington & Erickson	6/2017-9/2017	Bond
Beaverton	City of Beav	gym floor recoat & bleacher inspection/repairs	all gym spaces	7/3/17-7/30/17	GF/Maint
Capital Center	City of Hills	parking lot restripe	entire parking lot	TBD	GF/Maint
Cap Center - HS2	City of Hills	tear out carpet in halls and classrooms	school area	6/2017-9/2017	Bond
Mountainside	City of Beav	new construction	entire site		Bond
Southridge	City of Beav	varsity baseball drainage	varsity baseball field	6/2017-8/15/17	Bond
Southridge	City of Beav	refinish gyms	all gym spaces	6/2017-9/2017	GF/Maint
Southridge	City of Beav	bleacher inspections/repairs	all gym spaces	7/3/17-7/30/17	GF/Maint
Southridge	City of Beav	main hall acoustic "magic carpet" replacement	main hall	6/2017-9/2017	Bond
Sunset	City of Beav	paging replacement	whole building	6/2017-9/2017	Bond
Sunset	City of Beav	windows/doors for CTE	F1, F3, F4	6/2017-9/2017	GF/Maint
Sunset	City of Beav	gym floor recoat & bleacher inspection/repairs	all gym spaces	7/3/17-7/30/17	GF/Maint
Westview	Wash Co	roof replacement	map provided to site contact	summer 2017 & summer 2018	Bond
Westview	Wash Co	parking lot restripe	entire parking lot	TBD	GF/Maint
Westview	Wash Co	carpet replacement	portables 1, 2, 3, 4, 5 & 6	6/2017-8/2017	Bond

School	Permitting Authority	Scope of Work - Summary	Impact		Funding
			Location	Dates	
Westview	Wash Co	VCT floor replacement	student center	6/2017-8/2017	Bond
Westview	Wash Co	gym floor recoat & bleacher inspection/repairs	all gym spaces	7/3/17-7/30/17	GF/Maint
Southridge	City of Beav	grease trap/interceptor cleaning & maintenance	inside/outside kitchen areas	short timelines between 7/2017-8/2017	GF/Maint
Sunset	City of Beav				
Westview	Wash Co				
Capital Center	City of Hills				
ISB	Wash Co				
Middle Schools					
Cedar Park	City of Beav	electrical service upgrades	in development, no power at times	in development	Bond
Cedar Park	City of Beav	gym floor re-coat	all gyms	July/August 2017 TBD 2 days work with 2 week cure	GF/Maint
Highland Park	City of Beav				
Meadow Park	Wash Co				
Mtn View	Wash Co				
Stoller	Wash Co				
Whitford	City of Beav				
Conestoga	City of Beav	painting additional lines in gyms	main and auxiliary gyms	7/2017 - 8/ 2017	GF/Maint
Conestoga	City of Beav	classroom partition repair/replacement	A,B,C hall classrooms	6/2017-9/2017	Bond
Conestoga	City of Beav	moisture intrusion repairs	scupper repair, tile work in both locker rooms	6/2017-9/2018	Bond
Conestoga	City of Beav	grease trap/interceptor cleaning & maintenance	outside of kitchen door- exterior	one day July 2017	GF/Maint
Five Oaks	City of Beav	carpet removal/concrete polish	all hallways	7/1-8/15/2017	Bond
Highland Park	City of Beav	water repipe	no potable water	6/2017-8/2017	Bond
Highland Park	City of Beav	fire door replacement	Red & 2-Halls	7/2017-8/2017	GF/Maint
Meadow Park	Wash Co	electrical service upgrades	in development, no power at times, field impacts	in development	GF/Maint
Meadow Park	Wash Co	hallway window tile replacement	main hallways under windows	7/2017-9/2017	GF/Maint
Mtn View	Wash Co	THPRD field enhancement	field	7/2016-8/2017	THPRD
New MS/118th	City of Beav	Hazeldale move, field work	no access, interior or exterior	6/2017-9/2017	Bond
Stoller	Wash Co	place 1 double portable	field/gravel area behind existing portables	6/2017-8/2017	Bond



