

SOUTH WASCO COUNTY #1 FINAL BOND COMMITTEE SCOPE OF WORK

January 22, 2020

I BOND AMOUNT

- A) \$8M (\$4M OSCIM = \$4M BOND)
- B) November 2020 Bond

II NARRATIVE PROCESS

The bond facilities committee has had (5) meetings over the course of the past 6 months. They have had in-depth discussion of existing and future student and facility needs of the School district.

Using the Facilities assessment report, long range facilities plan, and input from district staff and the public, the committee has compiled a strategic approach to address the district's needs.

Main considerations were focused on student safety, adequate instructional spaces, and optimization of student classroom time as it relates to classroom adjacency.

Due to the decline of student enrollment and the backlog of deferred existing facility maintenance, particular attention was focused on utilization and repurposing existing building spaces whenever possible.

Work scope would also include implementation of district wide deferred maintenance work which would include ADA upgrades, Mechanical & plumbing repairs, and building envelope repairs. (Individual breakout of deferred maintenance is identified herein).

The following written and graphical scope outlines their findings and proposed approach moving forward.

III FINAL SCOPE DIRECTION

Redistribution and consolidation of grade levels would contribute to more efficient use of existing facilities and more classroom time for students. Redefinition of the grade levels are proposed to be as follows;

K-8 Existing Remodeled and expanded Grade school buildings

9-12 Existing remodeled and expanded High School Building.

This re-organization would allow the following re-utilization and re-purposing of existing classroom spaces along with more efficient teaching environment and strategic overall facility improvement as described herein.

K-8 (ELEMENTARY & MIDDLE SCHOOL)

Relocation of the 6th – 8th graders to the elementary school buildings result in numerous facility and educational improvements.

Educational & Student advantages:

- This age grouping allows students to engage in age-appropriate activities without being exposed to the social and academic pressures of high school students. As a result it allows them to stay 'younger' a bit longer. Rather than being caught in 'the middle'.
- Provides Middle school aged students an opportunity to be student leaders and role models for the younger students.
- Statistically K-8 grouping results in higher GPA and test scores.
- Grouping 6th – 8th graders provides a sense of grade level self-identification.

Facility advantages:

- Moving 6th - 8th Grade Classroom space would free up high school classroom spaces for efficient classroom reorganization.
- Consolidation of younger students will lessen foot traffic and walking time between the K-8 & high school facilities.
- Grouping of younger students allows more efficient food service functionality.
- Existing elementary school facility spaces are currently underutilized. Repurposing will allow more efficient use of space.

K-8 Facility Project Scope of work:

(Refer to Facility map for building identification)

Building 01: K-5 Grade School Building

- The existing (6) classrooms would be used for grades K-5.
- The existing office space would be reconfigured to serve the new secure entry vestibule and provide staff services to both buildings 01 & 02.
- Classrooms would be updated with minor remodeling and completion of deferred maintenance items.

Building 02: 6-8 Middle School Building

- The existing (4) classrooms would be used for grades 6-8.
- Re-purposed to include a wellness room, teachers work room, counseling suite and special education services.
- Classrooms would be updated with minor remodeling and completion of deferred maintenance items.
- Toilet rooms would receive a full remodel to include remodeled staff bathrooms.

Addition 01a: New Secure Entry Vestibule

- A new secure front entry and lobby space will be constructed between buildings 01 & 02 providing the following improvements;
- Secure and monitored single entry point for visitors and students.
- Interconnection between both classroom buildings.
- Centralized main office suite.

- Access pathway to new Gym, kitchen, and cafeteria.
- Circulation, gathering and waiting space during school hours and after school events.

Addition 02a: New Gym, Cafeteria & Kitchen

- The new gymnasium will provide new practice floors allowing all teams to practice at one. This eliminates late afterschool practice and frees up the High school Gymnasium for other events.
- New toilets and small concession area.
- New middle school locker / changing rooms.
- New PE storage and office
- The new main kitchen & cafeteria spaces will provide the following;
 - Replacement of the existing end of life High School kitchen space.
 - Closer proximity to student population that eats school lunch.
 - Improved food delivery functionality.
 - Consolidated eating and general purpose space for students.

Building 03: Library, Computer Lab & Band room

- Remodeling and expansion of the existing band room to accommodate all grade levels. The new space would include larger instructional space, instrument storage, sheet music storage, practice rooms, and offices.
- Maintain the existing computer lab for district testing and K-8 usage.

