

Raleigh Hills K-8 Improvements Discussion

September 26, 2018

23_Raleigh Hills Elementary School

Building Summary and Building Year Plan

Constructed in 1927, with additions in 1953, 1956, 1962, 1967, and 2015. The gymnasium was built between 1927 and 1953 although exact year is unknown, the standalone covered play area was built in 1990, a roof upgrade in 1997, and a lateral upgrade in 1998.

Wood framed shear walls (W2) with plywood and gypsum board sheathing are the primary lateral system for all areas of this structure. The roof system was originally tongue and groove decking, but plywood decking was likely added in subsequent roof upgrades. The standalone covered play area uses steel moment frames in one direction with a metal decking diaphragm.

Building Risk Category III

ASCE 41-13 Damage Control Performance Level



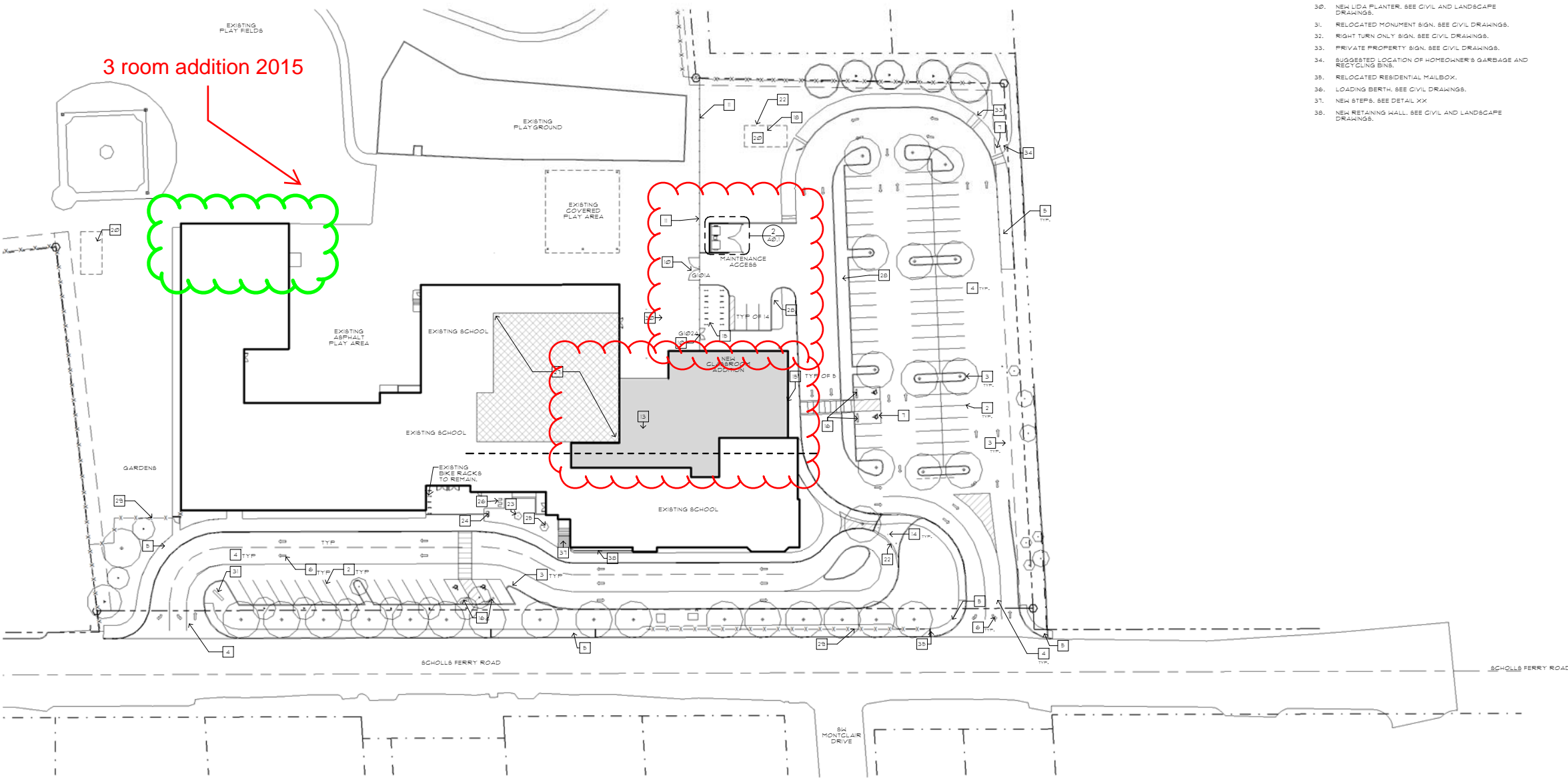
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13