School	Permitting Authority	Scope of Work - Summary	Impact		Funding
			Location	Dates	
Elementary Schools					
Aloha-Huber	Wash Co	security upgrades	office, entrance, and perimeter doors, but should be able to accommodate summer programs with good early coordination with project manager	in development	Bond
Bethany	Wash Co				
Bonny Slope	Wash Co				
Chehalem	City of Beav				
Errol Hassell	Wash Co				
Montclair	City of Beav				
West T.V.	Wash Co				
Terra Linda	Wash Co				
Terra Linda	Wash Co	running track	entire site	7/1/2017-8/1/2017	FIP
Aloha-Huber	Wash Co	grease trap/ interceptor cleaning & maintenance	inside/outside kitchen areas	short timelines at some point 7/2017-9/2017	GF/Maint
Bonny Slope	Wash Co				
Kinnaman	Wash Co				
McKinley	City of Beav				
Nancy Ryles	City of Beav				
Springville	Wash Co				
Wm. Walker	City of Beav				
Barnes	Wash Co	parking lot restripe	entire parking lot	TBD	GF/Maint
Barnes	Wash Co	stage floor replacement	gym & stage	7/1/2017-8/1/2017	GF/Maint
Beaver Acres	Wash Co	carpet replacement	B108	6/2017-7/2017	Bond
Beaver Acres	Wash Co	library staff room floor replacement	library staff room	7/2017-8/2017	GF/Maint
Cedar Mill	Wash Co	parking lot restripe	entire parking lot	TBD	GF/Maint
Cooper Mtn	City of Beav	flooring replacement	unisex restroom near main office	after 8/3/2017	GF/Maint
Elmonica	City of Beav	modular HVAC upgrade	modular only	6/2017-8/2017	Bond
Elmonica	City of Beav	carpet replacement	portables 1 & 2	TBD	GF/Maint
Hazeldale	Wash Co	replace school	entire site	6/20/2017-8/2018	Bond
Hiteon	City of Beav	playground upgrades	playground	6/2017-8/2018	Bond
Kinnaman	Wash Co	modular HVAC upgrade	modular only	6/2017-8/2017	Bond
McKinley	City of Beav	playground equipment replacement	playground	6/2017-8/2017	Bond
McKinley	City of Beav	asphalt path replacement	around portables and to neighborhood	6/2017-8/2017	Bond\GF/Maint
Nancy Ryles	City of Beav	gym floor replacement	gym	7/2/17-7/28/17	GF/Maint
Nancy Ryles	City of Beav	flooring replacement	boys restroom 2	7/6/2017-7/7/2017	GF/Maint
Nancy Ryles	City of Beav	asphalt path installation	from portable to walking track on field	7/2017-8/2017	GF/Maint
New Sato ES	Wash Co	new construction	entire site	5/2016-8/2017	Bond



School	Permitting Authority	Scope of Work - Summary	Impact		Funding
			Location	Dates	
Oak Hills	Wash Co	cooler/freezer replacement	kitchen/cafeteria	6/2017-9/2017	Bond
Oak Hills	Wash Co	playground upgrades	playground	6/2017-8/2018	Bond
Oak Hills	Wash Co	add automatic openers to doors	main & office entrance	TBD	Bond
Raleigh Hills	City of Beav	gym floor re-coat	gym	7/2017-8/2017 TBD 2 days work with 2 week cure	GF/Maint
Raleigh Hills	City of Beav	mold remediation & repairs staff restrooms & hallway	kitchen hallway, cafeteria, staff room & staff room restrooms	6/2017-8/2017	GF/Maint
Raleigh Park	Wash Co	parking lot restripe	entire parking	TBD	GF/Maint
Raleigh Park	Wash Co	library floor replacement	replace/re-level library floor	6/2017-9/2017	GF/Maint
Raleigh Park		replace gym floor	gym	7/2017-9/2017	Bond
Ridgewood	City of Beav	rear bus asphalt	playground/hard play area	6/2017-9/2017	Bond
Ridgewood	City of Beav	gym floor re-coat	gym	7/2017-8/2017 TBD 2 days work with 2 week cure	GF/Maint
Ridgewood	City of Beav	cooler/freezer replacement	kitchen/cafeteria	6/2017-9/2017	Bond
Scholls Hts	City of Beav	mold remediation & repairs in kitchen	kitchen/cafeteria	7/2017-9/2017	GF/Maint
Springville	Wash Co	parking lot restripe	entire parking lot	TBD	GF/Maint
Vose	City of Beav	replace School	entire site	6/20/2016-8/2017	Bond

#### Key Dates

Last day of school: 6/22/2017  
 Last day for teachers: 6/23/2017  
 First day for secretaries: 8/14/2017  
 First day for teachers: 8/28/2017  
 First day of school: 9/5/2017