

# District Facility Advisory Committee Recommended Long Range Facilities Plan

Executive Summary  
January 4, 2016

to the  
**Greater Albany Public Schools**  
School Board



Presented by  
Pat Eastman and Greg Roe, DFAC Co-Chairs

In conjunction with  
the DLR Group

# Greater Albany Public Schools

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## DFAC Recommended Long Range Facilities Plan

January 4, 2016

### District Facility Advisory Committee

Chad Angel	Pat Eastman (Co-Chair)	Ben Mundie
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Kelly Bussard	Douglas Hambley	Ron Reimers
Milton Cardwell	Helen Jacobs	Greg Roe (Co-Chair)
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# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

January 4, 2016

### EXECUTIVE SUMMARY

#### PROCESS

Throughout 2015, a group of dedicated community members comprised of parents, educators, business leaders and District administrative staff convened to go through a collaborative workshop process of looking at the Greater Albany Public Schools' (GAPS) school facilities' needs. This District Facility Advisory Committee (DFAC) met eight times between January and December 2015 looking at all of the District's physical buildings to determine needed improvements and how best to financially meet those needs. Many of the members took advantage of on-site school visits offered in the spring, walking through classrooms, attics, and even underground air tunnels to better understand the condition of GAPS' schools. Facilitated by DLR Group, workshops were interactive both in large group and small group format. The Committee reviewed a comprehensive Facility Assessment Study completed by gLAs Architects; they received information regarding facility life expectancies, 21<sup>st</sup> Century Educational Learning, and student capacities for buildings. Committee members discussed data presented, identified issues, brainstormed ideas, vetted suggestions, and gave feedback to form a recommended facilities plan for the School Board.

#### Review of Physical Condition of Schools

The District serves over 9,000 students in 21 schools, in addition to other district support facilities. Some schools date back to 1915 and only two schools have been built since the last District building cycle in the 1970s. The DFAC members who toured the buildings came away with an appreciation for the work the District does to maintain the facilities as well as the enormity of the resources required to properly maintain the 1.3 million square-feet of buildings, averaging around 50 years old.

Perhaps even more impactful to the Committee, however, was consideration that school facilities have finite life expectancies and at some point should be replaced or have a major rehabilitation as opposed to repair. Where GAPS schools fell on this continuum helped the Committee to grasp the importance of planning not only for current needs, but structuring the timing of future major facility projects to minimize the impact to taxpayers over the next several decades.

#### Presentations and Small Group Brainstorming

The DFAC heard several presentations at the workshops throughout the year focusing on 21<sup>st</sup> Century Learning, evolving teaching practices, and types of spaces needed to foster skills students need to be competitive in today's workforce. The District's use of technology in teaching and learning was another focus of discussion, with the Committee realizing the continual need of improving technology infrastructure to meet the educational demand. The DFAC also heard presentations regarding all of the issues regarding the extensive needs for auditorium spaces in high schools, and a comprehensive report of the state of district-supplied band instruments and the impact on music education.

#### EMERGING PRIORITIES

As the workshop explorations and exercises progressed, DFAC priorities began to emerge. Maintaining the investment in capital assets was very important to the Committee. The gLAs report originally identified \$116

# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

---

January 4, 2016

million in improvements to District facilities. At the request of the DFAC, District facilities staff prioritized the list based on a ten year window and it was whittled down to the highest priorities, totaling \$48 million.

The DFAC also placed importance on safety and security, providing opportunities for GAPS' students to be workforce-ready, as well as college-prepared. The Committee also considered the long-term viability of facilities with regards to eventual comprehensive renovation or replacement of all schools and began to frame a truly long-term facilities plan. Other considerations for the DFAC were access to technology, and the needed spaces to support educational requirements and offerings, especially in the areas of STEM (Science, Technology, Engineering, Math) and physical education. The DFAC's priorities distilled down into the Guiding Principles as they examined various topics.

### **DFAC Guiding Principles**

- ✓ Address critical physical needs of buildings.
- ✓ Address safety and security improvements.
- ✓ Focus on Career Ready opportunities for students through investing in programs and local business partnerships.
- ✓ Provide adequate technology for student learning.
- ✓ Create appropriate educational spaces for today's learners.

### **Safety**

Consistently, the DFAC members focused on the importance of maintaining safe schools. Recommendations include replacing fire doors in corridors in elementary schools where needed and replacing fire alarm control panels with new systems listed for operation with existing fire alarm devices and cabling throughout almost all District schools. In middle schools, seismic improvements to window walls, gyms, cafeterias, and large boiler chimneys are recommended where needed. At West Albany High School (WAHS), building entry door locking systems and cameras are identified; at South Albany High School (SAHS), locking systems and fencing improvements are in the plan.

### **Site Improvements**

In the last bond, bus loops were constructed at Oak, Lafayette, and Calapooia to separate off-street parent loading/unloading from bus loading/unloading. This has been very helpful and made the three sites safer for students. Work needs to be completed at Liberty to increase student safety as there is no off-street loading/unloading for students.

Currently, none of the elementary school playgrounds are ADA accessible, leaving some students unable to participate and only watch others play. Three schools have been designated for playground equipment upgrades for ADA accessibility.

Other identified improvements are the repairs of failing parking lot pavement across the District, tennis court repairs and field lighting wiring replacement.

### **Technology**

Early on the Committee reached consensus that a potential bond was not a good vehicle for the acquisition of technological devices. The Committee was very supportive, however, of including needed funds for a robust

# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

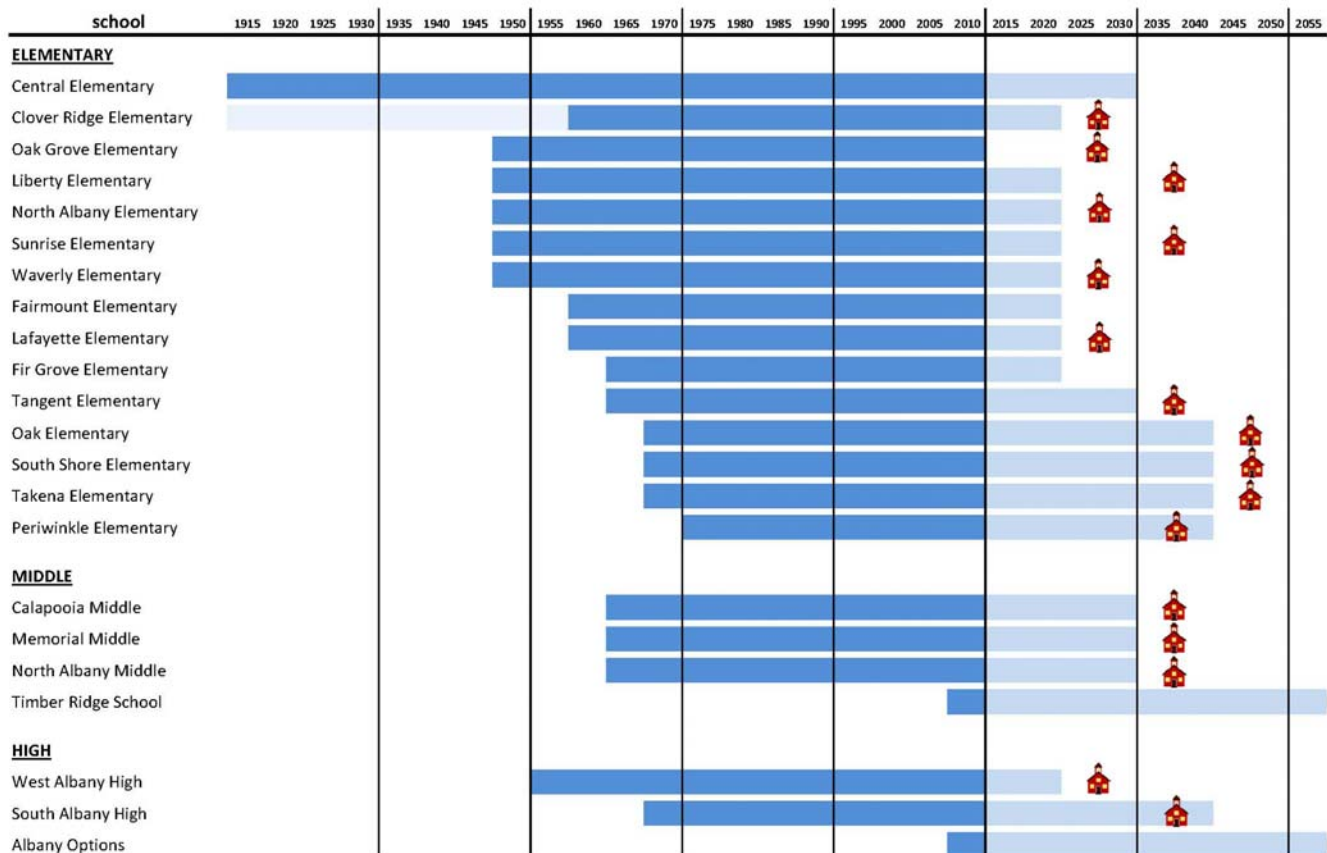
January 4, 2016

infrastructure. The school district has wireless available nearly everywhere, but generally not sufficient to handle multiple classes using wireless devices. The need presently exists for concurrent wireless classroom capabilities and a bond supporting this facilities plan was designated as the best way to fund the upgrades necessary to accomplish this.

### Finite Life of Districts Assets

DLR Group visited every school in the District and was impressed with the upkeep of our facilities, but also concerned with how many facilities have reached, or will soon reach, their expected useful life, as well as overall long-term viability. This long-term perspective of managing District assets resonated with the DFAC and replacing square footage, not just fixing existing immediate problems, became a priority to the group. While many facilities were identified for consideration, the DFAC ultimately focused on Clover Ridge Elementary, Oak Grove Elementary and West Albany High School. Factors in making this decision included age of buildings, educational adequacy and adaptability, scope of needed critical facility repairs, possible student population growth, and overall building layout/functionality.

### Greater Albany Public Schools



# Greater Albany Public Schools

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## DFAC Recommended Long Range Facilities Plan

January 4, 2016

### **Elementary Schools**

The Committee took note of the number of small elementary schools in the District (eight schools with less than three hundred students) and believes that significant efficiencies could be gained operating fewer schools. However, the Committee made no recommendations regarding the closure or consolidation of any schools.

One issue regarding elementary schools is the state-mandated increase in physical education minutes. Currently, there are four elementary schools in the district that share cafeteria and gymnasium space: Clover Ridge, North Albany Elementary, Oak Grove, and Tangent. Physical education instruction time is limited at three of these schools, because the gyms must be shut down for a large portion of each day for lunch set up, serving, and clean-up. Given Tangent's smaller student population, this layout of shared gym and cafeteria is still functional. The other three schools, however, need additional space--either a gym or a cafeteria.

The Committee examined the current condition and expected remaining life of the existing elementary school buildings. The DFAC believes that Clover Ridge, North Albany Elementary, and Oak Grove have reached, or will soon reach, an age and condition beyond which additional resources should be expended to maintain.

In all cases, it was determined that replacement facilities need to be able to house more students than their current capacities. This would allow the District to handle growth, as well as increase educational and operational efficiencies. By having elementary schools of a larger size (450 to 550 student capacity), the educational program offering is increased (i.e., designated specialists working full-time at one school rather than travelling between multiple schools) and operating costs from the general budget are more efficiently allocated.

The DFAC struggled with whether there is a greater need to replace Clover Ridge or Oak Grove. Both schools have reached or exceeded their reasonable life expectancy, and both areas are experiencing growth. Ultimately the DFAC decided that replacing both should be a priority. It was determined that Oak Grove could be rebuilt at its existing location, and that the current gym and attached four classrooms could be saved, becoming part of the new school, for greater cost efficiency. It was discussed that it would perhaps be better for a Clover Ridge replacement to be located on land closer to Timber Ridge. Lastly, a new gym could be constructed now at North Albany Elementary to meet physical education requirements and then could form the core of a future school replacement.

### **High School Needs**

Several issues were identified at the two comprehensive high schools. Both were identified as having inadequate gym space as well as lacking auditoriums, with insufficient gym space making the top of both high school principals' priority lists. All else being equal, the Committee believed that both high schools should have both a gymnasium and an auditorium added to each campus.

The Committee also took note of the age and condition of West Albany High as compared to South Albany High, as well as the significant square-foot per student discrepancy that exists between the two schools. At 150 square-feet per student, South is in the range one would expect for a modern high school. At 100-square feet per student, West is significantly undersized and more cramped. There was discussion at the workshops regarding equity of facilities between the two comprehensive high schools. A straw poll was taken at one workshop to help determine the DFAC's view on equal distribution of funds between the two and priority of need. The results showed that 86% of the committee at that workshop believed that addressing the defined improvements was more important than spending equal amounts at each high school. While recognizing that

# Greater Albany Public Schools

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## DFAC Recommended Long Range Facilities Plan

January 4, 2016

South Albany High has definitive needs, the committee felt that given age and smaller student per square foot ratio of the school, West Albany High was a higher priority.

Wanting to be prudent with taxpayer funding in a long-term investment at West, the Committee gave serious consideration to replacing the entire West Albany High School campus. This was rejected as a result of the enormous cost. The Committee believed, however, that something needs to be done to begin replacing the school with more modern, appropriate facilities. The final recommendation was a phased replacement, with the initial phase replacing the existing F Hall with a two-story structure that would contain classrooms (providing some additional student capacity) and a student/staff commons/multipurpose area. This would be within the context or part of a broader master plan of the campus and the eventual replacement of most (or all) of the existing school.

### **Educational Enhancements**

The DFAC heard presentations on 21<sup>st</sup> Century Education and the impact that space, layout, and physical environment has on student learning. In addition to natural lighting and adequate ventilation, the group also heard about the need for improved learning spaces through flexible furnishings, remodeled areas for STEM (integrated Science, Technology, Engineering, Math education), classroom audio enhancement systems, refurbished middle school food science rooms, and replacement of antiquated band instruments.

### **STEM Education Spaces**

STEM is an interdisciplinary and applied approach that is coupled with hands-on, problem-based learning. Educational communities across the country are focusing on these integrated subjects not only because the skills and knowledge in each discipline are essential for student success, but because these fields are deeply intertwined in the real world and in how students learn most effectively.

The Committee realized the significance in providing STEM education to students and recommended remodeling middle and high school areas for STEM instruction. This would include engineering labs and maker spaces where students could learn robotics, electronics, programming, design, and use a variety of equipment such as 3-D printers, CNC routers and more traditional fabrication tools.

### **Audio Enhancement Systems**

The ability to hear clearly is blocked in many classrooms by barriers created by inadequate consideration of acoustical factors in the design of the room and hearing loss associated with illness, infections, genetics, and structural defects within the ear. Diminished hearing capabilities due to ear infections can be a factor at any one time for 20% of elementary students.

In today's classrooms, students are not only learning from their teacher, they are learning from one another. Students are taking the lead at the front of their classroom to explain their thinking to their peers and help their peers learn both process and content. Yet, many student voices are difficult to hear because of volume, projection, and noise factors within the classroom (technology, furniture, HVAC, white noise, and other students.)

Sound/audio enhancement systems are designed specifically for classrooms to assure that teacher and student voices (including the important, weak, high-frequency consonants) reach every student in the room.

# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

January 4, 2016

### **Flexible furniture**

Flexible furniture is a low-cost, effective means to modify space without remodeling the physical structure of the room. Today, teachers are designing lessons that are more student-centered and interactive. They are asked to develop lessons with increased rigor and individualized engagement. Getting and keeping students engaged is an important step in creating successful learning outcomes.

Flexible furniture facilitates the teacher's ability to design lessons and units that incorporate whole group learning and discussion, small group collaboration and problem solving, as well as independent study and project work. In addition, classroom design influences levels of interaction and engagement where active learning improves retention. Classroom configuration can allow for greater involvement in group activities as well as create an environment that is more supportive of speaking up and participating in discussions.

Flexible furnishings are changeable with instructional requirements and easily configured, allowing for classroom spaces that offer--all at the same time--teacher-led seminar, whole group discussion, small group interventions, research stations, and concentrated quiet work. They can also increase levels of student and teacher interactions and relationships, helping to avoid passivity and isolation associated with traditional classrooms.

Furniture can also promote movement by providing an avenue for the teacher to integrate movement into instruction to maintain attention and enhance concentration. The mind needs the whole body to learn, and constantly sitting in the same location and configuration can lead to mental stagnation. Movement is important for health and improved performance.

### **Middle School Food Sciences Rooms**

Food science is an important part of today's educational curriculum. Teaching students not only pertinent health education and self-care skills, it can also engage students in their learning and pique interest in culinary arts, serving as an introductory course into future career education and job training. Current middle school facilities are inadequate for the curriculum and have been identified by the District's Teaching and Learning Department as needed repairs.

### **Band instruments**

Secondary band teachers recently assessed their instrument inventory and determined an investment need of over one million dollars (even after removing South Albany High School's inventory from the list). School owned instruments fall into two general categories:

- 1) Larger instruments that are required for bands to exist, but are either too big and/or prohibitively expensive for families to purchase or rent on their own.
- 2) Instruments that are owned by the school and made available to students who cannot afford to buy or rent an instrument from a music store.

While there are some very good instruments in the inventories, their evaluation revealed two *major* themes:

First, over the years, all of these instruments have received *a lot* of use. It has become painfully clear that a huge percentage of these instruments are now long past their useful life and can spend as much time out of service as in service. Students often become frustrated and lose interest because they can't be successful on either a bad or a non-functioning instrument.



# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

January 4, 2016

Second, there are many "holes" in the inventory. This means that the District does not have instruments that are necessary for certain pieces or kinds of music.

Working instruments are to a band program what textbooks, maps, lab equipment, or safe exercise equipment is to an English class, social studies class, science class, or PE program. Constant fundraising efforts allow some instruments to be replaced, but the need continues to exceed the supply of available resources. Additional funding is needed help address the most serious and immediate issues.

### **Buildings, Not Things**

The DFAC realized the need for many of the above-mentioned items; however, there emerged a consensus among Committee members that a potential bond should be for facilities, not for things. This is one reason why items such as technological devices, audio enhancements, flexible furniture, and band instruments were not rated as high priorities and therefore are not currently in the DFAC recommended plan. They are included instead as "Other Considerations" with their associated projected budgets.