2

ENLARGED PLAN - ENCLOSURE
1/4" = 1'-0"

E F F



1 SITE PLAN
1/8" = 30'-0"

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR CLARIFICATIONS OF DEMOLITION, EXISTING, IN-FILL, AND NEW SITE MODIFICATIONS.

SHEET NOTES

- EXISTING TREE TO REMAIN - PROTECT. SEE LANDSCAPE DRAWINGS.
- NEW STRIPING - SEE CIVIL DRAWINGS
- NEW CONCRETE CURB - SEE CIVIL DRAWINGS
- NEW ASPHALT DRIVEWAY - SEE CIVIL DRAWINGS
- NEW CONCRETE SIDEWALK - SEE CIVIL DRAWING
- NEW DIRECTIONAL STRIPING ARROWS - SEE CIVIL DRAWING
- NEW ADA STRIPE. SEE CIVIL DWGS.
- NEW GARBAGE ENCLOSURE GATE
- NEW GARBAGE ENCLOSURE WALL
- NEW SECURITY GATE
- NEW SECURITY FENCE
- NEW HARDSCAPE COURTYARD - SEE LANDSCAPE DRAWINGS
- NEW CONCRETE PLATFORM
- NEW REMOVABLE BOLLARDS. SEE CIVIL DRAWINGS
- NEW BIKE RACK AREA. SEE CIVIL DRAWINGS
- NEW CONCRETE CURB STOPS. SEE CIVIL DRAWINGS
- NEW CONCRETE BOLLARDS. SEE CIVIL DRAWINGS
- PROPOSED LOCATION FOR RELOCATED SHEDS. CONFIRM
- ALT. PROPOSED LOCATION FOR RELOCATED SHEDS. CONFIRM
- TEMPORARY LOCATION FOR RELOCATED SHEDS IF REQUIRED BY CONSTRUCTION STAGING INTERFERENCE. CONFIRM
- NEW CANE BOLT
- NEW CONCRETE GENTLE CURB. SEE CIVIL DRAWINGS
- EXISTING FLAGPOLE TO REMAIN
- PROPOSED LOCATION FOR RELOCATED MEMORIAL BENCH. CONFIRM
- PROPOSED LOCATION FOR RELOCATED MEMORIAL TREE. CONFIRM
- EXISTING BIKE RACKS
- AREA OF ROOF REPLACEMENT SHOWN HATCHED
- UDA SHALE. SEE CIVIL AND LANDSCAPE DRAWINGS.
- EXISTING FENCE / GATE.
- NEW LIDA PLANTER. SEE CIVIL AND LANDSCAPE DRAWINGS.
- RELOCATED MONUMENT SIGN. SEE CIVIL DRAWINGS.
- RIGHT TURN ONLY SIGN. SEE CIVIL DRAWINGS.
- PRIVATE PROPERTY SIGN. SEE CIVIL DRAWINGS.
- SUGGESTED LOCATION OF HOMEOWNER'S GARBAGE AND RECYCLING BINS.
- RELOCATED RESIDENTIAL MAILBOX.
- LOADING BERTH. SEE CIVIL DRAWINGS.
- NEW STEPS. SEE DETAIL XX
- NEW RETAINING WALL. SEE CIVIL AND LANDSCAPE DRAWINGS.