- Maintain the existing library space and provide minor remodeling and completion of deferred maintenance items.
- Toilet room upgrades
- Maintain the basement district storage, maintenance shop, IT computer.

Building 04: Old Gymnasium

- Retain for elementary school use & cold weather recess.
- Improve Stage area.
- Conduct minor remodeling, structural repair, hoop replacement, and completion of deferred maintenance items.

9-12 (HIGH SCHOOL)

Consolidation of the 9th – 12th graders to the high school buildings result in facility and educational improvements.

Educational & Student advantages:

- This age grouping aligns with traditional student grade level inclusion.
- Provides students with more elective classes.

Facility advantages:

- More classroom spaces will allow for efficient classroom reorganization and consolidation of core classrooms and elective classrooms.
- Existing high school facility spaces are currently underutilized. Repurposing will allow more efficient use of space.

High School Facility Project Scope of work:
(Refer to Facility map for building identification)

Building 05: Existing High School

- Renovate and repurpose existing high school spaces as follows;
- Add elevator and structure for ADA compliance between floors. Provide lifts at mid floor stairs.
- Remodel and expand upper floor toilet rooms.
- Replace existing boiler.
- Repurpose & remodel existing special education classroom space to accommodate (2) classroom spaces.
- Repurpose Chrome lab to ALT/ER on line credit recovery space.
- Remodel existing administration offices for greater functionality.
- Reconfigure front entry into a secure front entry vestibule.
- Remodel science classroom
- Repurpose staff and district offices into special education space.

Building 05a: Cafetorium

- Repurpose existing kitchen space to Home economics & Life skills practical space. Maintain access from cafeteria for high school lunch serving area.
- Remove student store and repurpose space for new performance platform.
- Update with minor remodeling and completion of deferred maintenance items.

Building 05b & 06: New Student Courtyard

- Remove existing end of life relocatable.
- Repurpose space for new student courtyard.

Building 5c: New Gym Entry & Concessions

- New Building addition to include;
- Gymnasium Entry providing proximity to new parking area
- Concessions area and sitting space
- Circulation Lobby

Parking 5d: Expanded parking area

- Expanded parking area north of the existing high school gymnasium

Building 07: Electives Building & District Offices

- Repurpose existing lower floor to include;
- Reduce size of existing shop and repurpose to include wood, metal, and auto shop areas.
- Repurpose existing classrooms to include CTE / AG, Robotics, Art, and Home economics / life skills instructional space.
- Repurpose existing upper floor to include;
- District offices and Administration spaces.

Building 07: Electives Building & District Offices

- Repurpose existing lower floor to include;
 - Reduce size of existing shop and repurpose to include wood, metal, and auto shop areas.

Track & Athletic Fields 09:

- No work is planned for improvement of these areas with bond monies.

IMPORTANT DATES

February 28th LRFP REPORT DUE
March 13th OSCIM APPLICATION DUE

IV DEFERRED MAINTENANCE ITEMS**A) Facilities Condition report findings****1) K-3 GRADE SCHOOL BUILDING:**

- (a) Exterior siding repair & replacement
- (b) Door Hardware
- (c) Asbestos Abatement
- (d) Ceiling Tile replacement
- (e) HVAC Systems upgrade & repair
- (f) Lighting and electrical upgrade
- (g) Exterior sidewalks and parking areas

2) 4-6 GRADE SCHOOL BUILDING:

- (a) Foundation Repairs
- (b) Exterior Siding repair & replacement
- (c) Window replacement
- (d) Roofing repairs / Replacement
- (e) Asbestos abatement
- (f) Ceiling Tile replacement
- (g) Plumbing fixtures
- (h) HVAC systems upgrade & repair
- (i) Lighting and electrical upgrade
- (j) Restrooms

3) LIBRARY & OFFICES BUILDING:

- (a) Structural Floor Repairs
- (b) Structural Concrete Repairs
- (c) Exterior Siding repair & replacement
- (d) Exterior Window replacement
- (e) Door Hardware
- (f) Roof Replacement
- (g) Interior stair non-compliant
- (h) Interior Paint & Floor Coverings
- (i) Toilet & Locker Room remodel
- (j) HVAC systems upgrade & repair
- (k) Lighting and electrical upgrade