### **High School Auditoriums**

During the course of the facility planning process, there was much discussion regarding the lack of auditorium space in the District. The Committee concurred that this is a glaring omission for a comprehensive high school. Auditoriums would provide the following:

- Teaching spaces for performing arts classes (band, choir, theater) so we can deliver a complete education for our students.
- A teaching/training facility for our Event Technology and technical theater students so they can learn the skills, technology and craftsmanship that will make them work-place ready when they leave high school.
- A performance venue for *all* school performance groups (K-12).
- A teaching and meeting space for our high school students in large group setting such as class meetings, professional presentations, guest speakers, or career education learning opportunities.
- A performance space for a wide variety of community arts organizations.

There are currently 700 high school students involved in band, choir or theater (with an additional 1,220 middle school students in these programs). This does not include the number of students who would use the space for other learning opportunities related to stagecraft, technical training, or career education. Last school year alone the two facilities would have hosted over 400 evening performances with thousands of spectators. Adequate learning/performance spaces are typically provided at the high school level for these parts of our curriculum. This is indicated by the fact that SAHS and WAHS are two of only three 5A/6A high schools in the state without an auditorium. The DFAC recognizes the great need for auditorium space but is recommending that it be funded through a combination of community partnerships and a separate bond.

### **Growth**

The Committee did not have the benefit of a population study (coming in late January 2016), but recognized the impact full-day kindergarten has had on the elementary schools as well as overall growth occurring in our community. This is reflected in both their elementary school and West Albany High School recommendations. Consideration was also given to adding classrooms at existing schools, if needed, though this is given as additional information on the Plan Summary sheet, but is not part of the DFAC Recommended Facilities Plan.

# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

January 4, 2016

### **DFAC RECOMMENDED FACILITIES PLAN**

The DFAC spent much time reviewing data and determining highest and greatest needs for the District's facilities and ultimately determined that asking the community for a continuation of at least the existing bond levy was both necessary and prudent. The impact of any recommended facilities plan upon the taxpayer was thoughtfully weighed. Every effort was made to trim the scope of work to what was felt to be absolutely necessary both in the short-term and in maintaining bonding capacity for future capital improvements.

#### **DFAC Facilities Plan Priorities**

Through a series of small group brainstorming sessions, large group discussions and straw polls, the DFAC, being mindful of their original Guiding Principles, established their recommendations for the Facilities Plan. Realizing that perhaps their Facilities Plan improvements might be financially challenging as funding it all would involve a higher-than-current tax rate, the DFAC outlined their recommendations by what they felt most important through a series of Priorities.

#### **Priority 1—Base Package**

The committee unanimously determined that the most critical basic needs at all facilities must be addressed and identified this as their first priority. This includes protecting the District's capital assets by addressing maintenance items such as roof and building envelope, heating and ventilation, and various other identified repairs; as well as ADA accessibility within the schools. Also within the base package of needs are addressing seismic and safety concerns by replacing fire alarm control panels and fire doors; seismically bracing window walls, gyms, cafeterias, building components, and equipment where necessary; and select fencing and exterior door access hardware. Site issues to be addressed in the base package include repairs to failing parking lot paving, on-site separate bus and parent drop-off loops at Liberty Elementary, addition of ADA accessible playground equipment at three elementary schools and various select athletic field improvements (lighting, safer bleachers, tennis court resurfacing). Improving technology infrastructure where needed at elementary schools and at all secondary (middle and high) schools is also a first priority for the Committee. The \$48 million in the Base Package represents roughly 40% of the need identified in the gLAs report.

#### **Priority 2—Elementary School Replacements**

Replacement of elementary schools was not at all a part of the DFAC's early conversations. Physical improvement needs were discussed, as well facility inadequacies hindering the learning processes. The committee also noted the inefficiencies of operating small schools. It was then determined that replacement was the more long-term cost effective solution. These projects moved up in priority after looking at capacity needs with the addition of all-day kindergarten and growth in select areas; and the district's entire facilities through the lens of a longer term plan (spreading out needed school comprehensive renovation or replacement).

Two schools rose to the top as needing the most physical repairs yet the least likely candidates for renovation. Both also are located in growing areas with a need for additional permanent student capacity. Therefore, the committee is recommending the replacement of both Oak Grove and Clover Ridge Elementary schools, increasing their capacity to 450 students, with the core spaces designed for a future possible expansion to 550 students. While it was discussed of only replacing one to limit the tax impact to the community, the committee felt that both were in great need and that delay would only increase the size of future bonds.

# Greater Albany Public Schools

## DFAC Recommended Long Range Facilities Plan

---

January 4, 2016

### **Priority 3—Phase 1 West Albany High Replacement & South Albany High Culinary Build-Out**

Much like the elementary schools, given the age, condition, and small size of West Albany High the committee is recommending a phased replacement. There was much discussion about the extent of replacement, with many committee members desiring a larger replacement or even some wanting a complete replacement at this time. There was, however, an overwhelming majority of DFAC members in support of at least a 25,000 SF replacement/expansion of the F Wing at West Albany High. Costs for larger increases are included in the “Other Considerations” section of their recommendation.

While insurance has covered the majority of the cost for the replacement of the cafeteria and music department at South Albany, it does not cover all needs. For example, it will not include the complete construction or outfitting of a culinary arts program. Therefore, the committee is recommending that this work be included in the facilities plan as well.

### **Priority 4—STEM Programs**

The committee recognized the importance of providing STEM learning opportunities to middle and high school students for rigorous and relevant learning to better prepare them for college or work-force ready careers. Support was a little higher for middle school STEM lab space renovations than high school. Even so, the committee listed STEM renovations at both grade levels as their Priority 4.

### **Priority 5—Separation of Gym and Cafeteria at Elementary Schools**

Meeting the State of Oregon’s mandate for additional physical education instruction at the elementary level by separating shared gym/cafeteria space became the DFAC’s fifth priority. Given that Priority 2 calls for the replacements of Oak Grove and Clover Ridge, the only elementary school still in need is North Albany Elementary. This school was also discussed as a future replacement much like Oak Grove and Clover Ridge but was determined that it could be accommodated in a future bond. The new space created at North Albany Elementary would be designed to be part of a new future school. If the final facilities plan, however, does not include both new replacement schools (Oak Grove and Clover Ridge), then the gyms at the schools not replaced would need to be added to the plan.

### **Priority 6—High School Gyms/Physical Education Spaces**

Current physical education space at both high schools is insufficient for both in-school and after school uses. The committee placed gym additions at both comprehensive high schools as their sixth priority. There was discussion about adding physical education space at Albany Options. Originally the committee looked at adding space to the school, then renovating existing space (former preschool classroom). This project did not however have majority support by the DFAC and did not make the committee’s final list of priorities.

### **Other Considerations**

The DFAC realized that there are many other needed improvements throughout the district’s facilities but these items did not receive a large majority of support for inclusion in the final recommended facilities plan. These included audio enhancements in classrooms district-wide, flexible furniture in select classrooms, upgrades to middle school food science classrooms and funding for band instruments.

The DFAC recognized the great need for educational performance/instructional spaces (auditoria) at both comprehensive high schools but almost unanimously agreed that this should be put before the community as a separate bond.

# Greater Albany Public Schools

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## DFAC Recommended Long Range Facilities Plan

January 4, 2016

The committee did not include classroom additions at Perwinkle and Waverly Elementary Schools as part of the plan at this time, believing that the replacements of Oak Grove and Clover Ridge with larger capacities could cover the growth need. The committee did acknowledge though that this might need to be amended if the district-wide enrollment study to be completed in January 2016 indicates otherwise.

### Summary Spreadsheet of Priorities and Costs

# Greater Albany Public Schools

DRAFT Facilities Plan--Revitalize High Schools & Accommodate Elem. Growth  
January 4, 2016

			<b>RUNNING TOTAL OF PLAN</b>
<b>Priority 1--Base Package</b>		<b>\$ 45,766,000</b>	<b>\$ 45,766,000</b>
Maintenance: finishes, building systems, exterior envelope, ADA accommodations, roofs, HVAC equipment	\$ 37,540,200		
Safety and Security: fire systems and seismic improvements, surveillance, fencing	\$ 3,567,700		
Site Issues: ADA building access, ADA playgrounds, pavement repairs, Liberty bus/parent loop/parking, stadium lighting wiring	\$ 3,576,000		
Technology infrastructure	\$ 1,082,100		
<b>Priority 2--Elementary School Replacements</b>		<b>\$ 44,734,500</b>	<b>\$ 90,500,500</b>
New 54,000 SF Clover Ridge Elementary	\$ 25,477,200		
450 student capacity with ability to expand to 550			
New 47,000 SF Oak Grove Elementary (keeping gym bldg)	\$ 19,257,300		
450 student capacity with ability to expand to 550			
<b>Priority 3--Phase 1 WAHS Replacement &amp; SAHS Culinary Buildout</b>		<b>\$ 13,430,500</b>	<b>\$ 103,931,000</b>
Phased Replacement (14 classrooms, Common Space)-25,000 SF	\$ 13,077,400		
South Albany HS culinary classroom build out	\$ 353,100		
<b>Priority 4--STEM Programs</b>		<b>\$ 5,655,900</b>	<b>\$ 109,586,900</b>
Renovate for middle school STEM labs at CMS, MMS, & NAMS	\$ 3,096,300		
South Albany HS STEM enhancements	\$ 1,279,800		
West Albany HS STEM enhancements	\$ 1,279,800		
<b>Priority 5--Separation of Gym and Cafeteria at Elementary Schools</b>		<b>\$ 2,300,900</b>	<b>\$ 111,887,800</b>
Separation of cafeteria/gym at Clover Ridge Elem.	\$ -		
Separation of cafeteria/gym at North Albany Elem.	\$ 2,300,900		
Separation of cafeteria/gym at Oak Grove Elem.	\$ -		
<b>Priority 6--High School Gyms/Phys Ed Space</b>		<b>\$ 5,253,800</b>	<b>\$ 117,141,600</b>
South Albany HS new 7,000 SF auxiliary gym	\$ 2,626,900		
West Albany HS new 7,000 SF auxiliary gym	\$ 2,626,900		

## OTHER CONSIDERATIONS

### Educational Improvements

AOS Renovate existing space for physical education	\$ 142,400
Audio enhancement systems for 144 classrooms	\$ 391,900
Flexible classroom furniture for multi-modal learning (20 elem., 16 middle, 10 HS classrooms)	\$ 1,094,900
Middle school food science classrooms upgrades	\$ 1,142,400
Band instruments (secondary level) identified need is \$1,000,000	\$ 250,000
Two educational performance spaces (auditoria)	\$ 31,587,400
<b>RECOMMENDED BY DFAC AS A SEPARATE BOND</b>	

### Elementary Capacity & Growth

4 Classrooms Addition at Periwinkle	\$ 2,595,400
4 Classrooms Addition at Waverly	\$ 2,579,000

### Expanded Phase 1 Replacement of West Albany HS

Expanded West Albany High Phase 1 Replacement (20,000 SF in addition to 25,000 SF in the plan)	\$ 10,461,900
Possible additional 15,000 SF for West Albany HS (coupled with 25,000 SF in plan & 20,000 SF listed above, this would allow for replacement of 1/3 of the school)	\$ 7,830,000
Possible additional 32,000 SF for West Albany HS (this SF in addition to all listed above would allow for the replacement of 1/2 of the school)	\$ 16,704,000

### Itemized List of Projects **By School**

**GREATER ALBANY PUBLIC SCHOOLS**  
**DFAC Recommended Facilities Plan**  
**DETAILED LIST OF PROJECTS--By School**

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
Central	Replace old/broken cabinets.	1	EA	\$ 5,085	\$ 5,085	\$ 7,400		
Central	The parking lot pavement is failing.	7,000	SF	\$ 8	\$ 55,370	\$ 80,300		
Central	Seismically anchor boilers and active boiler feed units.	2	ea	\$ 1,130	\$ 2,260	\$ 3,300		
Central	Replace old panel enclosure and taps with old circuit breakers with new electrical panel in Boiler Room fed from main switchboard. Intercept and backfeed existing branch circuits. Disconnect and remove cloth insulated cabling and replace with new THHN/THWN insulated cabling.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400		
Central	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
	<b>SCHOOL TOTAL</b>							<b>\$ 138,500</b>
Clover Ridge	NEW SCHOOL FOR 450 students	54,000	SF	\$ 325	\$ 17,570,500		\$ 25,477,200	
	<b>SCHOOL TOTAL</b>							<b>\$ 25,477,200</b>
Fir Grove	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
	<b>SCHOOL TOTAL</b>							<b>\$ 31,100</b>
Lafayette	Restrooms need finish and ADA improvements.	6	EA	\$ 33,900	\$ 203,400	\$ 294,900		
Lafayette	Several doors to the exterior have various step heights around 2".	1	LS	\$ 2,260	\$ 2,260	\$ 3,300		
Lafayette	Replace clock system.	1	LS	\$ 24,860	\$ 24,860	\$ 36,000		
Lafayette	Roofing through 2018.	1	LS	\$ 642,123	\$ 642,123	\$ 931,100		
Lafayette	Replace the Multizone unit with newer more energy efficient systems. Replace Gym direct fired units and companion exhaust fans with more energy efficient and greater ventilation capacity units.	6	ea	\$ 39,550	\$ 237,300	\$ 344,100		
Lafayette	Replace heat pumps and music unit.	3	ea	\$ 6,780	\$ 20,340	\$ 29,500		
Lafayette	Replace older classroom unit ventilators.	2	ea	\$ 6,780	\$ 13,560	\$ 19,700		
Lafayette	Replace all roof exhaust fans with new.	10	ea	\$ 3,390	\$ 33,900	\$ 49,200		
Lafayette	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	55	pt	\$ 565	\$ 31,075	\$ 45,100		
Lafayette	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
Lafayette	Replace galvanized domestic water piping with copper pipe and insulate.	600	LF	\$ 51	\$ 30,510	\$ 44,200		
Lafayette	Panels at Gym: Remove tape at circuit breakers and provide circuit breaker setscrew type locking device where needed to prevent manual turn-off of breakers. Panels located high, remove and backfeed existing branch circuits from an accessible panel.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600		
Lafayette	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Lafayette	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Lafayette	Replace Overhead Fire Doors	1	pair	\$ 8,000	\$ 8,000	\$ 9,000		
	<b>SCHOOL TOTAL</b>							<b>\$ 1,907,700</b>
Liberty	Restrooms need finish improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100		
Liberty	The carpet is failing in several of the rooms.	11,400	SF	\$ 4	\$ 45,473	\$ 65,900		
Liberty	The parking lot paving is failing.	5,400	SF	\$ 8	\$ 42,714	\$ 61,900		
Liberty	The parking lot is too small.	3,600	SF	\$ 11	\$ 40,680	\$ 59,000		
Liberty	Add bus loop.	6,720	SF	\$ 11	\$ 75,936	\$ 110,100		
Liberty	Add parent loop.	7,650	SF	\$ 11	\$ 86,445	\$ 125,300		
Liberty	The concrete along the existing building needs replacement.	1,800	SF	\$ 8	\$ 14,238	\$ 20,600		
Liberty	Roofing through 2018.	1	LS	\$ 445,870	\$ 445,870	\$ 646,500		
Liberty	Insulate all steam and condensate return piping, subject to units being replaced with other systems.	500	LF	\$ 14	\$ 6,780	\$ 9,800		
Liberty	Convert steam to hot water.	1	LS	\$ 56,500	\$ 56,500	\$ 81,900		
Liberty	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop units with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900		
Liberty	Replace all roof exhaust fans with new.	10	ea	\$ 3,390	\$ 33,900	\$ 49,200		
Liberty	Tie in new main, finish piping replacement.	1	LS	\$ 90,400	\$ 90,400	\$ 131,100		
Liberty	Replace old original flush mount panel at Gym with new. Verify feeder conductors to panel, remove and replace if they are the same vintage.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400		
Liberty	Replace old Zinsco panel at Mezzanine with new.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100		
Liberty	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Liberty	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Liberty	Replace Overhead Fire Doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200		



School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
<b>SCHOOL TOTAL</b>								<b>\$2,376,000</b>
NAE	Roofing through 2018.	1	LS	\$ 278,404	\$ 278,404	\$ 403,700		
NAE	Replace building piping, improve attic ventilation, and replace boilers.				\$ 475,000	\$ 688,800		
NAE	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
NAE	The gym also functions as the cafeteria, and separate facilities should be considered.	5,000	sf	\$ 317	\$ 1,586,800		\$ 2,300,900	
<b>SCHOOL TOTAL</b>								<b>\$3,424,500</b>
Oak Elem	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100		
Oak Elem	The carpet is failing in several of the rooms.	1,920	SF	\$ 4	\$ 7,659	\$ 11,100		
Oak Elem	The gym wall finishes are damaged and need updating.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600		
Oak Elem	The original parking lot paving is failing.	5,760	SF	\$ 8	\$ 45,562	\$ 66,100		
Oak Elem	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop unit with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900		
Oak Elem	Replace all roof exhaust fans with new.	8	ea	\$ 3,390	\$ 27,120	\$ 39,300		
Oak Elem	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	95	pt	\$ 565	\$ 53,675	\$ 77,800		
Oak Elem	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
Oak Elem	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200		
Oak Elem	Replace galvanized domestic water piping with copper pipe and insulate.	600	LF	\$ 51	\$ 30,510	\$ 44,200		
Oak Elem	Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.	1	lot	\$ 84,750	\$ 84,750	\$ 122,900		
Oak Elem	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Oak Elem	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Oak Elem	Replace Overhead Fire Doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200		
Oak Elem	ADA Playground	1	ls	\$ 60,200	\$ 60,200	\$ 87,300		
<b>SCHOOL TOTAL</b>								<b>\$1,555,700</b>
Oak Grove	Phased Replacement + Additional Classrooms (20,000 SF)	45,700	sf	\$ 291	\$ 13,280,877		\$ 19,257,300	
<b>SCHOOL TOTAL</b>								<b>\$ 19,257,300</b>
Periwinkle	Restrooms need finish and ADA improvements.	4	EA	\$ 33,900	\$ 135,600	\$ 196,600		
Periwinkle	Replace clock system.	1	LS	\$ 24,860	\$ 24,860	\$ 36,000		
Periwinkle	Upgrade data wiring/IT improvements.	22	EA	\$ 6,780	\$ 149,160	\$ 216,300		
Periwinkle	Roofing through 2018.	1	LS	\$ 336,090	\$ 336,090	\$ 487,300		
Periwinkle	Replace (19) Trane units (2) 1-1/2 Ton, (7) 3 Ton, (3) 4 Ton, (3) 5 Ton, (4) 7 1/2 Ton) and (1) makeup air unit with new package rooftop units.	20	ea	\$ 33,900	\$ 678,000	\$ 983,100		
Periwinkle	Mixing boxes and duct work for heating two classrooms without RTU.	16	EA	\$ 2,260	\$ 36,160	\$ 52,400		
Periwinkle	Replace older roof exhaust fans.	4	ea	\$ 3,390	\$ 13,560	\$ 19,700		
Periwinkle	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
Periwinkle	Replace the remaining existing galvanized piping.	600	LF	\$ 51	\$ 30,510	\$ 44,200		
Periwinkle	Complete the insulation of all domestic hot and cold water piping.	400	LF	\$ 9	\$ 3,616	\$ 5,200		
Periwinkle	Replace the chicken wire dome with a standard drain dome.	6	ea	\$ 565	\$ 3,390	\$ 4,900		
Periwinkle	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Periwinkle	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Periwinkle	Replace roofing, siding and windows on modular building	1	ls	\$ 98,700	\$ 98,700	\$ 143,100		
<b>SCHOOL TOTAL</b>								<b>\$ 2,265,800</b>
South Shore	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100		
South Shore	The carpet is failing in several of the rooms.	6,540	SF	\$ 4	\$ 26,087	\$ 37,800		
South Shore	Wall coverings are failing throughout the building.	14	EA	\$ 6,215	\$ 87,010	\$ 126,200		
South Shore	The original parking lot paving is failing.	5,760	SF	\$ 8	\$ 45,562	\$ 66,100		
South Shore	The hard play area asphalt is deteriorating.	34,600	SF	\$ 3	\$ 117,294	\$ 170,100		
South Shore	Gym finishes need upgrading.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600		
South Shore	Roofing through 2018.	1	LS	\$ 175,232	\$ 175,232	\$ 254,100		
South Shore	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900		
South Shore	Replace all roof exhaust fans with new.	9	ea	\$ 3,390	\$ 30,510	\$ 44,200		
South Shore	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	90	pt	\$ 565	\$ 50,850	\$ 73,700		
South Shore	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
South Shore	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200		
South Shore	Replace galvanized domestic water piping with copper pipe and insulate.	600	ea	\$ 51	\$ 30,510	\$ 44,200		