PRELIMINARY
NOT FOR
CONSTRUCTION

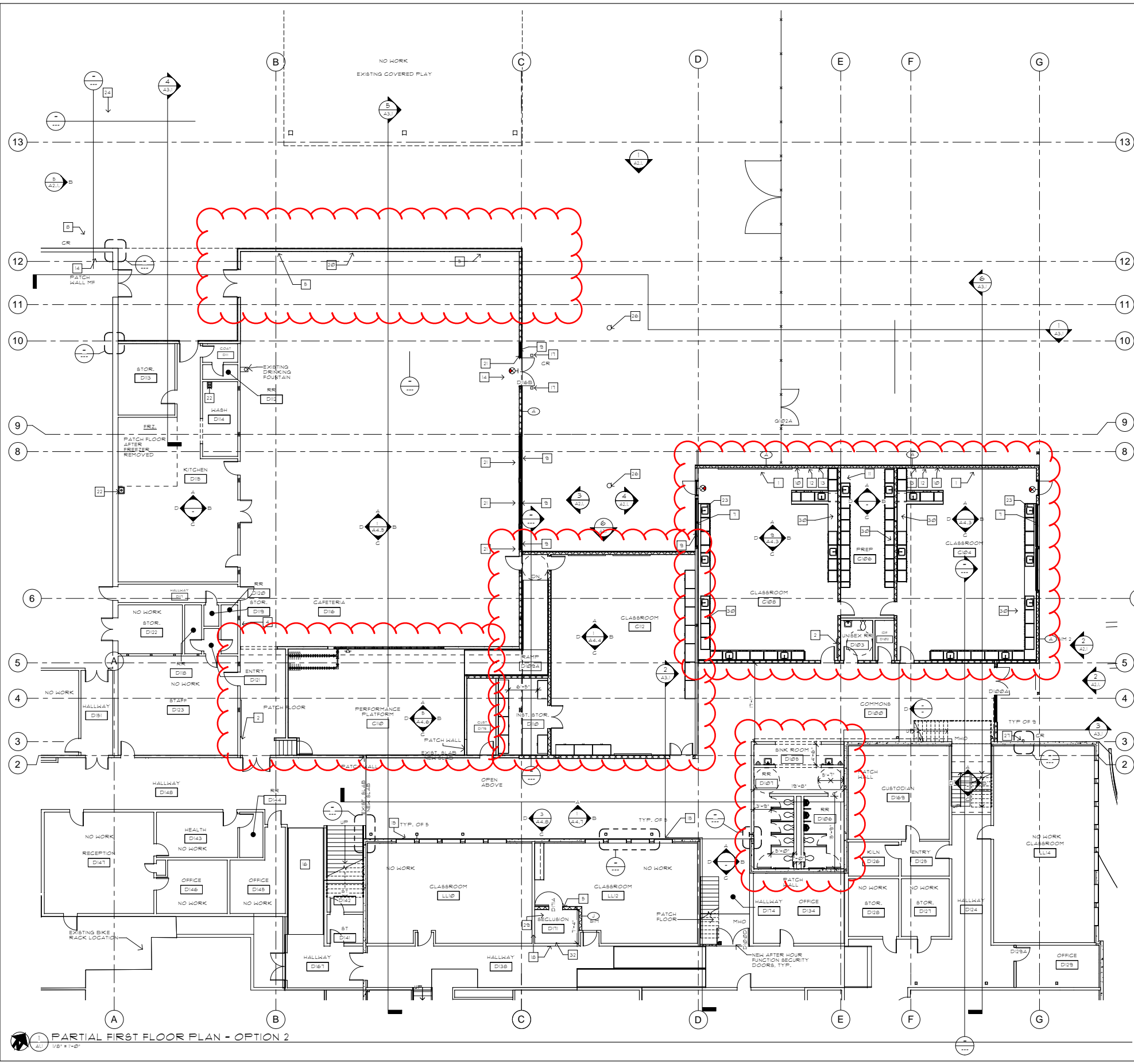
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ARCHITECTURE ■ PLANNING ■ INTERIOR DESIGN
200 North State Street ■ Lake Oswego, Oregon 97034

