



BOND PROJECT PLANNING

POLICY ISSUE/SITUATION

For the past several months, staff have been working with architects and other consultants to create schematic designs for four major Bond projects: ACMA Replacement, Raleigh Hills K-8 Renovation, Maintenance Facility Improvements, and Five Oaks Middle School Remodel. A presentation of this work has been prepared for the School Board.

BACKGROUND INFORMATION

Schematic design is the first step toward the development of construction documents for major projects. This phase defines details of a project's scope to ensure a mutual understanding of what the project will deliver and facilitates much more precision in cost estimating.

In the case of these four projects, this step has been taken early, consistent with the approach described in the *Bond Cost Management and Control Plan (Section 7)*, in order to ensure scopes and budgets are aligned when there is the most flexibility to make adjustments if necessary. Completion of this work should provide a high level of confidence in the cost estimates for these projects and by extension, for the remainder of the Bond program as a whole.

For reference, attached is a summary of the purpose and scope for each of these four projects as contained in the original 2014 Bond Program.

RECOMMENDATION

It is recommended that the Beaverton School Board of Directs receive the presentation from staff and provide comments and feedback.

District Goal: WE empower all students to achieve post-high school 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.

Project Purpose and Scope Summaries

ACMA

Project Purpose

Existing main building is an old one-story structure; original construction in 1949 and 1950. A new state-of-the-art performing arts building was added in 2010. The main building has multiple deficiencies including: lack of a kitchen or cafeteria, no gym, inadequate science and art rooms, visitor entrance that is far removed from the school main office, a partial fire sprinkler system, bus and parent parking conflict, and in general a poorly configured building to support the ACMA school program. The site currently has 8 portable classrooms. Rather than repair and renovate, replacement would resolve these issues and would provide more capacity.

Project Scope

Replacement of main building and adding new facilities, including new classrooms, gymnasium, cafeteria and kitchen. Bus parking and visitor parking would be expanded and re-arranged for safety and efficiency. Portables would be removed and capacity increased to 725. The existing performing arts building would be retained and incorporated into the replacement building's design. During reconstruction, the student body & staff would be relocated to the new middle school on the Timberland site for one year, with temporary busing provided for access to the existing performing arts building.

Raleigh Hills K-8

Project Purpose

Original construction of the Raleigh Hills school occurred in increments from 1927 through the mid-1950s. It was converted from a K-5 into a K-8 school in 2005. However the building remains essentially in a K-5 configuration, which presents challenges in delivering programs for the 6 – 8 grade level students. Physical improvements to Raleigh Hills are needed to better support the full K-8 program. Needs include: modern science lab classroom, gym improvements, new seating in the cafeteria and classroom furniture. The existing building does not have adequate stage or cafeteria space. Band, music, and sixth grade classes are currently housed in portable buildings.

Project Scope

Construct a building addition with classrooms, choir & band rooms; remove drop ceiling from gym; modernize classrooms to create appropriate grade level 6-8 science lab classroom; expand cafeteria; replace covered play structure; purchase new cafeteria seating and classroom furniture. Parking and vehicle access will be improved to separate bus and automobiles. Security will be improved with a relocated visitor entrance. Portable classrooms will be removed.

Maintenance

Project Purpose

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 building addition, increased parking, and relocating and remodeling of the shop spaces to provide more appropriate space utilization, with upgrades to meet code.

Five Oaks Middle School

Project Purpose

Existing building is a one-story structure, originally constructed in 1976 with an open classroom design. Alterations in subsequent years to enclose classrooms led to odd configurations, which require passage through one classroom to reach another, and also compromised the effectiveness of the HVAC system. Additional deficiencies include interior classrooms with no natural light; inadequate science laboratories, a front office that does not have positive control over building access for visitors, and limited gymnasium capacity. This project would modernize the building, addressing the repair requirements and other deficiencies. The site currently has 9 portable classrooms.

Project Scope

Addition of science lab support areas, expanding teaching area by adding classroom space in four wings of the current building. Also includes, modification of school entry to control access through a single point at the administrative office, HVAC replacement, and upgrading of finishes throughout existing space where needed. Methodology is designed to allow renovation work to be performed while school is in session.