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
South Shore	Replace small diameter dome roof drains with new large diameter roof drain assemblies.	10	ea	\$ 565	\$ 5,650	\$ 8,200		
South Shore	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
South Shore	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
South Shore	Replace Overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200		
<b>SCHOOL TOTAL</b>								<b>\$1,931,600</b>
Sunrise	Uninsulated window glazing.	2,700	SF	\$ 90	\$ 244,080	\$ 353,900		
Sunrise	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100		
Sunrise	The carpet is failing in several of the rooms.	12,000	SF	\$ 4	\$ 47,867	\$ 69,400		
Sunrise	Pave existing parking.	6,120	SF	\$ 11	\$ 69,156	\$ 100,300		
Sunrise	IT improvements.	1	LS	\$ 28,900	\$ 28,900	\$ 41,900		
Sunrise	Roofing through 2018.	1	LS	\$ 119,526	\$ 119,526	\$ 173,300		
Sunrise	Replace cafeteria and Gym and other HVU units with new, more energy efficient units.	8	ea	\$ 39,550	\$ 316,400	\$ 458,800		
Sunrise	Convert steam to hot water.	1	LOT	\$ 56,500	\$ 56,500	\$ 81,900		
Sunrise	Insulate all steam and condensate return piping.	600	LF	\$ 23	\$ 13,560	\$ 19,700		
Sunrise	Replace all exhaust units.	18	ea	\$ 3,390	\$ 61,020	\$ 88,500		
Sunrise	Remove all existing pneumatic controllers, actuators and thermostats. Install new digital controls for new air handlers.	90	pt	\$ 565	\$ 50,850	\$ 73,700		
Sunrise	Commission the controls to verify proper operation. Remove abandoned panels and control devices.	1	ea	\$ 33,900	\$ 33,900	\$ 49,200		
Sunrise	Remove abandoned panels and control devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300		
Sunrise	Replace galvanized domestic water piping with copper pipe and insulate.	600	LF	\$ 51	\$ 30,510	\$ 44,200		
Sunrise	Feeder behind main switchboard with exposed cabling: Disconnect and remove exposed older vintage cabling and pull can with grommet opening. Provide new NEMA 1 pull can and permanent cabling in conduit if still in use. If cabling is not energized, disconnect and remove cabling and pull can and seal enclosure entry openings.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100		
Sunrise	Gym load center: Cycle distribution circuit breakers and replace failed as needed. Test (Megger) feeder conductors. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Sunrise	Old Cutler-Hammer load center (main corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2008-vintage panel.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400		
Sunrise	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 4,520	\$ 4,520	\$ 6,600		
Sunrise	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Sunrise	Replace Overhead Fire door	2	pair	\$ 10,200	\$ 20,400	\$ 29,600		
<b>SCHOOL TOTAL</b>								<b>\$1,799,900</b>
Takena	The carpet is failing in several of the rooms.	3,032	SF	\$ 4	\$ 12,094	\$ 17,500		
Takena	Wall coverings are failing throughout the building.	8	EA	\$ 6,215	\$ 49,720	\$ 72,100		
Takena	The original parking lot paving is failing.	6,360	SF	\$ 8	\$ 50,308	\$ 72,900		
Takena	The stove and ovens in the kitchen should have a hood over them.	1	LS	\$ 9,605	\$ 9,605	\$ 13,900		
Takena	The wall finishes in the gym are worn and could use updating.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600		
Takena	Roofing through 2018.	1	LS	\$ 82,208	\$ 82,208	\$ 119,200		
Takena	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop units with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900		
Takena	Replace classroom unit ventilators with new.	6	ea	\$ 6,780	\$ 40,680	\$ 59,000		
Takena	Replace all roof exhaust fans with new.	5	ea	\$ 3,390	\$ 16,950	\$ 24,600		
Takena	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	94	pt	\$ 565	\$ 53,110	\$ 77,000		
Takena	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
Takena	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200		
Takena	Replace older small diameter roof drain domes with new large diameter domes.	4	ea	\$ 565	\$ 2,260	\$ 3,300		
Takena	Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.	1	lot	\$ 84,750	\$ 84,750	\$ 122,900		
Takena	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Takena	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Takena	Replace overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200		
<b>SCHOOL TOTAL</b>								<b>\$1,558,300</b>
Tangent	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100		
Tangent	There is no hood over the ovens or over the dishwasher.	1	LS	\$ 9,605	\$ 9,605	\$ 13,900		

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
Tangent	The pavement near the play shed is uneven and needs repair or replacement.	2,500	SF	\$ 8	\$ 19,775	\$ 28,700		
Tangent	IT wiring upgrade.	4	EA	\$ 6,780	\$ 27,120	\$ 39,300		
Tangent	Replace the older HV units with new more energy efficient units.	2	ea	\$ 39,550	\$ 79,100	\$ 114,700		
Tangent	Replace the classroom unit ventilators with new units.	6	ea	\$ 3,390	\$ 20,340	\$ 29,500		
Tangent	Replace all exhaust fans.	15	ea	\$ 3,390	\$ 50,850	\$ 73,700		
Tangent	Upgrade the controls when fans are replaced.	60	pt	\$ 565	\$ 33,900	\$ 49,200		
Tangent	Commission the controls to verify proper operation.	1	ea	\$ 22,600	\$ 22,600	\$ 32,800		
Tangent	Remove unused control panels and devices.	1	ea	\$ 4,520	\$ 4,520	\$ 6,600		
Tangent	Replace galvanized pipe with new copper pipe.	250	LF	\$ 51	\$ 12,713	\$ 18,400		
Tangent	New well pump and expansion tanks needed.	1	LS	\$ 16,950	\$ 16,950	\$ 24,600		
Tangent	Exterior fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Tangent	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
<b>SCHOOL TOTAL</b>								<b>\$ 598,500</b>
Waverly	Uninsulated window glazing.	4,500	SF	\$ 90	\$ 406,800	\$ 589,900		
Waverly	The finishes in the gym are aged and damaged.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600		
Waverly	The parking lot paving is failing.	1	LS	\$ 41,132	\$ 41,132	\$ 59,600		
Waverly	Roofing through 2018.	1	LS	\$ 97,180	\$ 97,180	\$ 140,900		
Waverly	Changing Steam to 100% Hot Water Heating	1	ea	\$ 56,500	\$ 56,500	\$ 81,900		
Waverly	Replace the Unit Ventilators in classrooms with older existing UV's.	5	ea	\$ 6,780	\$ 33,900	\$ 49,200		
Waverly	Replace all Kitchen Makeup air unit and Gym unit with package rooftop units.	2	ea	\$ 39,550	\$ 79,100	\$ 114,700		
Waverly	Replace all roof exhaust fans with new.	5	ea	\$ 3,390	\$ 16,950	\$ 24,600		
Waverly	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	100	pt	\$ 565	\$ 56,500	\$ 81,900		
Waverly	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
Waverly	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200		
Waverly	Replace the water heater, pump and tank (if needed). Seismically brace all water heaters.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300		
Waverly	Replace the domestic water piping with copper pipe and insulate.	500	LF	\$ 51	\$ 25,425	\$ 36,900		
Waverly	Replace small diameter dome roof drains with new large diameter roof drain assemblies.	6	ea	\$ 565	\$ 3,390	\$ 4,900		
Waverly	Old Cutler-Hammer load center (south corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2009-vintage panel.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400		
Waverly	Discolored fluorescent wrap corridor fixtures at north wing, replace with new.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100		
Waverly	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Waverly	Add exterior fixtures at walkways where no lighting currently exists.	1	lot	\$ 3,955	\$ 3,955	\$ 5,700		
Waverly	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
Waverly	Add audible/visual notification appliance in north/south running corridor, providing notification coverage at this area.	1	lot	\$ 5,650	\$ 5,650	\$ 8,200		
Waverly	Replace overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200		
Waverly	ADA Playground	1	ls	\$ 60,200	\$ 60,200	\$ 87,300		
<b>SCHOOL TOTAL</b>								<b>\$1,500,500</b>
Fairmount	Replace RTU's and heat two classrooms per unit.	7	EA	\$ 2,260	\$ 15,820	\$ 22,900		
Fairmount	Replace older classroom unit ventilators.	4	ea	\$ 6,780	\$ 27,120	\$ 39,300		
Fairmount	Replace all roof exhaust fans with new units. Provide hood for range.	4	ea	\$ 3,390	\$ 13,560	\$ 19,700		
Fairmount	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	65	pt	\$ 565	\$ 36,725	\$ 53,300		
Fairmount	Commission the controls to verify proper operation.	1	ea	\$ 22,600	\$ 22,600	\$ 32,800		
Fairmount	Replace all galvanized pipe with copper piping and insulate per code.	450	LF	\$ 51	\$ 22,883	\$ 33,200		
Fairmount	Install new roof drains with large diameter domes	6	ea	\$ 565	\$ 3,390	\$ 4,900		
Fairmount	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900		
Fairmount	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
<b>SCHOOL TOTAL</b>								<b>\$ 242,100</b>
Calapooia	Staff restrooms need finish and ADA improvements.	1	LS	\$ 24,860	\$ 24,860	\$ 36,000		
Calapooia	The carpet is failing in some of the rooms.	6,900	SF	\$ 4	\$ 27,523	\$ 39,900		
Calapooia	Replace 250 lockers in PE locker rooms.	250	ea	\$ 440	\$ 109,900	\$ 478,200		

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
Calapooia	Seismic capacity of connections along window walls recommended.	7	EA	\$ 47,460	\$ 332,220	\$ 481,700		
Calapooia	Seismic reinforce gyms and cafeteria.	16,953	SF	\$ 11	\$ 191,569	\$ 277,800		
Calapooia	Sections of the parking lot are failing.	43,000	SF	\$ 8	\$ 340,130	\$ 493,200		
Calapooia	IT improvements.	1	LS	\$ 50,200	\$ 50,200	\$ 72,800		
Calapooia	IT wiring in modular.	1	LS	\$ 11,300	\$ 11,300	\$ 16,400		
Calapooia	Replace cafeteria sound panels.	1	LS	\$ 16,950	\$ 16,950	\$ 24,600		
Calapooia	Roofing through 2018.	1	LS	\$ 379,454	\$ 379,454	\$ 550,200		
Calapooia	Insulate all steam and steam condensate piping.	2,500	LF	\$ 23	\$ 56,500	\$ 81,900		
Calapooia	Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.	6	ea	\$ 107,350	\$ 644,100	\$ 933,900		
Calapooia	Replace the tunnel exhaust fans with a new ventilation system.	4	ea	\$ 5,650	\$ 22,600	\$ 32,800		
Calapooia	Replace all existing older general exhaust fans. Replace kitchen hood exhaust fans.	22	ea	\$ 3,390	\$ 74,580	\$ 108,100		
Calapooia	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	240	pt	\$ 565	\$ 135,600	\$ 196,600		
Calapooia	Commission the controls to verify proper operation.	1	ea	\$ 56,500	\$ 56,500	\$ 81,900		
Calapooia	Remove unused control panels and devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300		
Calapooia	Replace galvanized pipe with new copper pipe.	1,000	LF	\$ 51	\$ 50,850	\$ 73,700		
Calapooia	Replace storm drains with new large diameter style domes.	4	ea	\$ 565	\$ 2,260	\$ 3,300		
Calapooia	Boiler Room: Replace transformers and MCC equipment and replace with new. Disconnect and remove original vintage tapped/gutter circuit breakers not in use.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600		
Calapooia	Provide testing, maintenance, and repair of motor controls and transformers in utility tunnels.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400		
Calapooia	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 6,780	\$ 6,780	\$ 9,800		
Calapooia	Seismically reinforce boiler chimney or demo	1	ls	\$ 20,800	\$ 20,800	\$ 30,200		
Calapooia	Replace condensate return pumps	50	ea	\$ 708	\$ 35,400	\$ 51,300		
Calapooia	Replace storm drain pumps	1	ea	\$ 15,000	\$ 15,000	\$ 21,800		
Calapooia	STEM Classroom Renovations	3,500	sf	\$ 203	\$ 711,800		\$ 1,032,100	
<b>SCHOOL TOTAL</b>								<b>\$ 5,181,500</b>
Memorial	Staff restrooms need finish improvements.	1	ls	\$ 22,600	\$ 22,600	\$ 32,800		
Memorial	Replace 250 lockers in PE locker rooms.	250	ea	\$ 440	\$ 109,900	\$ 478,200		
Memorial	The finishes and carpet in the modular are worn and damaged.	3,000	SF	\$ 4	\$ 11,967	\$ 17,400		
Memorial	Seismic capacity of connections at gyms and cafeteria.	16,378	SF	\$ 11	\$ 185,071	\$ 268,400		
Memorial	Reinforce window walls.	7	EA	\$ 47,460	\$ 332,220	\$ 481,700		
Memorial	IT wiring in modular.	1	LS	\$ 11,300	\$ 11,300	\$ 16,400		
Memorial	IT improvements.	1	LS	\$ 53,263	\$ 53,263	\$ 77,200		
Memorial	Replace cafeteria sound panels.	1	LS	\$ 16,950	\$ 16,950	\$ 24,600		
Memorial	Roofing through 2018.	1	LS	\$ 442,040	\$ 442,040	\$ 641,000		
Memorial	Insulate all steam and steam condensate piping.	3,000	LF	\$ 17	\$ 50,850	\$ 73,700		
Memorial	Replace electrical baseboard heat in B13.	1	LS	\$ 6,780	\$ 6,780	\$ 9,800		
Memorial	Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.	8	ea	\$ 107,350	\$ 858,800	\$ 1,245,300		
Memorial	Replace all existing older general exhaust fans.	35	ea	\$ 3,390	\$ 118,650	\$ 172,000		
Memorial	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	260	pt	\$ 565	\$ 146,900	\$ 213,000		
Memorial	Commission the controls to verify proper operation.	1	ea	\$ 50,850	\$ 50,850	\$ 73,700		
Memorial	Remove unused control panels and devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300		
Memorial	Replace galvanized pipe with new copper pipe.	600	LF	\$ 51	\$ 30,510	\$ 44,200		
Memorial	Replace transformers at Boiler Room with new. Provide new elevated base and proper anchorage for transformers.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600		
Memorial	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 6,780	\$ 6,780	\$ 9,800		
Memorial	Add daylighting controls to corridors with windows.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400		
Memorial	Seismically reinforce boiler chimney or demo	1	ls	\$ 20,800	\$ 20,800	\$ 30,200		
Memorial	Replace storm drain pumps	55	ea	\$ 707	\$ 38,900	\$ 56,400		
Memorial	Replace condensate return pumps	1	ea	\$ 15,000	\$ 15,000	\$ 21,800		
Memorial	STEM Classroom Renovations	3,500	sf	\$ 203	\$ 711,800		\$ 1,032,100	
<b>SCHOOL TOTAL</b>								<b>\$5,073,000</b>
NAMS	Uninsulated window glazing. unable to obtain repair parts for opening hardware	6,760	SF	\$ 90	\$ 611,104	\$ 886,100		
NAMS	Restrooms need finish and ADA improvements.	4	EA	\$ 28,250	\$ 113,000	\$ 163,900		
NAMS	Ten classrooms have no daylighting or window views. Add light tubes.	30	EA	\$ 1,695	\$ 50,850	\$ 73,700		
NAMS	Library needs low returns and ceiling fans.	1	LS	\$ 9,040	\$ 9,040	\$ 13,100		
NAMS	Replace 300 lockers in locker rooms.	300	ea	\$ 438	\$ 131,400	\$ 571,500		
NAMS	Checking seismic capacity of window wall areas recommended.	3	EA	\$ 47,460	\$ 142,380	\$ 206,500		