BEAVERTON SCHOOL DISTRICT
RALEIGH HILLS K8 SCHOOL ADDITION AND RENOVATION
5225 SA SCHOLLS FERRY ROAD, PORTLAND, OR 97225
SITE PLAN

1105400.L
PROJECT NUMBER
16 JULY 2019
DATE
REVISIONS

A0.1
80% CD SET

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GENERAL NOTES

1. ALL DIMENSIONS ARE TO GRID LINE, FACE OF METAL STUD, OR FACE OF CMU UNLESS OTHERWISE NOTED.
2. ADJUST FRAMING AS NECESSARY TO ALIGN EXISTING AND NEW FINISH SURFACES, AT WALL THICKNESS, AND WALL TYPE INTERSECTIONS.
3. SEE INTERIOR ELEVATIONS FOR WALL MOUNTED ITEMS SUCH AS TACKBOARDS, WHITEBOARDS, AND INTERIOR SIGNS (OFC), ETC.
4. SEE O/I FOR ENLARGED FLOOR PLAN CALLOUTS - NONE APPEAR ON ARCHITECTURAL PLANS.

SHEET NOTES

1. NEW WHITEBOARD SEE INTERIOR ELEVATIONS FOR #, SIZE & MOUNTING HEIGHT INFORMATION.
2. NEW TACKBOARD
3. NEW RECESSED FIRE EXTINGUISHER CABINET.
4. NEW DRINKING FOUNTAIN - SEE PLUMBING
5. NEW ROOM SIGNAGE (OFC).
6. NEW STAGE CURTAIN.
7. NEW ROLL SHADES AT INTERIOR OF ROOM
8. NEW DOOR/FRAME
9. NEW ALUMINUM STOREFRONT SYSTEM
10. NEW FLAT SCREEN TV-OFC+PROVIDE BLOCKING
11. NEW REFRIGERATOR-OFC
12. NEW CLOCK - SEE ELECTRICAL
13. NEW INTERCOM SYSTEM - SEE ELECTRICAL
14. ENTRY MAT
15. WINDOW PROTECTION SYSTEM
16. NEW PLYWOOD RAMP/METAL HANDRAILS
17. NEW CONCRETE FILLED GALVANIZED STEEL PIPE BOLLARD, POWDER COATED SAFETY YELLOW.
18. NEW FRP INSTALLED OVER NEW 5/8" MOLD RESISTANT GYP. BD. OVER EXISTING FRAMING.
19. CHAINLINK ENCLOSURE
20. OPERABLE MODERNFOLD PARTITION OVERHEAD
21. BLACKOUT BLINDS
22. HANDWASH STATION
23. NEW EYEWASH STATION
24. NEW CONCRETE RAMP WITH METAL HANDRAILS
25. NEW HAND DRYERS
26. NEW COURTYARD LIGHTING - SEE ELECTRICAL DRAWINGS
27. NEW EXPANSION JOINT, INTERIOR AND EXTERIOR COVER
28. NEW WALL MOUNTED DOOR STOP
29. FLOORING WALLS AND CEILING MUST BE SOLIDLY AND SMOOTHLY CONSTRUCTED WITH NO ROUGH OR JAGGED PORTIONS OR EDGES. ALL BEAMS AND CORNERS (WALL TO FLOOR, WALL TO WALL, WALL TO CEILING) TO BE SEALED WITH SECURITY SEALANT/CAULK. SEALANT MUST BE APPLIED ON EDGING BEFORE BUTTED.
30. NEW CUSTOM CASEWORK.
31. NEW FLOOR DRAIN. SEE PLUMBING DWGS.
32. NEW SECURITY DOME MIRROR.
33. NEW EXPOSED COLUMN PAINT. SEE STRUCTURAL DWGS.
34. NEW COLUMN. SEE STRUCTURAL DWGS.
35. NEW 180 DEGREE SWING DOOR, CONTRACTOR TO VERIFY CLEARANCE OF DOOR SWING AND EXISTING COVERED FLAT COLUMN.