4) OLD GYMNASIUM:

16.2% RCI - \$461K

- (a) Wood Truss repairs
- (b) Exterior window replacement
- (c) Door hardware
- (d) Roof replacement
- (e) Stair and railing non-compliant
- (f) Door Hardware
- (g) Interior Paint
- (h) Gym floor re-finish
- (i) HVAC systems upgrade & repair
- (j) Lighting and electrical upgrade

5) HIGH SCHOOL BUILDING:

- (a) Exterior Siding and paint
- (b) Brick re-point and repair
- (c) Window replacement
- (d) Door Hardware
- (e) Roof Repairs
- (f) Stair railings
- (g) Floor coverings
- (h) Ceiling Tiles
- (i) Plumbing Fixtures
- (j) Boiler & Piping at end of life
- (k) Lighting and electrical upgrade
- (l) Voice & Data systems end of life
- (m) Restrooms

6) RELOCATEABLE CLASSROOM:

(a) Demolition and Removal

7) VOC & MIDDLE SCHOOL:

- (a) Structural floor repairs
- (b) Exterior repaint
- (c) Select window replacement
- (d) Carpet Replacement
- (e) Dust Collection System end of life

8) MAINTENANCE BUILDING:

- (a) Not in scope of work

9) FIELDS, CONCESSIONS & SITE:

- (a) Not in scope of work

IV BOND CAMPAIGN SCHEDULE

OCTOBER

- 23rd Bond Committee meeting Kick-off:
- Briefly Discuss Report Findings & bond process.
 - Introduce scope of work approach.

NOVEMBER

- 19th Project Scope of work session.
- Committee to brainstorm and prioritize Bond Scope projects.

DECEMBER

- 18th Scope of work session.

JANUARY

- 22nd FINAL Project Scope of work session.
- Committee to continue discussion work towards finalize Bond Scope

FEBRUARY

- TBD School Board Approval of Bond Amount.

- 28th LRFP Report Due

MARCH

- 13th School District OSCIM grant paperwork due

APRIL

- ODE Notifies OSCIM result

MAY

- SD Board FINAL Bond Decision
- Bond Committee to Regroup.

JUNE thru AUGUST

- Architect to compose Bond Materials
- Bond Committee meetings as required

AUGUST thru OCTOBER

(100 DAY BOND CAMPAIGN BEGINS)

Bond Committee Meeting.

- Approve Final Bond Materials
- Ready Posters & promotional materials for Back to School night.
- *Prepare materials for public involvement and awareness.*
- *Form Public awareness Bond Passage sub-groups*
- *Hold public presentations highlighting project and tax implications*
- *Conduct public tours of the existing school facilities*
- *Compose on-line video / informational materials*
- *Distribute handouts / flyers / post information in high traffic areas*
- *Visit and inform outlying district / high tax burden population*

NOVEMBER 2020

- Bond Election

SOUTH WASCO SD

FACILITY MAP
DETERMINED BOND
SCOPE 1-22-2020

9-12 GRADE K-8 GRADE DEMO / NA

05d. NEW PARKING

05c. NEW
CONCESSIONS &
VISITOR ENTRY

07. ELECTIVES
BUILDING &
DISTRICT OFFICES
RE-PURPOSE &
REMODEL

06. RELOCATEABLE
REMOVE / DEMO

05b. NEW STUDENT
COURTYARD

05a. CAFETORIUM
STAGE & HOME
ECON. RE-PURPOSE

05e. NEW SECURE
ENTRY & ELEVATOR

08. MAINT. BUILDING
NOT IN SCOPE

09. CAMPUS FIELD
& CONCESSIONS
& NOT IN SCOPE

02a. NEW GYMNASIUM /
CAFETERIA & KITCHEN

02. 6-8 MIDDLE SCHOOL
SCHOOL
RE-PURPOSE & REMODEL

Riverside St

197

1st St

Grant Ave

Maupin

5th St

01. K-5 GRADE
SCHOOL
RE-PURPOSE &
REMODEL

01a. NEW SECURE
ENTRY VESTIBULE
& OFFICE REMODEL

04. OLD GYMNASIUM
REMODEL ELEMENTARY
SCHOOL

03. LIBRARY, COMPUTER
LAB, & BAND ROOM
RE-PURPOSE & REMODEL

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700 ft

Legend