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
NAMS	Seismic reinforce gyms and cafeteria.	17,647	SF	\$ 11	\$ 199,411	\$ 289,100		
NAMS	IT improvements.	1	LS	\$ 56,811	\$ 56,811	\$ 82,400		
NAMS	IT wiring upgrades.	1	LS	\$ 6,780	\$ 6,780	\$ 9,800		
NAMS	Replace the Multizone unit with newer more energy efficient unit.	15	ea	\$ 39,550	\$ 593,250	\$ 860,200		
NAMS	Replace HVU and CEU units with similar new units.							
NAMS	Replace older classroom unit ventilators.	15	ea	\$ 6,780	\$ 101,700	\$ 147,500		
NAMS	Replace all roof exhaust fans with new. Replace the hood exhaust fans.	17	ea	\$ 3,390	\$ 57,630	\$ 83,600		
NAMS	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all digital control devices. If new HVAC systems are installed, new digital controls to be provided.	210	pt	\$ 565	\$ 118,650	\$ 172,000		
NAMS	Commission the controls to verify proper operation.	1	ea	\$ 84,750	\$ 84,750	\$ 122,900		
NAMS	Remove abandoned panels and control devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300		
NAMS	Replace all galvanized water piping.	400	LF	\$ 51	\$ 20,340	\$ 29,500		
NAMS	Replace MCC equipment at Boiler Room and Attic with new.	1	lot	\$ 67,800	\$ 67,800	\$ 98,300		
NAMS	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 6,780	\$ 6,780	\$ 9,800		
NAMS	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
NAMS	Replace overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200		
NAMS	Hard surface outdoor tennis court resurface	1	ea	\$ 39,000	\$ 39,000	\$ 56,600		
NAMS	STEM Classroom Renovations	3,500	sf	\$ 203	\$ 711,800		\$ 1,032,100	
<b>SCHOOL TOTAL</b>								<b>\$ 4,967,200</b>
Timber Ridge	IT improvements.	1	LS	\$ 59,636	\$ 59,636	\$ 86,500		
Timber Ridge	Install area separation to gym hall for after hours containment of facility use.	1	pair	\$ 11,200	\$ 11,200	\$ 16,200		
Timber Ridge	ADA Playground	1	ls	\$ 60,200	\$ 60,200	\$ 87,300		
<b>SCHOOL TOTAL</b>								<b>\$190,000</b>
AOS	IT improvements.	1	LS	\$ 46,019	\$ 46,019	\$ 66,700		
<b>SCHOOL TOTAL</b>								<b>\$ 66,700</b>
SAHS	Restrooms need rehab and ADA improvements.	4	EA	\$ 45,000	\$ 180,000	\$ 261,000		
SAHS	Improved Safety Through Fencing & KeyScan Door Hardware System	1		\$ 132,000	\$ 132,000	\$ 506,100		
SAHS	Wood soffits are weathering and require sealing.	58,000	SF	\$ 1	\$ 39,324	\$ 57,000		
SAHS	The pavement between the pool building and the gym/shop area is failing.	9,000	SF	\$ 8	\$ 71,190	\$ 103,200		
SAHS	The steel support frame for the grandstand is rusting and needs paint.	9,000	SF	\$ 2	\$ 20,340	\$ 29,500		
SAHS	IT improvements.	1	LS	\$ 101,446	\$ 101,446	\$ 147,100		
SAHS	Roofing through 2018.	1	LS	\$ 1,170,228	\$ 1,170,228	\$ 1,696,800		
SAHS	Insulate all chilled water piping, valves, and the pump body with vapor proof insulation to prevent condensation and associated damage.	400	LF	\$ 28	\$ 11,300	\$ 16,400		
SAHS	Replace units that are 20 years and older and seismically brace.	21	ea	\$ 72,320	\$ 1,518,720	\$ 2,202,100		
SAHS	Replace fiberglass ductwork.	16	ea	\$ 11,300	\$ 180,800	\$ 262,200		
SAHS	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	300	pt	\$ 565	\$ 169,500	\$ 245,800		
SAHS	Commission new controls to verify proper operation.	1	ea	\$ 73,450	\$ 73,450	\$ 106,500		
SAHS	Remove abandoned panels and control devices.	1	ea	\$ 16,950	\$ 16,950	\$ 24,600		
SAHS	Some older water heaters are nearing the end of their service life and should be replaced.	6	ea	\$ 8,475	\$ 50,850	\$ 73,700		
SAHS	Replace MCC equipment (some in attic and some on floor) at buildings 1 thru 10 and Central Plant with new.	1	lot	\$ 395,500	\$ 395,500	\$ 573,500		
SAHS	Building 1: Panel 1A4 (flush in Storage Room), exposed 480V wiring behind deadfront panel door due to improper panel interior. Replace panel with new interior and enclosure that match, patch and repair drywall as needed.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100		
SAHS	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 28,250	\$ 28,250	\$ 41,000		
SAHS	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
SAHS	The pavement in student parking area is failing.	5,000	sf	\$ 12	\$ 60,000	\$ 87,000		
SAHS	Tennis court lights and controls need replaced	4	ea	\$ 47,525	\$ 190,100	\$ 275,600		
SAHS	Football field lighting wiring needs replaced	4	ea	\$ 68,950	\$ 275,800	\$ 399,900		
SAHS	Replace siding, windows, and roof on modular building	2,000	sf	\$ 49	\$ 98,700	\$ 143,100		
SAHS	STEM Classroom Renovations	3,500	sf	\$ 252	\$ 882,600		\$ 1,279,800	
SAHS	Auxiliary physical educational space	7,000	sf	\$ 259	\$ 1,811,658		\$ 2,626,900	
SAHS	Outfit Culinary Classroom in New Cafeteria	1,200	sf	\$ 203	\$ 243,500		\$ 353,100	
<b>SCHOOL TOTAL</b>								<b>\$ 11,556,100</b>
SAHS POOL	Exterior doors on the pool room are rusted out at the bottom.	7	ea	\$ 8,475	\$ 59,325	\$ 86,000		
SAHS POOL	Replace the boiler with a new more efficient boiler.	1	ea	\$ 73,450	\$ 73,450	\$ 106,500		
SAHS POOL	Install better ventilation for the pool mechanical area.	1	ea	\$ 56,500	\$ 56,500	\$ 81,900		

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
SAHS POOL	Replace existing pool water heat exchanger and control valve.	1	ea	\$ 47,460	\$ 47,460	\$ 68,800		
SAHS POOL	Install insulation and/or protective finishes on metal services in the pool mechanical area.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000		
SAHS POOL	Replace the four ventilation units with new units for higher ventilation rates.	4	ea	\$ 107,350	\$ 429,400	\$ 622,600		
SAHS POOL	Install new digital controls with new air handlers.	95	pt	\$ 565	\$ 53,675	\$ 77,800		
SAHS POOL	Replace the two rooftop units above the exercise area.	2	ea	\$ 6,780	\$ 13,560	\$ 19,700		
SAHS POOL	Replace fire alarm control panel with new. Add smoke detection as needed to comply with code for fully sprinklered building and mechanical system requirements (see Fire Protection Systems recommendation above). Add audible and visual notification appliances in occupied areas.	1	lot	\$ 33,900	\$ 33,900	\$ 49,200		
<b>FACILITY TOTAL</b>								<b>\$ 1,153,500</b>
WAHS	Uninsulated window glazing.	4,420	SF	\$ 90	\$ 399,568	\$ 579,400		
WAHS	Restrooms need rehab and ADA improvements.	4	EA	\$ 45,200	\$ 180,800	\$ 262,200		
WAHS	Old science cabinets in Room C4 are failing and should be removed.	1,734	SF	\$ 68	\$ 117,565	\$ 170,500		
WAHS	Many of the cabinets are worn.	32	EA	\$ 3,390	\$ 108,480	\$ 157,300		
WAHS	D Hall Classrooms needs major retrofit. Old science cabinets are worn and countertops damaged.	2490	SF	\$ 68	\$ 168,822	\$ 244,800		
WAHS	Concrete at grandstands is deteriorating and railings are damaged.	1	LS	\$ 99,621	\$ 99,621	\$ 144,500		
WAHS	IT improvements.	1	LS	\$ 96,869	\$ 96,869	\$ 140,500		
WAHS	IT wiring upgrade.	7	EA	\$ 6,780	\$ 47,460	\$ 68,800		
WAHS	Roofing through 2018.	1	LS	\$ 615,963	\$ 615,963	\$ 893,100		
WAHS	Insulate all steam and steam condensate piping.	5,000	LF	\$ 17	\$ 84,750	\$ 122,900		
WAHS	Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.	10	ea	\$ 107,350	\$ 1,073,500	\$ 1,556,600		
WAHS	Replace units - counseling, matt room, and small theater.	3	EA	\$ 6,780	\$ 20,340	\$ 29,500		
WAHS	Replace older existing Fraser-Johnston and Lennox rooftop units with new.	2	ea	\$ 28,250	\$ 56,500	\$ 81,900		
WAHS	Replace the tunnel exhaust fans with a new ventilation system.	6	ea	\$ 5,650	\$ 33,900	\$ 49,200		
WAHS	Replace all existing older general exhaust fans.	30	ea	\$ 3,390	\$ 101,700	\$ 147,500		
WAHS	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	350	pt	\$ 565	\$ 197,750	\$ 286,700		
WAHS	Commission the controls to verify proper operation.	1	ea	\$ 62,150	\$ 62,150	\$ 90,100		
WAHS	Remove abandoned panels and control devices.	1	ea	\$ 11,300	\$ 11,300	\$ 16,400		
WAHS	Replace damaged older roof drain leaf domes where needed.	5	ea	\$ 565	\$ 2,825	\$ 4,100		
WAHS	Provide new plaster traps in Art Rooms	8	ea	\$ 1,130	\$ 9,040	\$ 13,100		
WAHS	Intercom System: Remove existing system and replace with new.	1	lot	\$ 28,250	\$ 28,250	\$ 41,000		
WAHS	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
WAHS	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
WAHS	Replace Ceiling Systems in Gyms That Are Too Low	9,000	sf	\$ 17	\$ 149,300	\$ 216,500		
WAHS	Replace Failing Student Lockers	200	ea	\$ 429	\$ 85,700	\$ 124,300		
WAHS	Increased Electrical Capacity To Classrooms	1	ls	\$ 331,600	\$ 331,600	\$ 480,800		
WAHS	Improved Safety Through Additional Cameras & KeyScan Door Hardware System	1	ls	\$ 349,000	\$ 349,000	\$ 191,400		
WAHS	Tennis court light controls, lights, and fencing need replaced	4	ea	\$ 47,525	\$ 190,100	\$ 275,600		
WAHS	Football field lighting wiring needs replaced	4	ea	\$ 68,950	\$ 275,800	\$ 399,900		
WAHS	Replace grandstand planking at baseball field	50	ea	\$ 498	\$ 24,900	\$ 36,100		
WAHS	Seismic reinforce boiler chimney	1	ls	\$ 20,800	\$ 20,800	\$ 30,200		
WAHS	Replace condensate return pumps.	3	ea	\$ 700	\$ 2,100	\$ 3,000		
WAHS	Replace last sewer pump and control panel	1	ea	\$ 50,900	\$ 50,900	\$ 73,800		
WAHS	Replace storm water pumps	1	ea	\$ 15,000	\$ 15,000	\$ 21,800		
WAHS	STEM Classroom Renovations	3,500	sf	\$ 252	\$ 882,600	\$ 1,279,800		
WAHS	Phased Replacement (14 classrooms, Common Space)-25,000 SF	25,000	sf	\$ 361	\$ 9,018,900	\$ 13,077,400		
WAHS	Auxiliary physical educational space	7,000	SF	\$ 259	\$ 1,811,658	\$ 2,626,900		
<b>SCHOOL TOTAL</b>								<b>\$ 23,999,800</b>
District Office	Repoint all brick and seal.	4,500	SF	\$ 14	\$ 61,020	\$ 88,500		
District Office	Ramp which provides disabled access to north door has only one railing for half the ramp length.	90	LF	\$ 47	\$ 4,271	\$ 6,200		
District Office	Sidewalk in front of building is failing.	1,380	SF	\$ 8	\$ 10,916	\$ 15,800		
District Office	Ornate features on 3 sides need maintenance.	1,872	SF	\$ 14	\$ 25,384	\$ 36,800		
District Office	Seismic brace ornate features over exit doors with Heli-Ties.	1,872	SF	\$ 20	\$ 38,076	\$ 55,200		
District Office	Replace roof exhaust fans with new.	3	ea	\$ 5,650	\$ 16,950	\$ 24,600		
District Office	Replace corroded enclosures including utility termination section and meter equipment located outside. Coordinate disconnection/reconnection with utility company.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600		

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	Educational Improvements	School Total
District Office	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100		
<b>FACILITY TOTAL</b>								<b>\$ 282,800</b>
Physical Plant	Welding shop is too remote and would serve better if on site.	1,500	SF	\$ 271	\$ 406,800	\$ 589,900		
Physical Plant	Replace the pulse furnaces with different style heater.	2	ea	\$ 5,650	\$ 11,300	\$ 16,400		
<b>FACILITY TOTAL</b>								<b>\$ 606,300</b>
<b>TOTALS</b>						<b>\$ 45,766,000</b>	<b>\$ 120,783,600</b>	<b>\$ 117,141,600</b>

### Itemized List of BASE PACKAGE Projects **By Category**



**GREATER ALBANY PUBLIC SCHOOLS**  
**DFAC Recommended Facilities Plan**  
**PRIORITY 1 BASE PACKAGE--Breakdown by Category**

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
<b>MAINTENANCE</b>							
Central	Replace old/broken cabinets.	1	EA	\$ 5,085	\$ 5,085	\$ 7,400	
Central	Replace old panel enclosure and taps with old circuit breakers with new electrical panel in Boiler Room fed from main switchboard. Intercept and backfeed existing branch circuits. Disconnect and remove cloth insulated cabling and replace with new THHN/THWN insulated cabling.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400	
Lafayette	Restrooms need finish and ADA improvements.	6	EA	\$ 33,900	\$ 203,400	\$ 294,900	
Lafayette	Several doors to the exterior have various step heights around 2".	1	LS	\$ 2,260	\$ 2,260	\$ 3,300	
Lafayette	Replace clock system.	1	LS	\$ 24,860	\$ 24,860	\$ 36,000	
Lafayette	Roofing through 2018.	1	LS	\$ 642,123	\$ 642,123	\$ 931,100	
Lafayette	Replace the Multizone unit with newer more energy efficient systems. Replace Gym direct fired units and companion exhaust fans with more energy efficient and greater ventilation capacity units.	6	ea	\$ 39,550	\$ 237,300	\$ 344,100	
Lafayette	Replace heat pumps and music unit.	3	ea	\$ 6,780	\$ 20,340	\$ 29,500	
Lafayette	Replace older classroom unit ventilators.	2	ea	\$ 6,780	\$ 13,560	\$ 19,700	
Lafayette	Replace all roof exhaust fans with new.	10	ea	\$ 3,390	\$ 33,900	\$ 49,200	
Lafayette	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	55	pt	\$ 565	\$ 31,075	\$ 45,100	
Lafayette	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
Lafayette	Replace galvanized domestic water piping with copper pipe and insulate.	600	LF	\$ 51	\$ 30,510	\$ 44,200	
Lafayette	Panels at Gym: Remove tape at circuit breakers and provide circuit breaker setscrew type locking device where needed to prevent manual turn-off of breakers. Panels located high, remove and backfeed existing branch circuits from an accessible panel.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600	
Lafayette	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Liberty	Restrooms need finish improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100	
Liberty	The carpet is failing in several of the rooms.	11,400	SF	\$ 4	\$ 45,473	\$ 65,900	
Liberty	Roofing through 2018.	1	LS	\$ 445,870	\$ 445,870	\$ 646,500	
Liberty	Insulate all steam and condensate return piping, subject to units being replaced with other systems.	500	LF	\$ 14	\$ 6,780	\$ 9,800	
Liberty	Convert steam to hot water.	1	LS	\$ 56,500	\$ 56,500	\$ 81,900	
Liberty	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop units with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900	
Liberty	Replace all roof exhaust fans with new.	10	ea	\$ 3,390	\$ 33,900	\$ 49,200	
Liberty	Tie in new main, finish piping replacement.	1	LS	\$ 90,400	\$ 90,400	\$ 131,100	
Liberty	Replace old original flush mount panel at Gym with new. Verify feeder conductors to panel, remove and replace if they are the same vintage.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400	
Liberty	Replace old Zinsco panel at Mezzanine with new.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100	
Liberty	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
NAE	Roofing through 2018.	1	LS	\$ 278,404	\$ 278,404	\$ 403,700	
NAE	Replace building piping, improve attic ventilation, and replace boilers.				\$ 475,000	\$ 688,800	
Oak Elem	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100	
Oak Elem	The carpet is failing in several of the rooms.	1,920	SF	\$ 4	\$ 7,659	\$ 11,100	
Oak Elem	The gym wall finishes are damaged and need updating.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600	
Oak Elem	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop unit with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900	
Oak Elem	Replace all roof exhaust fans with new.	8	ea	\$ 3,390	\$ 27,120	\$ 39,300	
Oak Elem	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	95	pt	\$ 565	\$ 53,675	\$ 77,800	
Oak Elem	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
Oak Elem	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200	
Oak Elem	Replace galvanized domestic water piping with copper pipe and insulate.	600	LF	\$ 51	\$ 30,510	\$ 44,200	