FLOOR PLAN LEGEND

- EXISTING CMU WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN OR NEW DOOR WITH MAGNETIC HOLD OPEN (80 LEAF SWINGS NOT REPRESENTATIVE GRAPHICALLY)
- EXISTING WALL TO REMAIN
- EXISTING WINDOW TO REMAIN
- NEW CARD READER
- NEW FIRE BARRIER WALL

PARTIAL FIRST FLOOR PLAN - OPTION 2

1/8" = 1'-0"

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BEAVERTON SCHOOL DISTRICT
RALEIGH HILLS K8 SCHOOL ADDITION AND RENOVATION
5225 SA SCHOLLS FERRY ROAD, PORTLAND OR 97225

PROJECT NUMBER: 16 JULY 2019
DATE: 16 JULY 2019
REVISIONS:

A1.1
80% CD SET

Raleigh Hills K8 Improvements			
Cost Component Summary			
Current Budget: \$13,241,243			
Scope Element	Bond Commitment	Compliance Requirements	
Phase 1 Classroom Addition (complete)	\$641,000		
Parking Lot/Bus Loop	\$2,662,000		
Cafeteria/Band/Choir	\$1,671,367		
Modernized Science Lab Classrooms	\$2,034,377		
Covered Play	\$609,000		
Kitchen/Freezer Repairs & Refers	\$112,000		
Fixtures, Furniture & Equipment	\$125,000		
Scholls Ferry Improvements*		\$500,000	
Fire Sprinkler Upgrades		\$336,000	
Fire Alarm Upgrades		\$164,000	
Hazardous Materials		\$350,000	
Electrical Distribution System		\$136,000	
Subtotal Construction Costs	\$7,854,744	\$9,340,744	
Soft Costs - 20%	\$1,570,949	\$1,868,149	
Contingency - 15%	\$1,413,854	\$1,681,334	
Total	\$10,839,546	\$12,890,226	
*This is a placeholder as we are still waiting on WaCo and CoB to communicate requirements on Scholls.			



May 20, 2014 Bond Election

\$680 Million Bond Measure Over 8-Year Period

No estimated increase to District's existing overall bond tax rate

Bond projects support ALL schools

Raleigh Hills K-8 School



- Building addition and renovation, including:
 - Expanded cafeteria, new cafeteria seating
 - Improved parking and vehicle access
 - Relocated visitor entrance to improve security
 - New choir and band rooms
 - Modernized science lab classrooms
 - Removal of portable classrooms

All Schools:

- District-wide Repairs – \$98 million
- Technology Improvements – students will learn using digital instruction materials and personal computing devices
- Communications Infrastructure – replaces 20-year old failing telephone system; improves emergency 911 service
- Security Upgrades – all schools will be evaluated for and provided with security upgrades, as needed
- Reduces School Crowding – construct 3 **new schools**: **elementary school**, middle school, and high school

What drove the current bond project's creation?

- Desire for bus and vehicle separation
- Larger vehicular queuing area
- Decrease parent vehicle queuing on Scholls Ferry Rd.
- Removal of portables
- 6-8th grade science room modernization
- 6-8th grade band and choir room modernization

Future Needs: \$18-25M

- ADA Access Upgrades
- Seismic Upgrades
- Reroofing
- HVAC Deferred Maintenance
- Window Replacement
- Other Deferred Maintenance
- Generator
- Re-pipe
- Classroom renovation

Issues remaining after remodel:

- Ramps and awkward lower floor of oldest section of building
- Future Scholls Ferry expansion/widening
- Gym/cafeteria no AC (would be if new)
- Neighbors' access through parking lot
- Age of previously constructed areas of building

Construct New School: \$45M

- 90,000 sq ft, 750-student capacity