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
Oak Elem	Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.	1	lot	\$ 84,750	\$ 84,750	\$ 122,900	
Oak Elem	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Periwinkle	Restrooms need finish and ADA improvements.	4	EA	\$ 33,900	\$ 135,600	\$ 196,600	
Periwinkle	Replace clock system.	1	LS	\$ 24,860	\$ 24,860	\$ 36,000	
Periwinkle	Roofing through 2018.	1	LS	\$ 336,090	\$ 336,090	\$ 487,300	
Periwinkle	Replace (19) Trane units (2) 1-1/2 Ton, (7) 3 Ton, (3) 4 Ton, (3) 5 Ton, (4) 7-1/2 Ton) and (1) makeup air unit with new package rooftop units.	20	ea	\$ 33,900	\$ 678,000	\$ 983,100	
Periwinkle	Mixing boxes and duct work for heating two classrooms without RTU.	16	EA	\$ 2,260	\$ 36,160	\$ 52,400	
Periwinkle	Replace older roof exhaust fans.	4	ea	\$ 3,390	\$ 13,560	\$ 19,700	
Periwinkle	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
Periwinkle	Replace the remaining existing galvanized piping.	600	LF	\$ 51	\$ 30,510	\$ 44,200	
Periwinkle	Complete the insulation of all domestic hot and cold water piping.	400	LF	\$ 9	\$ 3,616	\$ 5,200	
Periwinkle	Replace the chicken wire dome with a standard drain dome.	6	ea	\$ 565	\$ 3,390	\$ 4,900	
Periwinkle	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Periwinkle	Replace roofing, siding and windows on modular building	1	ls	\$ 98,700	\$ 98,700	\$ 143,100	
South Shore	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100	
South Shore	The carpet is failing in several of the rooms.	6,540	SF	\$ 4	\$ 26,087	\$ 37,800	
South Shore	Wall coverings are failing throughout the building.	14	EA	\$ 6,215	\$ 87,010	\$ 126,200	
South Shore	Gym finishes need upgrading.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600	
South Shore	Roofing through 2018.	1	LS	\$ 175,232	\$ 175,232	\$ 254,100	
South Shore	Replace the Multizone units with newer more energy efficient systems.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900	
South Shore	Replace HVU and CEU units with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900	
South Shore	Replace all roof exhaust fans with new.	9	ea	\$ 3,390	\$ 30,510	\$ 44,200	
South Shore	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	90	pt	\$ 565	\$ 50,850	\$ 73,700	
South Shore	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
South Shore	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200	
South Shore	Replace galvanized domestic water piping with copper pipe and insulate.	600	ea	\$ 51	\$ 30,510	\$ 44,200	
South Shore	Replace small diameter dome roof drains with new large diameter roof drain assemblies.	10	ea	\$ 565	\$ 5,650	\$ 8,200	
South Shore	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Sunrise	Uninsulated window glazing.	2,700	SF	\$ 90	\$ 244,080	\$ 353,900	
Sunrise	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100	
Sunrise	The carpet is failing in several of the rooms.	12,000	SF	\$ 4	\$ 47,867	\$ 69,400	
Sunrise	Roofing through 2018.	1	LS	\$ 119,526	\$ 119,526	\$ 173,300	
Sunrise	Replace cafeteria and Gym and other HVU units with new, more energy efficient units.	8	ea	\$ 39,550	\$ 316,400	\$ 458,800	
Sunrise	Convert steam to hot water.	1	LOT	\$ 56,500	\$ 56,500	\$ 81,900	
Sunrise	Insulate all steam and condensate return piping.	600	LF	\$ 23	\$ 13,560	\$ 19,700	
Sunrise	Replace all exhaust units.	18	ea	\$ 3,390	\$ 61,020	\$ 88,500	
Sunrise	Remove all existing pneumatic controllers, actuators and thermostats. Install new digital controls for new air handlers.	90	pt	\$ 565	\$ 50,850	\$ 73,700	
Sunrise	Commission the controls to verify proper operation. Remove abandoned panels and control devices.	1	ea	\$ 33,900	\$ 33,900	\$ 49,200	
Sunrise	Remove abandoned panels and control devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300	
Sunrise	Replace galvanized domestic water piping with copper pipe and insulate.	600	LF	\$ 51	\$ 30,510	\$ 44,200	
Sunrise	Feeder behind main switchboard with exposed cabling: Disconnect and remove exposed older vintage cabling and pull can with grommet opening. Provide new NEMA 1 pull can and permanent cabling in conduit if still in use. If cabling is not energized, disconnect and remove cabling and pull can and seal enclosure entry openings.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100	
Sunrise	Gym load center: Cycle distribution circuit breakers and replace failed as needed. Test (Megger) feeder conductors. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Sunrise	Old Cutler-Hammer load center (main corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2008-vintage panel.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400	
Sunrise	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 4,520	\$ 4,520	\$ 6,600	
Takena	The carpet is failing in several of the rooms.	3,032	SF	\$ 4	\$ 12,094	\$ 17,500	

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
Takena	Wall coverings are failing throughout the building.	8	EA	\$ 6,215	\$ 49,720	\$ 72,100	
Takena	The stove and ovens in the kitchen should have a hood over them.	1	LS	\$ 9,605	\$ 9,605	\$ 13,900	
Takena	The wall finishes in the gym are worn and could use updating.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600	
Takena	Roofing through 2018.	1	LS	\$ 82,208	\$ 82,208	\$ 119,200	
Takena	Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop units with similar new units.	14	ea	\$ 39,550	\$ 553,700	\$ 802,900	
Takena	Replace classroom unit ventilators with new.	6	ea	\$ 6,780	\$ 40,680	\$ 59,000	
Takena	Replace all roof exhaust fans with new.	5	ea	\$ 3,390	\$ 16,950	\$ 24,600	
Takena	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	94	pt	\$ 565	\$ 53,110	\$ 77,000	
Takena	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
Takena	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200	
Takena	Replace older small diameter roof drain domes with new large diameter domes.	4	ea	\$ 565	\$ 2,260	\$ 3,300	
Takena	Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.	1	lot	\$ 84,750	\$ 84,750	\$ 122,900	
Takena	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Tangent	Restrooms need finish and ADA improvements.	4	EA	\$ 22,600	\$ 90,400	\$ 131,100	
Tangent	There is no hood over the ovens or over the dishwasher.	1	LS	\$ 9,605	\$ 9,605	\$ 13,900	
Tangent	Replace the older HV units with new more energy efficient units.	2	ea	\$ 39,550	\$ 79,100	\$ 114,700	
Tangent	Replace the classroom unit ventilators with new units.	6	ea	\$ 3,390	\$ 20,340	\$ 29,500	
Tangent	Replace all exhaust fans.	15	ea	\$ 3,390	\$ 50,850	\$ 73,700	
Tangent	Upgrade the controls when fans are replaced.	60	pt	\$ 565	\$ 33,900	\$ 49,200	
Tangent	Commission the controls to verify proper operation.	1	ea	\$ 22,600	\$ 22,600	\$ 32,800	
Tangent	Remove unused control panels and devices.	1	ea	\$ 4,520	\$ 4,520	\$ 6,600	
Tangent	Replace galvanized pipe with new copper pipe.	250	LF	\$ 51	\$ 12,713	\$ 18,400	
Tangent	New well pump and expansion tanks needed.	1	LS	\$ 16,950	\$ 16,950	\$ 24,600	
Tangent	Exterior fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Waverly	Uninsulated window glazing.	4,500	SF	\$ 90	\$ 406,800	\$ 589,900	
Waverly	The finishes in the gym are aged and damaged.	1	LS	\$ 50,059	\$ 50,059	\$ 72,600	
Waverly	Roofing through 2018.	1	LS	\$ 97,180	\$ 97,180	\$ 140,900	
Waverly	Changing Steam to 100% Hot Water Heating	1	ea	\$ 56,500	\$ 56,500	\$ 81,900	
Waverly	Replace the Unit Ventilators in classrooms with older existing UV's.	5	ea	\$ 6,780	\$ 33,900	\$ 49,200	
Waverly	Replace all Kitchen Makeup air unit and Gym unit with package rooftop units.	2	ea	\$ 39,550	\$ 79,100	\$ 114,700	
Waverly	Replace all roof exhaust fans with new.	5	ea	\$ 3,390	\$ 16,950	\$ 24,600	
Waverly	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	100	pt	\$ 565	\$ 56,500	\$ 81,900	
Waverly	Commission the controls to verify proper operation.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
Waverly	Remove abandoned panels and control devices.	1	ea	\$ 5,650	\$ 5,650	\$ 8,200	
Waverly	Replace the water heater, pump and tank (if needed). Seismically brace all water heaters.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300	
Waverly	Replace the domestic water piping with copper pipe and insulate.	500	LF	\$ 51	\$ 25,425	\$ 36,900	
Waverly	Replace small diameter dome roof drains with new large diameter roof drain assemblies.	6	ea	\$ 565	\$ 3,390	\$ 4,900	
Waverly	Old Cutler-Hammer load center (south corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2009-vintage panel.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400	
Waverly	Discolored fluorescent wrap corridor fixtures at north wing, replace with new.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100	
Waverly	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Fairmount	Replace RTU's and heat two classrooms per unit.	7	EA	\$ 2,260	\$ 15,820	\$ 22,900	
Fairmount	Replace older classroom unit ventilators.	4	ea	\$ 6,780	\$ 27,120	\$ 39,300	
Fairmount	Replace all roof exhaust fans with new units. Provide hood for range.	4	ea	\$ 3,390	\$ 13,560	\$ 19,700	
Fairmount	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	65	pt	\$ 565	\$ 36,725	\$ 53,300	
Fairmount	Commission the controls to verify proper operation.	1	ea	\$ 22,600	\$ 22,600	\$ 32,800	
Fairmount	Replace all galvanized pipe with copper piping and insulate per code.	450	LF	\$ 51	\$ 22,883	\$ 33,200	

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
Fairmount	Install new roof drains with large diameter domes	6	ea	\$ 565	\$ 3,390	\$ 4,900	
Fairmount	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 3,390	\$ 3,390	\$ 4,900	
Calapooia	Staff restrooms need finish and ADA improvements.	1	LS	\$ 24,860	\$ 24,860	\$ 36,000	
Calapooia	The carpet is failing in some of the rooms.	6,900	SF	\$ 4	\$ 27,523	\$ 39,900	
Calapooia	Replace 250 lockers in PE locker rooms.	250	ea	\$ 440	\$ 109,900	\$ 478,200	
Calapooia	Replace cafeteria sound panels.	1	LS	\$ 16,950	\$ 16,950	\$ 24,600	
Calapooia	Roofing through 2018.	1	LS	\$ 379,454	\$ 379,454	\$ 550,200	
Calapooia	Insulate all steam and steam condensate piping.	2,500	LF	\$ 23	\$ 56,500	\$ 81,900	
Calapooia	Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.	6	ea	\$ 107,350	\$ 644,100	\$ 933,900	
Calapooia	Replace the tunnel exhaust fans with a new ventilation system.	4	ea	\$ 5,650	\$ 22,600	\$ 32,800	
Calapooia	Replace all existing older general exhaust fans. Replace kitchen hood exhaust fans.	22	ea	\$ 3,390	\$ 74,580	\$ 108,100	
Calapooia	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	240	pt	\$ 565	\$ 135,600	\$ 196,600	
Calapooia	Commission the controls to verify proper operation.	1	ea	\$ 56,500	\$ 56,500	\$ 81,900	
Calapooia	Remove unused control panels and devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300	
Calapooia	Replace galvanized pipe with new copper pipe.	1,000	LF	\$ 51	\$ 50,850	\$ 73,700	
Calapooia	Replace storm drains with new large diameter style domes.	4	ea	\$ 565	\$ 2,260	\$ 3,300	
Calapooia	Boiler Room: Replace transformers and MCC equipment and replace with new. Disconnect and remove original vintage tapped/gutter circuit breakers not in use.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600	
Calapooia	Provide testing, maintenance, and repair of motor controls and transformers in utility tunnels.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400	
Calapooia	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 6,780	\$ 6,780	\$ 9,800	
Calapooia	Replace condensate return pumps	50	ea	\$ 708	\$ 35,400	\$ 51,300	
Calapooia	Replace storm drain pumps	1	ea	\$ 15,000	\$ 15,000	\$ 21,800	
Memorial	Staff restrooms need finish improvements.	1	ls	\$ 22,600	\$ 22,600	\$ 32,800	
Memorial	Replace 250 lockers in PE locker rooms.	250	ea	\$ 440	\$ 109,900	\$ 478,200	
Memorial	The finishes and carpet in the modular are worn and damaged.	3,000	SF	\$ 4	\$ 11,967	\$ 17,400	
Memorial	Replace cafeteria sound panels.	1	LS	\$ 16,950	\$ 16,950	\$ 24,600	
Memorial	Roofing through 2018.	1	LS	\$ 442,040	\$ 442,040	\$ 641,000	
Memorial	Insulate all steam and steam condensate piping.	3,000	LF	\$ 17	\$ 50,850	\$ 73,700	
Memorial	Replace electrical baseboard heat in B13.	1	LS	\$ 6,780	\$ 6,780	\$ 9,800	
Memorial	Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.	8	ea	\$ 107,350	\$ 858,800	\$ 1,245,300	
Memorial	Replace all existing older general exhaust fans.	35	ea	\$ 3,390	\$ 118,650	\$ 172,000	
Memorial	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	260	pt	\$ 565	\$ 146,900	\$ 213,000	
Memorial	Commission the controls to verify proper operation.	1	ea	\$ 50,850	\$ 50,850	\$ 73,700	
Memorial	Remove unused control panels and devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300	
Memorial	Replace galvanized pipe with new copper pipe.	600	LF	\$ 51	\$ 30,510	\$ 44,200	
Memorial	Replace transformers at Boiler Room with new. Provide new elevated base and proper anchorage for transformers.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600	
Memorial	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 6,780	\$ 6,780	\$ 9,800	
Memorial	Add daylighting controls to corridors with windows.	1	lot	\$ 11,300	\$ 11,300	\$ 16,400	
Memorial	Replace storm drain pumps	55	ea	\$ 707	\$ 38,900	\$ 56,400	
Memorial	Replace condensate return pumps	1	ea	\$ 15,000	\$ 15,000	\$ 21,800	
NAMS	Uninsulated window glazing. unable to obtain repair parts for opening hardware	6,760	SF	\$ 90	\$ 611,104	\$ 886,100	
NAMS	Restrooms need finish and ADA improvements.	4	EA	\$ 28,250	\$ 113,000	\$ 163,900	
NAMS	Ten classrooms have no daylighting or window views. Add light tubes.	30	EA	\$ 1,695	\$ 50,850	\$ 73,700	
NAMS	Library needs low returns and ceiling fans.	1	LS	\$ 9,040	\$ 9,040	\$ 13,100	
NAMS	Replace 300 lockers in locker rooms.	300	ea	\$ 438	\$ 131,400	\$ 571,500	
NAMS	Replace the Multizone unit with newer more energy efficient unit.	15	ea	\$ 39,550	\$ 593,250	\$ 860,200	
NAMS	Replace HVU and CEU units with similar new units.	15	ea	\$ 6,780	\$ 101,700	\$ 147,500	
NAMS	Replace older classroom unit ventilators.	15	ea	\$ 6,780	\$ 101,700	\$ 147,500	
NAMS	Replace all roof exhaust fans with new. Replace the hood exhaust fans.	17	ea	\$ 3,390	\$ 57,630	\$ 83,600	
NAMS	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all digital control devices. If new HVAC systems are installed, new digital controls to be provided.	210	pt	\$ 565	\$ 118,650	\$ 172,000	

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
NAMS	Commission the controls to verify proper operation.	1	ea	\$ 84,750	\$ 84,750	\$ 122,900	
NAMS	Remove abandoned panels and control devices.	1	ea	\$ 8,475	\$ 8,475	\$ 12,300	
NAMS	Replace all galvanized water piping.	400	LF	\$ 51	\$ 20,340	\$ 29,500	
NAMS	Replace MCC equipment at Boiler Room and Attic with new.	1	lot	\$ 67,800	\$ 67,800	\$ 98,300	
NAMS	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 6,780	\$ 6,780	\$ 9,800	
Timber Ridge	Install area separation to gym hall for after hours containment of facility use.	1	pair	\$ 11,200	\$ 11,200	\$ 16,200	
SAHS	Restrooms need rehab and ADA improvements.	4	EA	\$ 45,000	\$ 180,000	\$ 261,000	
SAHS	Wood soffits are weathering and require sealing.	58,000	SF	\$ 1	\$ 39,324	\$ 57,000	
SAHS	The steel support frame for the grandstand is rusting and needs paint.	9,000	SF	\$ 2	\$ 20,340	\$ 29,500	
SAHS	Roofing through 2018.	1	LS	\$ 1,170,228	\$ 1,170,228	\$ 1,696,800	
SAHS	Insulate all chilled water piping, valves, and the pump body with vapor proof insulation to prevent condensation and associated damage.	400	LF	\$ 28	\$ 11,300	\$ 16,400	
SAHS	Replace units that are 20 years and older and seismically brace.	21	ea	\$ 72,320	\$ 1,518,720	\$ 2,202,100	
SAHS	Replace fiberglass ductwork.	16	ea	\$ 11,300	\$ 180,800	\$ 262,200	
SAHS	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	300	pt	\$ 565	\$ 169,500	\$ 245,800	
SAHS	Commission new controls to verify proper operation.	1	ea	\$ 73,450	\$ 73,450	\$ 106,500	
SAHS	Remove abandoned panels and control devices.	1	ea	\$ 16,950	\$ 16,950	\$ 24,600	
SAHS	Some older water heaters are nearing the end of their service life and should be replaced.	6	ea	\$ 8,475	\$ 50,850	\$ 73,700	
SAHS	Replace MCC equipment (some in attic and some on floor) at buildings 1 thru 10 and Central Plant with new.	1	lot	\$ 395,500	\$ 395,500	\$ 573,500	
SAHS	Building 1: Panel 1A4 (flush in Storage Room), exposed 480V wiring behind deadfront panel door due to improper panel interior. Replace panel with new interior and enclosure that match, patch and repair drywall as needed.	1	lot	\$ 9,040	\$ 9,040	\$ 13,100	
SAHS	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 28,250	\$ 28,250	\$ 41,000	
SAHS	Replace siding, windows, and roof on modular building	2,000	sf	\$ 49	\$ 98,700	\$ 143,100	
SAHS POOL	Exterior doors on the pool room are rusted out at the bottom.	7	ea	\$ 8,475	\$ 59,325	\$ 86,000	
SAHS POOL	Replace the boiler with a new more efficient boiler.	1	ea	\$ 73,450	\$ 73,450	\$ 106,500	
SAHS POOL	Install better ventilation for the pool mechanical area.	1	ea	\$ 56,500	\$ 56,500	\$ 81,900	
SAHS POOL	Replace existing pool water heat exchanger and control valve.	1	ea	\$ 47,460	\$ 47,460	\$ 68,800	
SAHS POOL	Install insulation and/or protective finishes on metal services in the pool mechanical area.	1	ea	\$ 28,250	\$ 28,250	\$ 41,000	
SAHS POOL	Replace the four ventilation units with new units for higher ventilation rates.	4	ea	\$ 107,350	\$ 429,400	\$ 622,600	
SAHS POOL	Install new digital controls with new air handlers.	95	pt	\$ 565	\$ 53,675	\$ 77,800	
SAHS POOL	Replace the two rooftop units above the exercise area.	2	ea	\$ 6,780	\$ 13,560	\$ 19,700	
WAHS	Uninsulated window glazing.	4,420	SF	\$ 90	\$ 399,568	\$ 579,400	
WAHS	Restrooms need rehab and ADA improvements.	4	EA	\$ 45,200	\$ 180,800	\$ 262,200	
WAHS	Old science cabinets in Room C4 are failing and should be removed.	1,734	SF	\$ 68	\$ 117,565	\$ 170,500	
WAHS	Many of the cabinets are worn.	32	EA	\$ 3,390	\$ 108,480	\$ 157,300	
WAHS	D Hall Classrooms needs major retrofit. Old science cabinets are worn and countertops damaged.	2490	SF	\$ 68	\$ 168,822	\$ 244,800	
WAHS	Roofing through 2018.	1	LS	\$ 615,963	\$ 615,963	\$ 893,100	
WAHS	Insulate all steam and steam condensate piping.	5,000	LF	\$ 17	\$ 84,750	\$ 122,900	
WAHS	Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.	10	ea	\$ 107,350	\$ 1,073,500	\$ 1,556,600	
WAHS	Replace units - counseling, matt room, and small theater.	3	EA	\$ 6,780	\$ 20,340	\$ 29,500	
WAHS	Replace older existing Fraser-Johnston and Lennox rooftop units with new.	2	ea	\$ 28,250	\$ 56,500	\$ 81,900	
WAHS	Replace the tunnel exhaust fans with a new ventilation system.	6	ea	\$ 5,650	\$ 33,900	\$ 49,200	
WAHS	Replace all existing older general exhaust fans.	30	ea	\$ 3,390	\$ 101,700	\$ 147,500	
WAHS	Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.	350	pt	\$ 565	\$ 197,750	\$ 286,700	
WAHS	Commission the controls to verify proper operation.	1	ea	\$ 62,150	\$ 62,150	\$ 90,100	
WAHS	Remove abandoned panels and control devices.	1	ea	\$ 11,300	\$ 11,300	\$ 16,400	
WAHS	Replace damaged older roof drain leaf domes where needed.	5	ea	\$ 565	\$ 2,825	\$ 4,100	
WAHS	Provide new plaster traps in Art Rooms	8	ea	\$ 1,130	\$ 9,040	\$ 13,100	
WAHS	Intercom System: Remove existing system and replace with new.	1	lot	\$ 28,250	\$ 28,250	\$ 41,000	

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
WAHS	Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
WAHS	Replace Ceiling Systems in Gyms That Are Too Low	9,000	sf	\$ 17	\$ 149,300	\$ 216,500	
WAHS	Replace Failing Student Lockers	200	ea	\$ 429	\$ 85,700	\$ 124,300	
WAHS	Increased Electrical Capacity To Classrooms	1	ls	\$ 331,600	\$ 331,600	\$ 480,800	
WAHS	Replace condensate return pumps.	3	ea	\$ 700	\$ 2,100	\$ 3,000	
WAHS	Replace last sewer pump and control panel	1	ea	\$ 50,900	\$ 50,900	\$ 73,800	
WAHS	Replace storm water pumps	1	ea	\$ 15,000	\$ 15,000	\$ 21,800	
District Office	Repoint all brick and seal.	4,500	SF	\$ 14	\$ 61,020	\$ 88,500	
District Office	Ramp which provides disabled access to north door has only one railing for half the ramp length.	90	LF	\$ 47	\$ 4,271	\$ 6,200	
District Office	Ornate features on 3 sides need maintenance.	1,872	SF	\$ 14	\$ 25,384	\$ 36,800	
District Office	Replace roof exhaust fans with new.	3	ea	\$ 5,650	\$ 16,950	\$ 24,600	
District Office	Replace corroded enclosures including utility termination section and meter equipment located outside. Coordinate disconnection/reconnection with utility company.	1	lot	\$ 16,950	\$ 16,950	\$ 24,600	
Physical Plant	Welding shop is too remote and would serve better if on site.	1,500	SF	\$ 271	\$ 406,800	\$ 589,900	
Physical Plant	Replace the pulse furnaces with different style heater.	2	ea	\$ 5,650	\$ 11,300	\$ 16,400	
<b>CATEGORY TOTAL</b>							<b>\$ 37,540,200</b>
<b>SAFETY AND SECURITY</b>							
Central	Seismically anchor boilers and active boiler feed units.	2	ea	\$ 1,130	\$ 2,260	\$ 3,300	
Central	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Lafayette	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Lafayette	Replace Overhead Fire Doors	1	pair	\$ 8,000	\$ 8,000	\$ 9,000	
Liberty	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Liberty	Replace Overhead Fire Doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200	
NAE	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Oak Elem	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Oak Elem	Replace Overhead Fire Doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200	
Periwinkle	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
South Shore	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
South Shore	Replace Overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200	
Sunrise	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Sunrise	Replace Overhead Fire door	2	pair	\$ 10,200	\$ 20,400	\$ 29,600	
Takena	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Takena	Replace overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200	
Tangent	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Waverly	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Waverly	Add audible/visual notification appliance in north/south running corridor, providing notification coverage at this area.	1	lot	\$ 5,650	\$ 5,650	\$ 8,200	
Waverly	Replace overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200	
Fairmount	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Fir Grove	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
Calapooia	Seismic capacity of connections along window walls recommended.	7	EA	\$ 47,460	\$ 332,220	\$ 481,700	
Calapooia	Seismic reinforce gyms and cafeteria.	16,953	SF	\$ 11	\$ 191,569	\$ 277,800	
Calapooia	Seismically reinforce boiler chimney or demo	1	ls	\$ 20,800	\$ 20,800	\$ 30,200	
Memorial	Seismic capacity of connections at gyms and cafeteria.	16,378	SF	\$ 11	\$ 185,071	\$ 268,400	
Memorial	Reinforce window walls.	7	EA	\$ 47,460	\$ 332,220	\$ 481,700	
Memorial	Seismically reinforce boiler chimney or demo	1	ls	\$ 20,800	\$ 20,800	\$ 30,200	
NAMS	Checking seismic capacity of window wall areas recommended.	3	EA	\$ 47,460	\$ 142,380	\$ 206,500	
NAMS	Seismic reinforce gyms and cafeteria.	17,647	SF	\$ 11	\$ 199,411	\$ 289,100	
NAMS	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
NAMS	Replace overhead fire doors	1	pair	\$ 10,500	\$ 10,500	\$ 15,200	
SAHS	Improved Safety Through Fencing & KeyScan Door Hardware System	1		\$ 132,000	\$ 132,000	\$ 506,100	
SAHS	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	

School	Item	Qty	Units	Unit Price	Const. Cost	Project Cost	CATEGORY TOTAL
SAHS POOL	Replace fire alarm control panel with new. Add smoke detection as needed to comply with code for fully sprinklered building and mechanical system requirements. Add audible and visual notification appliances in occupied areas.	1	lot	\$ 33,900	\$ 33,900	\$ 49,200	
WAHS	Improved Safety Through Additional Cameras & KeyScan Door Hardware System	1	ls	\$ 349,000	\$ 349,000	\$ 191,400	
WAHS	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
WAHS	Seismic reinforce boiler chimney	1	ls	\$ 20,800	\$ 20,800	\$ 30,200	
District Office	Seismic brace ornate features over exit doors with Heli-Ties.	1,872	SF	\$ 20	\$ 38,076	\$ 55,200	
District Office	Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.	1	lot	\$ 21,470	\$ 21,470	\$ 31,100	
<b>CATEGORY TOTAL</b>							<b>\$ 3,567,700</b>
<b>SITE ISSUES</b>							
Central	The parking lot pavement is failing.	7,000	SF	\$ 8	\$ 55,370	\$ 80,300	
Liberty	The parking lot paving is failing.	5,400	SF	\$ 8	\$ 42,714	\$ 61,900	
Liberty	The parking lot is too small.	3,600	SF	\$ 11	\$ 40,680	\$ 59,000	
Liberty	Add bus loop.	6,720	SF	\$ 11	\$ 75,936	\$ 110,100	
Liberty	Add parent loop.	7,650	SF	\$ 11	\$ 86,445	\$ 125,300	
Liberty	The concrete along the existing building needs replacement.	1,800	SF	\$ 8	\$ 14,238	\$ 20,600	
Oak Elem	The original parking lot paving is failing.	5,760	SF	\$ 8	\$ 45,562	\$ 66,100	
Oak Elem	ADA Playground	1	ls	\$ 60,200	\$ 60,200	\$ 87,300	
South Shore	The original parking lot paving is failing.	5,760	SF	\$ 8	\$ 45,562	\$ 66,100	
South Shore	The hard play area asphalt is deteriorating.	34,600	SF	\$ 3	\$ 117,294	\$ 170,100	
Sunrise	Pave existing parking.	6,120	SF	\$ 11	\$ 69,156	\$ 100,300	
Takena	The original parking lot paving is failing.	6,360	SF	\$ 8	\$ 50,308	\$ 72,900	
Tangent	The pavement near the play shed is uneven and needs repair or replacement.	2,500	SF	\$ 8	\$ 19,775	\$ 28,700	
Waverly	The parking lot paving is failing.	1	LS	\$ 41,132	\$ 41,132	\$ 59,600	
Waverly	Add exterior fixtures at walkways where no lighting currently exists.	1	lot	\$ 3,955	\$ 3,955	\$ 5,700	
Waverly	ADA Playground	1	ls	\$ 60,200	\$ 60,200	\$ 87,300	
Calapooia	Sections of the parking lot are failing.	43,000	SF	\$ 8	\$ 340,130	\$ 493,200	
NAMS	Hard surface outdoor tennis court resurface	1	ea	\$ 39,000	\$ 39,000	\$ 56,600	
Timber Ridge	ADA Playground	1	ls	\$ 60,200	\$ 60,200	\$ 87,300	
SAHS	The pavement between the pool building and the gym/shop area is failing.	9,000	SF	\$ 8	\$ 71,190	\$ 103,200	
SAHS	The pavement in student parking area is failing.	5,000	sf	\$ 12	\$ 60,000	\$ 87,000	
SAHS	Tennis court lights and controls need replaced	4	ea	\$ 47,525	\$ 190,100	\$ 275,600	
SAHS	Football field lighting wiring needs replaced	4	ea	\$ 68,950	\$ 275,800	\$ 399,900	
WAHS	Concrete at grandstands is deteriorating and railings are damaged.	1	LS	\$ 99,621	\$ 99,621	\$ 144,500	
WAHS	Tennis court light controls, lights, and fencing need replaced	4	ea	\$ 47,525	\$ 190,100	\$ 275,600	
WAHS	Football field lighting wiring needs replaced	4	ea	\$ 68,950	\$ 275,800	\$ 399,900	
WAHS	Replace grandstand planking at baseball field	50	ea	\$ 498	\$ 24,900	\$ 36,100	
District Office	Sidewalk in front of building is failing.	1,380	SF	\$ 8	\$ 10,916	\$ 15,800	
<b>CATEGORY TOTAL</b>							<b>\$ 3,576,000</b>
<b>TECHNOLOGY INFRASTRUCTURE</b>							
Periwinkle	Upgrade data wiring/IT improvements	22	EA	\$ 6,780	\$ 149,160	\$ 216,300	
Sunrise	IT improvements.	1	LS	\$ 28,900	\$ 28,900	\$ 41,900	
Tangent	IT wiring upgrade.	4	EA	\$ 6,780	\$ 27,120	\$ 39,300	
Calapooia	IT improvements.	1	LS	\$ 50,200	\$ 50,200	\$ 72,800	
Calapooia	IT wiring in modular.	1	LS	\$ 11,300	\$ 11,300	\$ 16,400	
Memorial	IT wiring in modular.	1	LS	\$ 11,300	\$ 11,300	\$ 16,400	
Memorial	IT improvements.	1	LS	\$ 53,263	\$ 53,263	\$ 77,200	
NAMS	IT improvements.	1	LS	\$ 56,811	\$ 56,811	\$ 82,400	
NAMS	IT wiring upgrades.	1	LS	\$ 6,780	\$ 6,780	\$ 9,800	
Timber Ridge	IT improvements.	1	LS	\$ 59,636	\$ 59,636	\$ 86,500	
AOS	IT improvements.	1	LS	\$ 46,019	\$ 46,019	\$ 66,700	
SAHS	IT improvements.	1	LS	\$ 101,446	\$ 101,446	\$ 147,100	
WAHS	IT improvements.	1	LS	\$ 96,869	\$ 96,869	\$ 140,500	
WAHS	IT wiring upgrade.	7	EA	\$ 6,780	\$ 47,460	\$ 68,800	
<b>CATEGORY TOTAL</b>							<b>\$ 1,082,100</b>
<b>BASE PACKAGE TOTAL</b>							<b>\$ 45,766,000</b>

## Appendices

**Workshop 1** Jan. 27, 2015--Meeting Summary

**Workshop 2** Feb. 24, 2015--Meeting Summary

**Workshop 3** March 31, 2015--Meeting Summary

**Workshop 4** May 7, 2015--Meeting Summary

**Workshop 5** June 9, 2015--Meeting Summary

**Workshop 6** Sept. 24, 2015--Meeting Summary

**Workshop 7** Nov. 10, 2015--Meeting Summary

**Workshop 8** Dec. 8, 2015--Meeting Summary



Date January 27th, 2015  
Project Greater Albany School District Facility Planning  
Project No. 74-15104-00  
Subject Workshop #1

Topics Brief introductions of the DLR Group Team and the DFAC members.

**Presentation by Superintendent Maria Delapoer – on previous Bond Projects**

- In 2006 passed a \$55 million dollar bond. This bond made a huge difference in the district. \$22 million went to build Timber Ridge School. Grades 3-8. 700-800 students.
- Add classrooms at North Albany MS. Added Cafeteria at Periwinkle, to separate the gym and cafeteria.
- Built / refurbish bus loops
- Removed decommissioned fuel tanks
- Replaced roofs, and asbestos tiles, refurbished middle school bleachers.
- Used almost all Oregon companies.
- Added 8 new efficient boilers
- Upgraded MS & HS Science rooms.
- Upgraded electrical
- Ada upgrades
- Replaced windows with energy efficient
- 18 million in contracts stayed in Linn and Benton County.

**GAPS Statistics shared by Doug Pigman, GAPS Facilities.**

- GAPS is the 13<sup>th</sup> largest district in the state
- It has 1.3 million square feet of buildings
- Covers 275 acres of land
- 22 schools
- 3 support buildings
- Buildings are aged from 1915 to 2009
- Spread over 154 square miles
- 9,000 students
- 1,000 employees

When GAPS went to bond for its previous bond they identified \$110 million dollars in needs for the school district. This was then whittled down to \$76 million in high priority needs which then led to the \$55 million dollar bond that was passed in 2006.

**Visioning**

Discussed what and where we want to go and what our guiding principles will be.

The goal is to create the Facility Plan in these meetings that will be presented to the board.

Questions:

When does the last bond retire? What is the look ahead date?

*(these dates have been corrected from what was said in the meeting)*

*December of 2017. New bond would be Nov 2016 or May 2017. Preferable to start a new bond as a continuation of the current. Current rate is \$1.65 per \$1,000.*

Thoughts on "Did you know" video:

Video can be found here: <http://vimeo.com/2030361>

- How are kids going to learn? Learning is changing. What are the educational models that are out there going to be used in the future?
- Is this bond more about Brick and Mortar learning environments or things they do at HP?
- My phone holds more info than my computer did 10 years ago. How do we get this to the hands of the students? Most students are learning their tech outside of the school. Bring them back to the school to learn what is new and innovative in a safe environment.
- How in the world do you make a rational decision today for tomorrow with the rapid change in technology? How do we do it without fear? How do we not get locked into suspended animation?
- The current method for teaching is antiquated. Keeping kids locked in a classroom is antiquated. When all the information on the internet is available. We need to be teaching kids to learn in many environments.
- Kids today need to be super adaptable. Learn how to learn. If you can teach someone to problem solve they can solve a lot of problems. You need to have a mind that can keep up and problem solve.
- Create a structure that has stability. The idea of change and how we make sure our schools are places of stability and security physically and emotionally and is flexible.
- How we look at a building, it provides a location for educational modality. The goal is for flexibility in infrastructure.
- Need to look at the need for more data ports and electrical, and HVAC that can support the heat from the electronics.
- The average age of the buildings in the district is 60s.
- We need to consider not just buildings but also Tech equipment.
- But the buildings need to be dynamic enough for the equipment.
- Upgrades vs new – this is the decisions we need to look at as we move on in these workshops.
- We will be looking at enrollment projections?
- Talking about the dollar amounts for what is already broken.

Overview of the Facilities Assessment Report:

- They were told to provide a model elementary school and then the facilities were graded against this. Enrollment wasn't part of their scope. They came up with a total need of \$116 million
- How do we stay current? What kind of data are we going to collect on a yearly basis?
- The gLas Architects's Facility Analysis was intended to be an independent survey of the facilities.
- There is an additional group putting together a technology plan.
- Pride in facility. Worn buildings create a culture of not caring.
- Rundown facilities are more likely to get defaced or vandalized.
- Public opinion is often formed from reading the local paper, seeing the exterior of buildings, and experiencing the public spaces like they gymnasiums.

**Small groups discussed thoughts on these two questions:**

- What do you think the biggest challenge facing GAPS students?
- What do you think needs to happen in this community to improve student learning?

**Thoughts from the small groups on "Challenges to Learning":**

- Was the school relevant to employer needs? We recognized the economic disparity in the community. It is fairly wide and this seems to affect parent participation in kids' education and funding. People on the bottom of the scale are working more and hence it is more difficult for them to find the time to participate in the educational community.
- Parent involvement, the idea of building a place where parents come to. A community focus, not just a use during the school day.
- Physical space and size, classrooms have to be flexible, cafeterias auditoriums and gyms need to be appropriate in size. Infrastructure, wifi, temperature, comfortable learning environment. Kids coming to school hungry. Kids are bigger now and desks are the same size.
- Lots of things that need help. A lot of discussion on the physical needs of the district, i.e. new roofs. Exposure to technology and technology courses. Need for partnerships. Vocational learning in technology. Two categories to tech – exposure to tech hands on and learning.
- Kids need the skill sets for the high tech jobs that are coming to the area. There is also a great need to vocational training for wood shop and metal shop. There are jobs but there isn't an eligible workforce.
- Partnering with members of the community. Mentorships.
- Space, classrooms are too small with too many students. Student teacher ratio is too large. 32:1 with no support staff. Lack of Music and Arts, no funding and no room physically for it.
- Resources are spread out over the district causing school shopping and there is an inequity amongst the schools. Need more community buy-in. We need to start things at a younger age so that kids know who the community is and who supports them.
- Concern with a student graduating do they have the requirements and ability / skills that will be useful in the workplace? We need to teach kids the Process. Critical thinking and problem solving.
- Talked about the need to attract kids to school. Not letting kids get behind and stay behind.
- Biggest challenge facing the SD, maintaining extracurricular, and keeping up with the technology.
- Getting the parents and kids involved in the school. If you have kids who are proud of their school they will show up to help.

**Meeting Wrap up:**

Schedule for the following meetings:

Meeting 2: Tuesday, 2/24/15

Meeting 3: Tuesday, 3/31/15

Meeting 4: Thursday, 5/7 /15

Meeting 5: Tuesday, 5/26

Questions should go to Russ Allen and he will funnel questions on to DLR Group.

**DLR Group**

Portland, Oregon

o: 503/274-2675 f: 503/274-0313

Date February 24, 2015  
 Project Greater Albany Public Schools Facility Planning  
 Project No. 74-15104-00  
 Subject DFAC Workshop #2

Topics In attendance: Shane Wooten, Chris Bailey, Scott Wehrman, Chad Kerlegan, Milt Caldwell, Chad Angel, Sue McGrory, Kelly Bussard, Rich Engel, Pat Eastman, Greg Roe, Ron Reimers, Ben Mundie, Douglas Hambley, Heath Kasper, Rick Costain, Dileep Nageswaran, Ben Mundie, Russ Williams, Dale Debolt, Scott Rose, Karen Montovino, Erika McClain, Jon Dillbone, Russ Allen, Maria Delapoer, Doug Pigman, Tonja Everest, Dan Rockwell

Brief Re-Cap Introductions and Work From Last Meeting by the DFAC Co-Chairs

### Discussed Elephants in the Room— DFAC Co-Chairs

The question was posed: "Why are we here? Do you have questions about why we are here or misgivings about why we are here?"

- There were some concerns that the DFAC is just here to rubber stamp the process. Greg Roe asked us to think about the decisions the committee will have to make and which projects will make the cut?
- A couple of the committee members thought that the "Did you know" video was not relevant to this committee.
- Concerns were expressed regarding whether or not this is going to be maintenance related or projects where the community really sees and impact.
- Conveying the message that technology is not just about electrical infrastructure, but it is a learning tool that teachers use.
- There was about \$ 60 million in projects that weren't addressed in the last bond project. The point was made that it seems daunting now but it is all possible. With the last bond, needs were first assessed on a "Safe Warm and Dry" philosophy. The committee needs to think about what the classroom will miss in 10 years.
- Seismic Issues in the buildings need to be addressed.
- In regards to the gLAs study, the description of a model school at different levels was appreciated, but does it really address the issue of "where is education going" the committee is discussing?
- We need to remember that resources are limited and the committee needs to define what is a must and a want, then make a prioritized list of the musts. Must vs want is important, and technology must be the latest to make progress.

**Tonya Everest, Assistant Superintendent, gave a presentation on "21<sup>st</sup> Century Learning" discussing where we are headed in education and what that will look like.**

Some of the topics from the presentation where:

- Communication and critical thinking will be the skill we need most.
- The teacher's role is changing. It's becoming more complex, kids are facing more issues, and teachers need to prepare kids to be critical thinkers for these problems.
- The teacher's role has really changed to being a "Guide and Facilitator"
- Kids are learning to ask good questions, ones we don't have answers to.
- Teaching is becoming a lot like coaching where the kids get immediate feedback. Feedback is given in

real time and the teacher assesses and makes adjustments for real-time feedback.

- The student's role is also changing. Learning with technology makes instruction very personalized. Kids push relevance. They teach each other, voice their needs, learn more by doing rather than receiving information.
- Mobile Learning: Kids are learning anytime anywhere with smart phones and tablets.
- Maximize brain function. "We are in the business of brains."
  - Needs: nutrition/ hydration, movement, natural light, ventilation, acoustics, safety (physically & emotionally)
- Learning Environment:
  - Flexible, dynamic, responsive, customized
  - Indoor/ Outdoor
  - Online Classroom
  - Libraries will be a learning center, not just a place to find a book or resource.
  - Ergonomics
  - Digital
- Technology is just a tool, not a means to an end. We need to think about the task that we are doing and what the correct tool is to complete it.
- Education will be 24/7, including connectivity through teacher help-boards and student chat rooms, similar to a work environment.

Some of the takeaways from the discussion were recorded on the iPads.  
Slide show will be emailed out to members.

### **National Educational Trends presentation by DLR Group**

DLR Group presented a slideshow on what education spaces look like. Examples across the country and internationally of re-thinking traditional approaches. Some of the topics covered were:

- Multi-modal learning
- Flexibility in furniture
- Active learning spaces
- Tinker/maker labs
- Career and technical education relevant spaces
- Informal learning spaces
- Accessible learning (media centers/ accessibility).
- Connected spaces
- Healthy spaces
- Spaces can be playful
- Promote lifelong fitness
- Technology rich
- Collaborative

### **Optional Tours of GAPS Sites**

We are looking at Wednesday afternoons for touring sites. There will be emails going out regarding four group tours. Each tour will be 2-3 hours long and go roughly from 2pm to 5pm. Dates discussed were March 18<sup>th</sup> and three Wednesday's in April (TBD). Possible schools to tour are: West Albany HS, Liberty Middle & Memorial, South Albany HS, Lafayette and Oak.

### Small group discussions on different issues

Scott Rose first spoke about the different needs that will be addressed. He made the point that:

- Buildings don't make a school, students and teachers do. A building can get in the way of learning. We want to create environments that aren't in the way.
- We have a lot of needs. What we want to do is look at them by category. Equity among schools is important.

### Small group topics and comments from the discussions:

- **Safety & Security**  
The group agreed with the list that was created. Security really stood out to this group as a need. They discussed site lines in the schools, easy entry, and accountability for who has copies of the keys.
- **Engaging Parents and Community**  
Make schools into community centers. Create ways to make everyone in the community care about the success of the school. The group wanted to know more ways we can get the community involved in the classroom, not just parents.
- **CTE—Career Ready opportunities, Business Partnerships**  
We don't have places where students can connect and experience hands-on learning. Classroom learning doesn't always engage all students. It is difficult finding people who are CTE certified. We need to find business local partners.
- **The List—diving in deep on physical needs**  
We need a game plan to address needs from a capital investment standpoint. It's important to look at the overall cost of implementation of the items. We need to re-invest in buildings without replacing. Regarding buildings currently not used, can we make the recommendation to use or get rid of them? What is the cost of keeping an empty building? Make a game plan for the unused buildings. Many things on the list appear to be equalized but what actually drives these needs and how do we prioritize the items? We need to find a way to re-categorize the list to make a more prioritized list.
- **Student Retention--Pride & Inspiration (School Culture), Extra-curricular Activities**  
Using CTE, look at culture, athletics, performing arts, plays. Conflict: how do you create fairness between schools on single use spaces like auditoriums and athletic facilities? They talked about how the facilities that have been improved have made a huge difference already.
- **Educational Best Practices—providing spaces that improve teaching and learning**  
The group discussed the 21<sup>st</sup> century learning topics. GAPS currently has only 2 librarians district-wide. We need a media specialist. We need to have consistency amongst schools in reading and writing programs. Are we offering all our kids a common experience? We need more computer labs amongst the schools. GAPS needs more balance amongst the schools. Individualized teaching for special needs kids. There are technology needs and textbooks are antiquated. Struggling readers may do better with a swipe screen.
- *The Missing Topic*- Talk to the school district about full-day kindergarten.

### Meeting Wrap up:

Schedule for the following meetings:

Meeting 3: Tuesday, 3/31/15

Meeting 4: Thursday, 5/7 /15

Meeting 5: Tuesday, 5/26

Questions should go to Russ Allen and he will funnel questions on to DLR Group.

### **DLR Group**

Portland, Oregon

o: 503/274-2675 f: 503/274-0313

Date March 31, 2015  
 Project Greater Albany Public Schools Facility Planning  
 Project No. 74-15104-00  
 Subject DFAC Workshop #3

**Topics: Re-Cap Introductions and Work From Last Meeting —DFAC Co-Chairs**

**DISCUSSION:**

- During the last day of tours, some code / safety issues were observed by one of the attendees. These were asked to be forwarded to the District for review and inclusion in the final list of needs.
- The question was asked why some things like welding relocation were pushed above safety items in the prioritized list. It was clarified that the welding relocation, while not listed under the safety category, was a high priority safety concern due to configuration and location. The categories will be re-visited by the District to make sure they are properly listed.

**Auditorium Committee Report Out — Committee Chair**

*Analysis and proposed option(s) for development of a District Performing Arts Venue(s)*

**DISCUSSION:**

- The entirety of the report was presented and discussed (copy attached). No decisions or directions were provided in the course of the meeting. There appeared to be general consensus that an auditorium was needed.
- Much of the discussion was regarding whether one should be provided at a single high school or both schools. A single remote location seemed unappealing to the committee based on a limited usability when everyone would have to travel to it. Located on a school site also invites use by programs other than the performing arts.

**Information Regarding District Music Instrument Inventory — Committee Chair**

*Analysis and proposed option(s) for addressing music instrument inventory*

**DISCUSSION:**

- The entirety of the report was presented and discussed (copy attached). No decisions or directions were provided during the course of the meeting. It was confirmed that musical instruments are allowed to be bonded for with the new rules as they have an expected life longer than a single year.
- There was general discussion about the need to not simply replace or repair instruments but to have a sustainable plan/budget to maintain, repair, and replace instruments.

**Maintenance Report Out — Doug Pigman / Tonja Everest**

*District's prioritization of capital repair needs based on gLAs report as well as additional thoughts regarding instructional priorities.*

**DISCUSSION:**

- The prioritized reports were sent out ahead of time to the committee. They were covered in a cursory manner due to the volume of information. The most focus was on the summary page where items were categorized and grouped by High Priority, Medium High Priority, Medium Priority, Current Projects, Questions, and Unclassified. A general description of the top three was:
  - High Priority: Needs to be done within the next 2 years

- Medium High Priority: Should be done in the next 3-5 years
- Medium Priority: Should be done in the next 5-10 years
- It was requested that the District identify physical plant items that, if implemented, would reduce operating costs and the rough estimated payback period. This will be explored in preparation for the next meeting. In some cases, this may not be utility (i.e. power or water) savings but rather maintenance savings due to obsolescence of equipment and replacement parts.
- It was noted that the purely educational program items were not classified – only physical plant infrastructure. That more educationally focused classification will be generated and provided at the next workshop based on the District’s educational goals.
- Tonja Everest provided summary information regarding the survey that was performed during the last workshop (copy attached).
- The question was asked, “How much can the community afford to support?” DLR Group will provide a summary of that information and State-Wide Best Practices regarding general obligation bonds.

**District-Wide Project “Buckets —DLR Group**

*A grouping of like projects and associated approaches and budgets*

**DISCUSSION:**

- This topic was covered in the above line item

**Small Group Sessions—Open**

*Each group discusses and outlines a plan / framework that addresses district-wide and school specific needs based on their knowledge of community issues and goals – spending one hour on this and no report out – will continue this same discussion over a subsequent meeting and report out then – stay in same groups both evenings.*

**DISCUSSION:**

- The report outs above did not leave time for the small group discussion. This will be carried over to the next meeting on May 7<sup>th</sup>.

**Wrap up and Next Steps**

*Confirm schedule (dates, times, locations) for future workshops*

*Workshop 4: May 7<sup>th</sup> Includes Enrollment / Capacity and Technology Plan Report Out*

*Workshop 5: May 26<sup>th</sup>*

*Tours: April 8: Clover and Timber Ridge*

*April 15: South Albany High School*

*April 29: NAMS, NAES*

*??? Lafayette, Oak*

*All tours from now on will be 3 to 5 in the afternoon.*

**ATTACHMENTS:**

*Auditorium Report*

*Music Instrument Inventory and Report*

*Tonja Everest Supplemental Document*



Date May 7, 2015

Project Greater Albany Public Schools Facility Planning

Project No. 74-15104-00

Subject DFAC Workshop #4

Topics In attendance: Greg Roe, Pat Eastman, Russ Allen, Tonja Everest, Shane Wooten, Sue McGory, Janet Steele, Mike Sykes, Chad Kerliger, Roger Collette, Heath Kasper, Rich Engel, Dileep Nageswaren, Rick Costain, Ben Mundie, Craig Sproles, Dan Rothwell, Tim Hagg, Tony Matta, Dale Debolt, Jon Dilbone, Scott Rose, Karen Montovino, Erika McClain

Brief Re-Cap Introductions and Work From Last Meeting —Board Chair and DFAC Co-Chairs  
Intro from Greg Roe.

Tonja Everest presentation:

- Information from an instructional standpoint that will be helpful
- Why technology is important
- What we are asking kids to do today is more difficult

Craig Sproles (principal at Liberty Elementary), Dan Rothwell and Tim Hagg presented their vision for technology in the classroom.

Craig Sproles presentation on instructional technology.

- Key to coaching is giving quick actionable feedback. Try and then give feedback. (Integrating this from sports to the classroom) Technology allows us close this loop in the classroom.
- Allows side by side learning at different levels
- Helps kids with critical thinking rather than memorizing facts.

Technology is only as good as the teacher using the technology. It's a powerful tool in the hands of a strong teacher.

Video from Liberty Elementary on Technology and Learning take away:

- Kids are able learn at their own pace in a group environment.
- Talked about the advantage of Flipped classrooms.

Eastman asked what Craig thought the district was lacking – Infrastructure, and building human capital in the teachers.

Tonja Everest did a short talk about the need for critical thinking, putting forth the point that the District wants tech to enhance learning & the infrastructure to do that.

NEEDS:

1. Building the human capital
2. The tools

Current plan:

- Year 1: We have pilot programs going on to get the teachers trained.
- Year 2: Continue to build the infrastructure slowly. Continue professional development.
- Year 3 Fall of 2017: Building the infrastructure, wireless, Cat 6 etc.

Chad Kerlegan questioned what is available, doesn't see enough money available to do the infrastructure.  
 Tonja: There is currently some money for this, but the gLAss Report didn't really account for all that we need. We need to add more wiring.  
 There is a lot of existing Cat 5. Why do we need Cat 6? Does it even make sense to run Cat 6? Should we run Fiber Optic?  
 Russ: we could do the infrastructure district wide for about 1 million dollars, with all classrooms for wireless. The gLAss Report wasn't tasked with accounting for wall to wall wireless.

Tonja Everest's handout on Teaching and Learning Recommendations  
 Educational Adequacy/ Quality Report Out –Tonja Everest

- Supports to Instruction: Tech Infrastructure, Safety, Capacity (we will need more space)

Instructional Priority by Level:

- Elementary: need to separate the gym and cafeterias, wireless, ADA upgrades
- Middle: wireless, locker rooms they are unsafe for supervision
- High School: wireless, regulation gyms, need more common spaces, no space for teacher collaboration, Performance space is lacking.

Used the gLAss Report, Tonja's Recommendation School by School (handout).

These issues are supplemental to the gLAss Report. gLAss looked more at structural issues.

Russ:

Capacity is a nebulous concept

(handout) with capacity estimations

Forecasting at birthrates is a stagnate growth but we can't estimate Albany's population growth.

Janet Steele questioned the lack of growth data. We also have full day kindergarten coming in the fall.

Karen: Small group Sessions on Buckets.

We need to think about what the district will look like in 10 years, not just the immediate needs.

Handout on when each school was built.

Second handout looked at the lifespan of a building. How long do we think the current buildings will last?

There was a lot of discussion regarding a perception that the trade shops are getting pushed out of this budget for academics. There were many claims that we are not looking to CTE enough. CTE is a major factor in the future of Albany student's employability. Janet mentioned that there is a real partnership with the LBCC.

### Buckets Small Group Discussions

**Warm Safe Dry:** *Ben Mundie, Mike Sykes, Dale Debolt, Heath Kasper, Roger Collette*

Safety:

- Fire sprinklers throughout
- HVAC shutdown for life safety
- Lead in plumbing
- Lighting inverters
- Boiler shutdown
- GFCI receptacles
- asbestos

**Safety & Security:** *Shane Wooten, Pat Eastman, Tony Matta*

Priorities:

1. Fire systems
2. Secured vestibules
3. Surveillance systems/CCTV

4. ADA improvements
  5. Card-based security/locking systems
- "No Portables" was deleted from the list of issues to be addressed

**Educational Adequacy:** *Tonja Eastman, Rick Costain, Rich Engel, Jon Dilbone*

Priorities:

- o Elementary schools without gyms
- o High schools-additional gyms
- o CTE at middle schools first
- o All safety identified—bathrooms, entries, keyless access

Technology—could give up some of the ports in the classrooms. Fiber rather than Cat 6

**Technology:** *Russ Allen, Dileep Nageswaran, Sue McGory, Chad Kerlegan*

- o Infrastructure (wiring, access points, hubs)
- o Devices?
- o Fiber optic?
- o What is at TR?

We need to decide what the Infrastructure Package means...

And what is needed to implement it

- o What is needed to create a base?
- o Value judgments vs. other Buckets
- o How does this help education?

No group met on Site Issues or Auditoriums

No group: Greg Roe & Janet Steele.

### What info do you want to see?

1. 10 year enrollment projections and at what schools/areas?
2. Additional info on what upgraded tech infrastructure will involve
3. Providing info on what is currently available in regards to the CTE
4. What could be done to improve the CTE programs and partnership opportunities
5. How many elementary schools have lead based components in the drinking systems? (this is called out in Doug's Sheets)
6. See the data we are getting back from the pilot / test programs from Tonja (educational impact of technology)
7. Lighting inverter question. Where are the inverter boxes located and are they to code? GFCI's? Will this be handled at a local level?
8. Electrical system upgrades, system loads to handle increased technology
9. How much to build a new school? (include demolition costs)
10. Cost per foot maintenance? Do we have that number? Cost to maintain old vs new?
11. Send out FCI chart.

Date June 9, 2015  
Project Greater Albany Public Schools Facility Planning  
Project No. 74-15104-00  
Subject DFAC Workshop #5

In attendance: Greg Roe, Shane Wooten, Scott Casebolt, Dale Debolt, Jon Dillbone, Mike Sykes, Roger Collette, Douglas Hambley, Dileep Nageswaran, Ben Mundie, Kelly Bussard, Russ Allen, Maria Delapoer, Chris Bailey, Heath Kasper, Shane Wooten, Jim Golden, Tonja Everest, Russ Williams, Rich Engle, Tori Lynn, Scott Rose, Erika McClain

Topics: Recap from Greg Roe. Q&A about last meeting.

- What is the District Growth: The recession slowed the enrollment growth, with a slight net decline. Things are now growing again. Talked about Global growth trends and birth rates.
- Project Cost Targets of New Schools: 17.5 million for a new 400-student Elementary School, 30 million for a new 650-student MS and 100 million for a new 1400-student HS. Based on a prototypical model, not taking into account community specific needs, existing building demolition, or off site development costs.

Project List and Prioritization:

- Building Infrastructure Issues
- Educational Adequacy Issues
- Building Life Conversation
- Bond Rate "Sweet Spot"

Goal for today is to look at some of the key data points that we have been reviewing and start to narrow in on the details and priorities. In the fall we will reconvene the group and pull all the data that was collected and show a plan and framework. The frame work shall include a list of recommended scope items, budgets, and a recommended schedule for implementation. The report should also include recommended solutions to the scope items that form the basis of the budgets. Bringing together all our data to make a short term and long term plan.

Schedule: To bring a first read/ draft outline to the School Board in December and the Board could ideally take action in January.

Polling will occur in the Fall to determine what Should Stay on Short-Term Plan for Potential 2016 Bond.

Everyone Voted on the 4 areas that they think are the most important for BUILDING INFRASTRUCTURE

Votes	Bucket	Item	High+Safety+Code	Medium High	Medium
6	Capacity/Growth	Addition	\$15,900,000	\$0	\$1,400,000
1	Warm Safe Dry	Finishes	\$400,000	\$600,000	\$1,200,000
16	Warm Safe Dry	Systems	\$17,500,000	\$1,700,000	\$2,600,000
7	Warm Safe Dry	Envelope	\$8,000,000	\$800,000	\$2,000,000
8	Warm Safe Dry	Fire Systems	\$6,100,000	\$0	\$0
0	Site	Site Work	\$1,700,000	\$100,000	\$500,000
0	Warm Safe Dry	Doors	\$1,600,000	\$0	\$400,000
0	Site	Miscellaneous	\$300,000	\$400,000	\$200,000
6	Warm Safe Dry	Remodel	\$9,400,000	\$1,100,000	\$1,500,000
6	Warm Safe Dry	Seismic	\$1,400,000	\$400,000	\$1,000,000
11	Technology	Tech Infrastructure	\$1,000,000		
4	Technology	Technology	\$500,000	\$600,000	\$300,000

Everyone Voted on the 4 areas that they think are the most important for EDUCATIONAL ADEQUACY

Votes	Bucket	Type of Item	Estimated Value
4	Educational Adequacy	Small Group and or Conf. Space	\$5,500,000
6	Safety & Security	Replace Portable with Permanent Building	\$600,000
1	Educational Adequacy	More Storage	\$150,000
0	Educational Adequacy	More Offices	\$50,000
0	Site	Cover Between Buildings	\$2,700,000
0	Site	Expand or Provide Covered Play	\$1,400,000
7	Educational Adequacy	Computer Room	\$400,000
1	Educational Adequacy	Stage (none now)	\$550,000
2	Educational Adequacy	Student Center (none now)	\$1,050,000
1	Warm Safe Dry	More Staff Toilets	\$400,000
0	Site	Other	\$1,600,000
13	Educational Adequacy	Add an auditorium(s)	TBD
9	Educational Adequacy	Add Gymnasium at 3 elementary schools	\$9,120,000
13	Educational Adequacy	Additional HS Gym & Storage	TBD
13	Educational Adequacy	Expanded Career Technical Opportunities – MS and/or HS level	TBD

QUESTION: Should the district start looking at a Replacement Strategy Long term? And if so what would you accept as rational to replace a building?

**ANSWER: Yes, and we should look at the following:**

- Fire and life safety
- Age of building
- Overall enrollment – based on growth or decline, opportunity to consolidate
- Cost of repairs vs replacement
- Ability or space to add on.

Discussion:

DLR Group typically looks at: Condition, age, cost of replacement, size and educational adequacy, cost of additions vs replacement, historical significance.

How come the district hasn't already created the list? *District response:* This community has a "Use and Reuse" what you have kind of attitude. DLR Group has been the one to bringing the idea of replacement schools to the table.

When has Albany replaced a school? *District Response:* Never. Several properties were vacated in the early 80s. But we haven't shut down and vacated a school since then. We did about 9 schools in the early 80s.

One of the drivers could be reduced number of sites and as such reduced costs, but a consolidation has its neighborhood challenges too. For example a scenario could be to replace two schools in poor condition with a larger capacity school and then close a third in equally poor condition. This would replace schools and reduce operating costs as the same time.

Replacing parts of a school, as in phases, may also be an option versus the whole building – replace the worst piece to keep costs down.

We could use an Archetype for replacement, to reduce cost in a replacement strategy over several sites, much like a kit of parts. Buying in bulk and repeat designs reduces costs.

Keep in mind that remodels still require bringing the whole building up to code.

Some non-district community buildings in this community were built on donation dollars. So we shouldn't say that there isn't money in the community to support this. If the need is correct and it is put forth to the community, the money is there to build the schools. We may not be conveying the need to the public adequately.

A bond strategy is needed to cover this. Look at Bond+Donations, but don't rely on Donors for the main project. We don't count on grants/ donations when we do Bond Planning. We need to be able to sustain the CORE of our plan with the Bond money alone.

Bond Rate Sweet Spot:

QUESTION: Where does your gut tell you the sweet spot is for asking the GAPS community for bond?

**ANSWER: The current tax rate should be considered the lowest ask. Develop a compelling vision and push for what we truly need in the first phase.**

Discussion:

Currently GAPS is paying \$1.66 for their bond. Combined with permanent taxes, GAPS residents are in the middle of the pack for what the neighboring districts are paying.

Why we are currently looking at a 10 year note verses a 20 year note. This could shift, but it's harder to pass another bond while paying off a prior one. Knowing our needs, we would like another opportunity in 10 years to ask for more money.

Will the community support going over the current rate? Only with a strong vision that is communicated to the public effectively. Showing the community past successes with previous bond money and current educational success, will help the message.

Next Steps:

- Board Presentation of the progress: July 20th (tentative to the Board setting the dates).
- District Workshops to hone a plan framework: Summer 2015 – this will involve polling the community to gather date for September's workshop.
- Community Workshop 6 to adopt a plan framework: September 2015
- Additional District Workshops to Address the details of the plan: October-November 2015
- To the Board for its first Read: December 2015
- Board Action: Jan 2016

cc

Date Sept. 24, 2015  
 Project Greater Albany Public Schools Facility Planning  
 Project No. 74-15104-00  
 Subject DFAC Workshop #6

Topics:

**Bond funding amounts were reviewed:**

For \$ 60 million generated, the cost impact would roughly be \$1.30/thousand  
 For \$ 80 million generated, the cost impact would roughly be \$1.73/thousand (*This would be a "continuation tax" consistent with what taxpayers are currently paying on existing bonds set to expire within the next two years.*)  
 For \$ 100 million generated, the cost impact would roughly be \$2.16/thousand

**Value Statements were reviewed to see if these accurately reflected the priorities of the DFAC:**

- *Address critical physical needs of buildings*
- *Address safety & security improvements*
- *Create appropriate educational spaces for today's learners*
- *Focus on Career Ready opportunities for students through investing in CTE programs and local partnerships*
- *Improve student retention and engagement*
- *Provide adequate technology for student learning*

**Chart of Schools' Lifespans were reviewed**  
*(see attached chart)*

DLR Group then presented a menu of Plan Options. The committee then broke into table groups to create their own ideas of a facilities plan based upon the Options menu presented. Each table group reported out their ideas.

**Table Group 1 Recommendation:**

Priority on

- Elem. Replacement
- West—phased or complete
- CTE

**Table Group 2 Recommendation:**

- 100 mill vs. 80 mill --*Difference between tax rates on \$200,000 home is \$86 per year, \$432 compared to \$346, \$7 a month more = 1 Starbucks mocha*
- All around Package includes an addition to West
- 147 ft./student vs. current 104 ft./student
- Include CTE programs business and chamber can get behind
- Safety and Security for all schools
- Auditorium—separate bond

**Table Group 3 Recommendation:**



1. No auditoria (recommend a community project approach)
2. All around package (less auditoria) for approx. \$ 84.6 mill
3. If possible, bond \$110 mill
  - = all around package for approx. \$84 mill
  - = replace/rebuild elementary school(s) at end of useful life

Do we have too many elementary schools?

Do we need/can we re-allocate the \$9 mill for auxiliary gyms?

#### Summary Notes and Questions:

- New School Provision
- Phased? Higher overall cost or whole?
- 3 new gyms-required
- What would community support??: \$ 110,500,000? Or \$ 173,000,000?
- Fire suppression (revisit)
- Go for current valuation? (\$80 mill)
- Will community support more?
- Board decision (\$110 mill) what is entire amount?
- Too many elementary schools?
- Aux gym a must have? (review PE & athletic dept. need)
- More elementary (replacement)
- Less piecemeal-how can we do this?
- West Albany-replace whole thing? Vs. phased?
- We need new gym(s)-but why put in a school that will need to be replaced
- Lessons learned from South Albany fire?

#### Dollar Amounts

- Total Project Cost (construction cost + soft costs)
- Escalated to be 2018 (5-6% escalation) cost
- Cost estimate/market value-to be confirmed to be "best crystal ball"

#### West (confirm scope)

- most popular/focused
- CTE/Arts/Music
- CC partnerships

Date November 10, 2015  
Project Greater Albany Public Schools Facility Planning  
Project No. 74-15104-00  
Subject DFAC Workshop #7

In attendance: Jim Golden, Russ Allen, Tonja Everest, Greg Roe, Pat Eastman, Mike Sykes, Shane Wooten, Scott Casebolt, Douglas Hambley, Dileep Nageswaran, Ben Mundie, Heath Kasper, Shane Wooten, Russ Williams, Pat Eastman, Scott Wehrman, Chad Kerlegan, Sue McGory, Rick Costain, Susie Osborn Lisa Johnson & Karen Montovino, Erika McClain, DLR Group

Topics: Karen with a quick update and recap of where the DFAC is in the Process  
Stuart Welsh presented an argument for two new Auditoriums. His presentation highlighted the needs for the music program, discussing the number of performances verses how many days we have at facilities. Showed the number of days on stage + number of students using the facility to show the need for an additional auditorium for the community. He also talked about the real world skills provided from the Tech theater program.

DFAC questioned the cost of theater equipment. Mr. Welsh explained that there is an additional cost for building the new facility but there is an argument that those costs will be contained with reusing equipment and looking at the long life span of theater equipment.

Presentation from Superintendent Jim Golden:  
He Asked the DFAC to think about 10 years down the line. What kind of spaces will be needed then? Think about what you want to make the community better. Dream about what kids will need in the future. Don't be afraid to Dream and Aspire. Build for the future.

**Group Discussion Exercise: Base Facility Plan Framework and Options**

The DFAC broke into three discussion groups to look at the big picture of the needs of GAPS and narrow down the DFAC recommendation. Each table group was given colored cards that had groupings of scope and the general parameters of bonds and asked to prioritize.

Each table took the menu of options and ordered the ones they thought most critical to be incorporated in the facilities plan, balancing the needs for the future of GAPS plus what they thought palatable to the Greater Albany voter base.

Russ Allen reminded the committee that the possible big ticket items were the auditorium, new gym at the HS, Stem at MS & HS, replacement of Clover Ridge Elem., replacement of Oak Grove Elem., need for new separation of gym and cafeteria in the elem. schools, and the phased replacement of West Albany.

Groups struggled at times with what point to start at and separate what is physical plan vs teacher mode. Some discussed the need to bring Albany up to the state standard but acknowledged the difficulty in getting a 200 million bond passed. Some felt that there was not enough info to make an intelligent decision. There was also discussion about consolidating some elementary schools to lower overhead. Some people were afraid to throw money at schools that shouldn't have money thrown at it.

Tonja posed questions about the community's tolerance for a bond, being safe verses bigger picture and commented that there may be a tolerance to a \$110 million dollar bond.

Mike Sykes thought that we could push for a \$150 million bond if it sold correctly but questioned the accuracy of some of the project dollar amounts.

Each group then reported out their priorities :

### Table Groups Summary Notes:

#### Group 1

Prioritized the needs of GAPS as follows:

1. Base
2. HS Wing/ Phase replacement of West Albany High & South Albany culinary arts/flex space
3. Elementary classrooms – replacement (not time to talk closing beloved neighborhood schools)
4. STEM renovation at high school and middle schools
5. Separate cafeteria and gym in elementary schools

Bond Recommendation:

\$85 million with a separate bond for the Auditorium. Gyms were low priority. Need to track perception of expenses and how they are dispersed in the areas of town. South side of town feels like what was spend was not fair, specific to the high school.

#### Group 2

Prioritized the needs of GAPS as follows:

1. Base
2. Elementary replacement of Clover Ridge
3. HS wing replacement at West Albany combined with cafeteria and flex instruction space
4. Separate cafeteria and gym in the elementary schools.
5. HS & MS STEM renovations, MS food science updates

Bond Recommendation:

They had a strong discussion about putting the auditorium in as a separate bond to give the community a shot at passing the bond with a push for partial outside funding to help build it.  
Size of bond for GAPS would be \$90 – 95million but the public may only be willing to go to \$80 million

#### Group 3

Prioritized the needs of GAPS as follows:

1. Warm Safe Drive
2. Middle school STEM & Food Science updates
3. HS STEM renovations
4. Elementary replacement (get rid of some and replace the other consolidating schools)
5. West Albany High School wing – half replacement instead of 1/3
6. Educational improvements (audio enhancement, flexible furniture)
7. These we think the public needs to be surveyed:
  - Gym – if the community thinks we need it
  - Culinary Classrooms
  - High School Gyms

Bond Recommendation: \$100 to \$110

### Wrap up and Next Steps

*Dec. 8<sup>th</sup>--Last Workshop—Confirmation of Draft Facilities Plan and refinement*

*Jan. 11<sup>th</sup>--First Read of Recommended Facilities Plan to School Board*

*Jan. 25<sup>th</sup>--DFAC Recommended Facilities Plan Presentation to School Board for anticipated acceptance of committee work*

**DLR Group**

Portland, Oregon

o: 503/274-2675 f: 503/274-0313

Workshop Summary



Architecture Planning Interiors

DLR Group Architecture & Planning  
421 SW Sixth Avenue  
Suite 1212  
Portland, OR 97204

o: 503/274-2675  
f: 503/274-0313

Date: December 8, 2015  
Project: Greater Albany Public Schools Facility Planning  
Project No.: 74-15104-00  
Subject: DFAC Workshop #8

In attendance: Jim Golden, Russ Allen, Tonja Everest, Greg Roe, Pat Eastman, Dileep Nageswaran, Jon Dilbone, Kelly Bussard, Sue McGory, Mike Sykes, Rick Costain, Heath Kasper, Shane Wooten, Rich Engle, Scott Wehrman, Dale Debolt, Ben Mundie  
Lisa Johnson & Karen Montovino, Erika McClain, DLR Group

Topics: Russ went over the Priority lists with the DFAC committee.  
Karen ran through a more in-depth list of the following Priority package list:  
1. Base Package  
2. Elementary Issues  
3. Phase 1 WAHS Replacement & SAHS Culinary Build out  
4. STEM Programs  
5. Separation of Gym and Cafeteria at Elementary Schools  
6. High School Gym/ Phys Ed Space

clicker voting:  
How should we address our elementary capacity & aging facilities?  
A. Replace oak grove ES 7%  
B. Replace clover ridge ES 7%  
C. Replace both ES (majority support) 79%  
D. Add classrooms to existing schools 7%  
E. Repair critical needs only. 0%

High School Issues & Equity: Addressing HS needs & equity: I believe it is important to...  
A. Provide equitable programs 7%  
B. Provide equitable facilities 0%  
C. Spend the same amount on each school 7%  
D. Address needed improvements, regardless of which school it is it. 86%

How much of west Albany HS should be replaced?  
A. None. Address critical needs only. 14%  
B. 25k SF for \$13.1 mill (expectation removing 15k of existing space and replacing w/ 25k sf of new space.) 36%  
C. 45k SF for \$23.5 mill (similar to above. Replacing some existing sf and adding new this option is still nebulous per Russ) 14%  
D. Other larger HS replacement at 60k sf 36%  
(not listed in original options for building a new HS. Based on last week's report out)

How should the plan support Stem and applied sciences programs?  
A. Reno spaces at MS for STEM 7%  
B. Improve spaces at HS for STEM 29%

C. None this bond 7%

D. Both A & B 57%

How should PE needs be addressed in the Plan?

A. Separate Elem gym space where needed 38% (essentially 76% total in support)

B. Reno at AOS for PE space 0% (essentially 38% total in support)

C. Both A & B 38%

D. None this bond. 23%

How should PE needs be addressed in the Plan?

A. New SAHS aux gym 13%

B. New WAHS aux gym 0%

C. Both A & B 60%

D. None this bond 27%

What ED improvement items should be added to the plan? Part 1:

A. Audio enhancement systems in classrooms 7% (essentially 36% total in support)

B. Flexible classroom furniture 29% (essentially 58% total in support)

C. Both 29%

D. None 36%

Part 2

A. MS food science upgrades 0% (essentially 33% total in support)

B. Finish SAHS Culinary Arts build out 33% (essentially 66% total in support)

C. Both 33%

D. None of the above 33%

How much of the district-wide band instruments should be funded in the bond? (doesn't include SAHS)

A. Full request \$1mill 15%

B. 500k 31%

C. 250k 23%

D. Not in this bond. 31%

New Auditorium Discussion

How should the auditorium issue be addressed as part of the plan?

A. One auditorium at SAHS 15.8 mill 0%

B. One auditorium at WAHS 15.8 mill 0%

C. Two auditoriums 31.6 mill 8%

D. None

E. Yes but run as a separate bond. 92%

What do you think the rough dollar amount for the bond should be? (current bond is \$1.66/k)

A. \$60 mill, 10 year, \$1.27/k

B. \$78.5 mill 10 year, \$1.66/k

C. \$100 mill, 10 year, \$2.1/ k 31%

D. \$40.2 mill, 5 year \$1.66/k

E. \$108.6 mill, 10 / 20 year \$1.66/ .83 / k 31%

F. All identified projects 38%

Karen re-ran the spread sheet with the numbers from the polling, for a running total of \$136 million in needs. Priorities are the following in order of most important to least important.

1. Base Package
2. Elementary Issues, replace two schools
3. Phase 1 WAHS Replacement
4. SAHS Culinary Build out (lower priority by the smaller group )
5. STEM Programs
6. Separation of Gym and Cafeteria at Elementary Schools
7. High School Gym/ Phys Ed Space

### Wrap up and Next Steps

*Jan. 11<sup>th</sup>--First Read of Recommended Facilities Plan to School Board*

*Jan. 25<sup>th</sup>--DFAC Recommended Facilities Plan Presentation to School Board for anticipated acceptance of committee work*

CC